

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:
B-08-MN-06-0519

Obligation Date:
03/06/2009

Award Date:
03/03/2009

Grantee Name:
Riverside, CA

Contract End Date:
03/03/2013

Review by HUD:
Reviewed and Approved

LOCCS Authorized Amount:
\$6,581,916.00

Grant Status:
Active

QPR Contact:
Shonda Marie Herold

Estimated PIRL Funds:
\$6,000,000.00

Total Budget:
\$12,581,916.00

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,581,916.00
Total Budget	\$0.00	\$12,581,916.00
Total Obligated	\$0.00	\$12,581,916.00
Total Funds Drawdown	\$626,653.79	\$10,649,154.93
Program Funds Drawdown	\$269,045.55	\$5,995,762.89
Program Income Drawdown	\$357,608.24	\$4,653,392.04
Program Income Received	\$0.00	\$4,653,392.04



Total Funds Expended	\$637,947.56	\$10,853,409.79
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$987,287.40	\$0.00
Limit on Admin/Planning	\$658,191.60	\$1,112,673.35
Limit on State Admin	\$0.00	\$1,112,673.35

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,645,479.00	\$4,034,113.94

Overall Progress Narrative:

The City of Riverside and in combination with Redevelopment Housing Funds and a privately leveraged line-of-credit provided by City National Bank, 110 dwelling units have been acquired, rehabilitated and sold or rented to qualified households. Additional details are reported in Activity 1A (Acquisition/Rehabilitation/Resale) and in Activity 2C (Acquisition/Rehabilitation/Rental).

The last NSP1 single-family residence acquired, rehabilitated and sold to an income qualified, first-time home-buyer was sold during this reporting period.

In addition, 11 vacant lots have been acquired, some original held dilapidated structures that have been demolished others were acquired with other developed properties (e.g. a legal description that included two separate parcels). City Council has approved contracts with two local non-profit agencies, Mary Erickson Community Housing and Habitat for Humanity, to develop new residential housing on two of the lots (Arapahoe, 11th Street). The new single family house constructed on Arapahoe, developed by Habitat for Humanity, completed construction and was dedicated to the new household on June 29th. A new single family house, to be constructed by Mary Erickson Community Housing on 11th Street, has completed final plan check and construction is expected to begin at during the next reporting period.

Two additional non-profit Community Housing Development Organizations (CHDOs) were selected by City Council to develop affordable single-family homes on lots made vacant by NSP activities.

A total of \$136,509.55 has been expended during this reporting period in categories: NSP-1 Acquisition/Rehab./Resale (\$913.83); NSP-2C Acquisition/Rehab/Rental to 50% AMI (\$96.28+\$520.00+\$124,521.00) , NSP-3 Acquisition/Demolition (\$255+\$84) and NSP-4 Administration (\$9,805.44).

Additional detail can be found in those sections. \$190,708.41 in program income was generated from the sale of the sale of a single-family home during the reporting period.



Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehab	\$5,768.55	\$10,866,780.58	\$5,210,274.49
3, Acquisition and Demolition	\$0.00	\$456,943.82	\$127,297.40
4, Administration	\$263,277.00	\$1,258,191.60	\$658,191.00
5, Homeownership Assistance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	NSP-1
Activity Title:	Acquisition, Rehab and Resale to Qualified Buyers

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,832,666.64
Total Budget	\$0.00	\$6,832,666.64
Total Obligated	\$0.00	\$6,832,666.64
Total Funds Drawdown	\$238,746.56	\$6,591,343.90
Program Funds Drawdown	\$0.00	\$4,243,206.86
Program Income Drawdown	\$238,746.56	\$2,348,137.04
Program Income Received	\$0.00	\$4,653,392.04
Total Funds Expended	\$238,746.56	\$6,613,756.50
City of Riverside	\$238,746.56	\$6,613,756.50
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Riverside will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible first time homebuyers (individuals and families that have not owned real property in the previous three years). This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. All acquisitions will be for at least 15% below an appraised value determined no more than 60 days prior to the date of the offer to purchase. Income-eligible first time homebuyers shall not be earning greater than 120% AMI as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend both pre-acquisition HUD-certified homebuyer counseling, and post-acquisition homebuyer counseling. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the family's adjusted gross income. A minimum 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the family's income, the gap may be filled with NSP funds on a pro-rated equity share basis. The City's loan would be a junior lien; the pro-rata equity share would be based on the percent the subsidy is calculated on the after-rehab sales price. Acquisitions and rehabilitations will be both leveraged and 100% financed, depending on specific circumstances. Acquisitions will be done in small batches, grouped either geographically or by lender, depending on the negotiations for purchase. This will be Riverside's primary use of NSP funds.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) are shown on Exhibit A (map) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.



Activity Progress Narrative:

A total of \$238,746.56 has been drawn during this reporting period, of which the majority represent costs expended during previous reporting periods. These costs were identified as a result of on-going self audits in preparation for Grant Closeout. However, \$913.83 has been expended under Activity One during this reporting period representing project costs associated with the rehabilitation, project improvement costs or disposition of the properties to income qualified households. 4578 Sunnyside was in escrow during the previous reporting period and closed escrow early in the second quarter of 2013. The sale of this property generated \$190,708.41 of program income. The rehabilitation of this property enabled a U.S. Veteran to afford to purchase quality, affordable housing and take advantage of his VA loan benefits.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		27/80	
# of Parcels acquired voluntarily	0		23/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		30/80	
# of Singlefamily Units	1		30/80	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	2/0	15/80	30/80	56.67
# Owner Households	0	0	1	2/0	15/80	30/80	56.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
4578 Sunnyside Dr	Riverside		California	92506-2317	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP-2b
Activity Title:	Acquisition, Rehab and Rent to Eligible Households

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically to provide affordable rental opportunities for households earning greater than 50% AMI but less than 120% AMI. Rents charged will be no greater than the Fair Market Rents, as published by HUD. Household rent can not exceed 30% of the household's monthly income, less appropriate utility allowances. Should a gap exist, a subsidy from another source must be identified.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

The City contemplated and was approved to operate an acquisition/rehabilitation/rental activity in the event that the sale of rehabilitated single family homes was not successful. The City has found a pool of ready, willing and able buyers interested in NSP homes and has therefore not moved forward with this activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP-2c

Activity Title: Acquisition, Rehab, Rent to Households < 50% AMI

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Riverside

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$0.00

\$0.00

\$124,630.23

\$5,768.55

\$118,861.68

\$0.00

\$135,669.00

\$135,669.00

\$0.00

To Date

\$4,034,113.94

\$4,034,113.94

\$4,034,113.94

\$2,488,193.86

\$967,067.63

\$1,521,126.23

\$0.00

\$2,653,799.89

\$2,653,799.89

\$0.00

Activity Description:

The City of Riverside will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible first time homebuyers (individuals and families that have not owned real property in the previous three years). This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. All acquisitions will be for at least 15% below an appraised value determined no more than 60 days prior to the date of the offer to purchase. Income-eligible first time homebuyers shall not be earning greater than 120% AMI as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend both pre-acquisition HUD-certified homebuyer counseling, and post-acquisition homebuyer counseling. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the family's adjusted gross income. A minimum 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the family's income, the gap may be filled with NSP funds on a pro-rated equity share basis. The City's loan would be a junior lien; the pro-rata equity share would be based on the percent the subsidy is calculated on the after-rehab sales price. Acquisitions and rehabilitations will be both leveraged and 100% financed, depending on specific circumstances. Acquisitions will be done in small batches, grouped either geographically or by lender, depending on the negotiations for purchase. This will be Riverside's primary use of NSP funds.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) are shown on Exhibit A (map) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.



Activity Progress Narrative:

During the previous reporting period (October 1 to December 31) the following failed to be reported: \$135,669 in project improvement costs and on-gong operational expenses were incurred for apartment units at 1740 Loma Vista (Coco Palms), 3553 Lou Ella Lane (Lou Ella Lane Apartments) and 3065-3067 Fairmount. The bulk of expenses were related to the rehabilitation of units at Coco Palms.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		7/6	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		35/19	
# of Multifamily Units	0		35/17	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	35/17	0/0	35/17	100.00
# Renter Households	0	0	0	35/17	0/0	35/17	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-3
Activity Title:	Demolition of Acquired Properties

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
3

Project Title:
Acquisition and Demolition

Projected Start Date:
01/01/2013

Projected End Date:
07/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Riverside

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$456,943.82
Total Budget	\$0.00	\$456,943.82
Total Obligated	\$0.00	\$456,943.82
Total Funds Drawdown	\$0.00	\$456,943.82
Program Funds Drawdown	\$0.00	\$127,297.40
Program Income Drawdown	\$0.00	\$329,646.42
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$255.00	\$457,266.32
City of Riverside	\$255.00	\$457,266.32
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/demolition/redevelopment of foreclosed, abandoned single family properties that would require more funds to rehabilitate than to demolish and rebuild. After consultation with the City’s Building Official, a determination would be made to demolish the structure instead of attempting to rehabilitate it. The property would then be made available to non-profit housing providers to plan the redevelopment of the property as soon as feasible. Redevelopment may include sale of the property at current fair market value, or below current fair market value, or partnership with the non-profit agency. Other possible uses under this activity type might include vacant, foreclosed properties that allow for the expansion or improvement of a public facility.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

During the subject reporting period (April 1 through June 30) \$255.00 of expenditures were incurred related to project improvement costs at 10730 Gould Street.
 >During the reporting period from January 1 to March 30 two non-profit CHDOs, Mary Erickson Community Housing (MECH) and Habitat for Humanity Riverside (Habitat) were placed under contract to construct replacement single family homes on the following lots: 2325 11th Street and 3349 Arapahoe respectively. Construction permits were issued for 2325 11th Street were issued to Mary Erickson Community Housing during the reporting period.
 >Habitat for Humanity Riverside completed construction at 3349 Arapahoe during the reporting period and held a dedication ceremony where keys to the new home were presented to the new homeowner. The construction of these homes was

subsidized with HOME funds.

>2841 and 2825 Mulberry, strategic acquisitions, were acquired during the first quarter of 2012 and demolished during the second quarter of 2012. Both properties as well as an adjacent address (2831 Mulberry) were being used as "sex-offender, parolee flop houses". These single family homes housed in excess of 20 persons each in violation of law as each of the residents had been convicted of various felonies including sex offences against children. These properties were foreclosed upon by various banks due to non-payment of mortgage by the owner. The City's Housing Authority negotiated the sale of these properties from the respective bank. NOTE: The properties had been vacated for excess of 90 days prior to the Housing Authority offering to purchase the property from the bank. Due to the condition of each structure, the structures were demolished. Redevelopment of these now vacant parcels will not take place until the adjacent remaining property (2831 Mulberry) can be acquired.

>A motion for summary judgment was awarded to the City of Riverside. The City is awaiting for the judgment to be finalized and the judicial foreclosure to commence upon 2831

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		9/3	
	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	
# of Singlefamily Units	0		0/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-4

Activity Title: Homeownership Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

5

Project Title:

Homeownership Assistance

Projected Start Date:

01/01/2009

Projected End Date:

07/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Riverside

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for financial assistance for an income eligible household to acquire a foreclosed, abandoned home. The form of assistance may include a mortgage rate buy-down, down payment assistance, or both.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

The City contemplated and was approved to operate a homeownership assistance program; however, the City has found that qualified buyers who have attended first-time home buyer classes, as required by the program, have not had difficulty obtaining home loans. Therefore, the City has elected not to move forward with this activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-5
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

07/20/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Riverside

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,258,191.60
Total Budget	\$0.00	\$1,258,191.60
Total Obligated	\$0.00	\$1,258,191.60
Total Funds Drawdown	\$263,277.00	\$1,112,673.35
Program Funds Drawdown	\$263,277.00	\$658,191.00
Program Income Drawdown	\$0.00	\$454,482.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$263,277.00	\$1,128,587.08
City of Riverside	\$263,277.00	\$1,128,587.08
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of the NSP Grant.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

The \$263,277 in program funds drawn down represent all administrative costs to-date. It should be noted, that prior to the most recent draw of funds, no draw of administrative funds has occurred in nearly one year.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

