

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0519

Grantee Name:

Riverside, CA

Grant Amount:

\$6,581,916.00

Grant Status:

Active

QPR Contact:

Brendan Rafferty

Obligation Date:

03/06/2009

Award Date:

03/03/2009

Contract End Date:

03/03/2013

Review by HUD:

Reviewed and Approved

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****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Program Funds Obligated****Program Funds Expended****This Report Period**

N/A

N/A

\$569,281.30

\$0.00

\$1,273,302.71

To Date

\$6,581,916.00

\$6,581,916.00

\$5,378,484.35

\$6,581,916.00

\$4,499,521.27

Match Contributed	\$0.00	\$0.00
Program Income Received	\$785,866.60	\$1,297,288.41
Program Income Drawdown	\$844,018.66	\$1,062,599.52

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	\$394,914.02
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,645,479.00	\$1,900,000.00

Overall Progress Narrative:

Since January 2009, the City has reviewed over 1300 properties. Referrals for these properties have come primarily from the National Community Stabilization Trust. Referrals from other sources such as California Housing Finance Agency (Cal FHA) and Premiere Asset Services have been slow to materialize and have yet to produce any viable properties. The City has successfully acquired 56 properties through the combined use of NSP and Redevelopment Housing Funds. Seventeen properties successfully completed rehab and were sold to income-qualified first time homebuyers while twenty-one others are for sale or are currently in escrow. In addition, four multi family property completed rehab. One property is currently housing individuals as part of the City's Supportive Housing Program (SHP). The other three are partially rented to low income households. The City of Riverside also has 4 vacant lots. City Council approved a contract with a local non-profit agency to develop new residential housing on one of the lots. RFPs are being drafted to secure non-profits to redevelop the remaining three lots. The remaining properties are in various stages of inspection and rehabilitation.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehab	\$554,068.51	\$5,785,524.40	\$4,919,097.87
3, Acquisition and Demolition	\$617.55	\$138,200.00	\$127,135.23
4, Administration	\$14,595.24	\$658,191.60	\$332,251.25
5, Homeownership Assistance	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$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 Benefit (Households)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,653,708.81
Total CDBG Program Funds Budgeted	N/A	\$3,653,708.81
Program Funds Drawdown	\$115,193.59	\$3,434,950.37
Program Funds Obligated	\$0.00	\$4,138,245.40
Program Funds Expended	\$959,216.48	\$3,385,416.30
City of Riverside	\$959,216.48	\$3,385,416.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$707,280.00	\$1,167,560.00
Program Income Drawdown	\$792,794.89	\$999,936.75

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:

Residential properties acquired under this activity will be rehabilitated and sold to income-eligible first-time homebuyers. The rehabilitation of each property will encompass incorporating energy efficient and sustainable design improvements to improve the overall affordability of each home. All homes will be sold with a 55 year affordability covenant requiring resale of the

homes to other income-qualified households. Within the reporting period of October 1 - December 31, the City reviewed 128 residential properties, most of which were not eligible under NSP. Only one property fit program criteria. This property was purchased in December.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/80	
# of Parcels acquired voluntarily	0		23/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/80	
# of Singlefamily Units	0		3/80	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	3	7	6/0	4/80	10/80	100.00
# Owner Households	4	3	7	6/0	4/80	10/80	100.00

Activity Locations

Address	City	State	Zip
8291 Briarwood	Riverside	NA	92504
3335 Arapahoe	Riverside	NA	92503
4417 Sacramento	Riverside	NA	92504
7863 Railroad	Riverside	NA	92504
1382 Marymount	Riverside	NA	92501
6071 Chester	Riverside	NA	92504
9154 Hawthorne	Riverside	NA	92503

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 Benefit (Households)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,900,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,900,000.00
Program Funds Drawdown	\$438,874.92	\$1,484,147.50
Program Funds Obligated	\$0.00	\$1,647,279.00
Program Funds Expended	\$269,873.44	\$938,254.18
City of Riverside	\$269,873.44	\$938,254.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically for households earning less than 50% AMI. The City will acquire foreclosed multi-family structures, and/or provide funding for non-profit special needs housing provides for acquisition/rehab to expand affordable housing opportunities in this area.

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:

Properties acquired and rehabilitated under this activity will provide affordable rental opportunities for households earning no more than 50% of the area median income. The City of Riverside has purchased a total of 7 properties for a total of 19 housing units. Four properties completed rehabilitation. One property is currently being occupied by individuals under the City's Supportive Housing Program (SHP). The City of Riverside contracted Riverside Housing Development Corporation to fill the vacant units of the remaining properties. Currently, about half of the available units have been filled. Title will be held long term by the Housing Authority of the City of Riverside to ensure continued affordability. Rents will not exceed 30% of the households gross income.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Properties

1

1/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/17
# of Singlefamily Units	4	4/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	7/17	0/0	7/17	100.00
# Renter Households	4	0	4	7/17	0/0	7/17	100.00

Activity Locations

Address	City	State	Zip
1824 Ohio St.	Riverside	NA	92507

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

Project Number:

3

Projected Start Date:

01/01/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Demolition

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$370,015.59
Total CDBG Program Funds Budgeted	N/A	\$370,015.59
Program Funds Drawdown	\$617.55	\$127,135.23
Program Funds Obligated	\$0.00	\$138,200.00
Program Funds Expended	\$332.45	\$332.45
City of Riverside	\$332.45	\$332.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Four properties have been acquired under this activity. One property was acquired in 2nd quarter of 2009, another in 3rd quarter of 2009, and the final 2 were purchased in the 4th quarter of 2009. All four lots are currently vacant. However, City Council has approved an agreement with a local non-profit agency to construct a new residential property at 2371 Georgia St. RFPs will be issued in February for the three remaining properties.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/3
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	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-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:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Riverside

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$658,191.60
Total CDBG Program Funds Budgeted	N/A	\$658,191.60
Program Funds Drawdown	\$14,595.24	\$332,251.25
Program Funds Obligated	\$0.00	\$658,191.60
Program Funds Expended	\$43,880.34	\$175,518.34
City of Riverside	\$43,880.34	\$175,518.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$78,586.60	\$129,728.41
Program Income Drawdown	\$51,223.77	\$62,662.77

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:

Administrative costs will not exceed 10% of the grant and 10% of any program income generated.

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
