

**Grantee: Riverside County, CA**

**Grant: B-08-UN-06-0504**

**October 1, 2010 thru December 31, 2010 Performance Report**

**Grant Number:**

B-08-UN-06-0504

**Obligation Date:****Grantee Name:**

Riverside County, CA

**Award Date:****Grant Amount:**

\$48,567,786.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program (NSP). On September 26, 2008, the U.S. Department of Housing and Urban Development (HUD) announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes; demolish or rehabilitate abandoned properties; and to offer purchase price assistance to low-, moderate- and middle-income (LMMI) first-time homebuyers. As of October 21, 2008, there were more than 29,107 foreclosed properties (REO's) in the entire County of Riverside, nearly 3.8% of all housing units. The total number of REO properties within the County's program area was 18,004 (10,508 within the County's 14 participating cities and 7,486 within the unincorporated areas). The 18,004 units represent 4.1% of the total housing stock within Riverside County's program area.

**Distribution and and Uses of Funds:**

NSP funds will be used for the following primary activities, plus administration:

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564;
- (2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000;
- (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120;
- (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316;
- (5) Redevelopment of vacant or demolished properties for non-residential uses including public facilities, commercial uses, or mixed residential and commercial uses. No specific amount of NSP funds have been allocated to this use at this time; and
- (6) NSP program administration: administration costs will not exceed 10% of the NSP grant and 10% of program income - \$4,855,786.

**Definitions and Descriptions:**

Definition of "blighted structure" in context of state or local law.

The County of Riverside defines blight consistent with the California Health and Safety Code definition of a blighted structure as:

California Health and Safety Code Section 33030

It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state.

A blighted area is one that contains BOTH of the following:

a. An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

b. An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

**Low Income Targeting:**

The County's total NSP allocation is \$48,567,786. The County will allocate at least 25%, or \$12,157,000, for housing activities that benefit individuals and families whose incomes do not exceed 50% of the area median income.

The County will utilize the 25% set-aside for very-low income persons through activity NSP 4 (Acquisition and Rehabilitation of Foreclosed and Vacant Multi-family Properties, or Construction of New Multi-family Rental Projects). Where feasible and appropriate, the County will assist very-low income families through other NSP activities such as the Enhanced First-Time Homebuyer Program .

**Acquisition and Relocation:**

All activities below are anticipated to be initiated upon the release of NSP funds. All funds will be initially committed within eighteen (18) months. Several of these activities anticipate the receipt of program income which will continue to be used within the NSP guidelines until the program ends (estimated July 2013).

a. No conversions are anticipated. A small number of units may be acquired and demolished. The County does not anticipate any of these units to have affordability covenants; however, some of these may have been occupied and/or owned by low- and moderate-income households. The number of units in this category should not exceed eight (8).

b. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households reasonably expected to be produced by the various activities are as follows:

i. Acquisition/Rehabilitation/Resale to First-Time Homebuyer: With an allocation of \$20,000,000 of NSP allocated and expended for this activity, the County anticipates 150 units being made available to households with incomes at 51% to 120% of the area median income.

The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

In the event that other private and non-NSP funds are limited, the County may have to finance all or a larger portion of the sale of a unit. This will result in a significantly lower number of units being made available.

ii. Acquisition/rehabilitation/rental: With an allocation of \$1,855,000 for this activity, the County anticipates up to ten (10) units being acquired, rehabilitated, and made available to rent to households earning less than 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units and final rehabilitation costs.

iii. Enhanced First-Time Homebuyer: With an allocation of \$9,700,000, the County anticipates that up to 190 units will be made available to households with incomes at 51% to 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

c. The number of dwelling units anticipated to be made available to households at or below 50% AMI: The number of units to be made available to households earning less than fifty-percent (50%) AMI will be dependent upon the amount of leveraging that the profit affordable housing partners can produce, as well as acquisition and rehabilitation costs. The County anticipates that 40-120 units will be made available for this income category.

The County of Riverside does not intend to demolish or convert any existing low or moderate-income dwelling units.

**Public Comment:**

On October 25, 2008, the Riverside County Board of Supervisors directed the Economic Development Agency to develop and prepare the Draft Substantial Amendment for the County's NSP allocation. On November 10, 2008, the Draft NSP Substantial Amendment was placed on Economic Development Agency's website (www.rivcoeda.org), with a link on the County's main website (www.countyofriverside.us). Printed versions of the draft NSP plan were made available at the following locations:

Economic Development Agency                      Workforce Development Center  
3403 10th Street, Suite 500                      44-199 Monroe Street  
Riverside, CA 92501                                      Indio, CA 92201

On November 11, 2008, the County published a Public Notice in the Press Enterprise (a publication of general circulation) informing the public of the availability of the Draft NSP Substantial Amendment for public comment and review until 5:00 PM, on November 26, 2008.

In summary, the public was provided a sixteen (16) day comment period for the draft NSP substantial amendment. The County received three (3) comments (two written, one verbal) regarding the draft NSP plan during the comment period.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$48,567,786.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$48,567,786.00

<b>Program Funds Drawdown</b>	\$1,574,286.43	\$35,360,384.04
<b>Obligated CDBG DR Funds</b>	(\$2,777,241.27)	\$44,914,121.40
<b>Expended CDBG DR Funds</b>	\$3,077,149.59	\$35,215,658.18
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$5,284,717.63	\$9,370,410.65
<b>Program Income Drawdown</b>	\$2,103,630.42	\$3,782,707.15

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,285,167.90	\$0.00
<b>Limit on Admin/Planning</b>	\$4,856,778.60	\$2,000,463.47
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$12,141,946.50	\$11,712,268.38

## Overall Progress Narrative:

Riverside County has reached the second year milestone of NSP 1 and has shown tremendous success in meeting the NSP requirements and goals. To this date, the County has obligated 103.8% of NSP funds and has drawn 72.8% in NSP program funds. Of this, 26.2% of the total grant has been obligated to very low-income properties, thereby satisfying the LH-25% goal set aside to very-low income households.

Primarily, the County's NSP activities in acquisition, rehabilitation and resale of foreclosed single-family properties to first-time homebuyers have been the highlight of all projects. The County has sold 69 homes and received approximately \$9.3 million in program income. In an effort to expedite the process of expending Program Income, maximize the use of NSP funds and assist County to fulfill its requirements and national objectives, the County implemented a new venture with existing qualified NSP recipients to utilize Program Income for the continued activity of acquisition, rehabilitation and resale of foreclosed single-family properties to first-time homebuyers. To this date, the County has executed three new loan agreements and has allocated \$4 million dollars in NSP Program Income.

The current status of NSP projects is as follows:

1. NSP-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers. NSP-1 was allocated a budget of \$33,649,564 and 100% obligated. To this date, 74% of NSP-1 budget has been drawn. A total of 162 single-family homes were acquired, of which 141 have completed rehabilitation. Of the 141 rehabilitated homes, 69 have been sold to very low- to moderate-income households.
2. NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed and bank-owned single-family homes. One

single-family rental home was acquired and is undergoing rehabilitation with a total budget of \$204,000 of which 80% has been drawn.

3. NSP-3 for Neighborhood Stabilization Homeownership Program (NSHP). The NSP-3 budget was recently increased to \$2,181,120, of which 80.3% has been obligated and the County has drawn a total of \$1,580,776. Of that, 35 homebuyers were provided with a total of \$1,279,740 in purchase price assistance. The average NSP expended for purchase price assistance is \$36,564 per unit. A total of 18 homes have undergone or will undergo minor rehabilitation with a total of \$472,215 in NSP funds committed. The average rehabilitation assistance per unit is \$26,234.

4. NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects. NSP-4 was allocated a budget of \$7,677,316 with 100% of the funds obligated. The County has drawn 90.4% of the total NSP-4 budget. Properties include 10 multi-unit properties (duplex, triplex and fourplex) for a total of 34 rental units and one 60-unit townhome rental complex. All properties have completed rehabilitation and are undergoing lease up. The average rehabilitation assistance per unit is \$81,673.

Overall under NSP-1, 2, 3 and 4, as of December 31, 2010, a total of 209 NSP eligible properties were acquired and obligated \$50,406,491 in NSP funds.

**Progress Toward Activity Type Targets:**

NSP01 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 162 units

NSP02 - Acquisition, Rehab, Rental: target 10 units, actual 1 unit

NSP03 - Enhanced FTHB: target 190 units, actual 35 units

NSP04 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 94 units

**Progress Toward National Objective Targets:**

NSP Only - LMML: target 369, actual 170

NSP Only - LH-25% Set-Aside: target 101, actual 122

Note: The target amount for LH-25 is \$12,141,946.50 and the actual amount as of December 31, 2010 is \$12,702,334.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	\$947,856.44	\$34,205,785.56	\$25,239,519.62
09-NSP02, Acq, Rehab, Rental	\$0.00	\$175,749.00	\$124,015.70
09-NSP03, Enhanced FTHB	\$79,262.00	\$2,148,421.00	\$1,580,776.00
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	\$251,816.44	\$7,182,044.44	\$6,489,743.94
09-NSP06, Administration	\$295,351.55	\$4,855,786.00	\$1,926,328.78
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	(\$48,567,786.00)	\$0.00
CANCELLED - Duplicate, Administration	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>09-NSP01-001</b>
<b>Activity Title:</b>	<b>Housing Authority, NSP1-09-002-4th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

07/02/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

07/02/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of the County of Riverside

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,008,125.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,008,125.00
<b>Program Funds Drawdown</b>	\$9,003.07	\$1,682,697.09
<b>Obligated CDBG DR Funds</b>	(\$288,000.00)	\$2,008,125.00
<b>Expended CDBG DR Funds</b>	\$9,978.07	\$1,682,697.09
Housing Authority of the County of Riverside	\$9,978.07	\$1,682,697.09
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$103,875.00

**Activity Description:**

The Housing Authority of the County of Riverside will utilize \$2,400,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers in the city of Cathedral City. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the city of Cathedral City as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Housing Authority of the County of Riverside (HACR) has acquired a total of 11 properties. Rehabilitation has been completed on 10 properties. HACR has obligated 100% of its NSP budget and 84% has been drawn. HACR has closed escrow on one property and has one application in progress. HACR continues to market the homes for sale and identifying potential homebuyers.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	0	11/11

  

	This Report Period Total	Cumulative Actual Total / Expected Total
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# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	1/11	1/11	100.00
# Owner Households	0	1	1	0/0	1/11	1/11	100.00

### Activity Locations

Address	City	State	Zip
27652 Avenida Maravilla	Cathedral City	NA	92234

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-002</b>
<b>Activity Title:</b>	<b>DHS RDA, NSP1-09-001-5th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Desert Hot Springs Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,800,000.00
<b>Program Funds Drawdown</b>	\$9,395.43	\$1,251,761.14
<b>Obligated CDBG DR Funds</b>	\$0.00	\$2,800,000.00
<b>Expended CDBG DR Funds</b>	\$8,645.43	\$1,251,761.14
City of Desert Hot Springs Redevelopment Agency	\$8,645.43	\$1,251,761.14
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Desert Hot Springs Redevelopment Agency will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 23 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Desert Hot Springs, CA. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose income do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the City of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The City of Desert Hot Springs (DHS) currently has acquired a total of 14 properties; rehabilitation on one property has been completed and 13 are currently undergoing rehabilitation. Originally DHS had expected to purchase 23 homes with the NSP funds awarded to them but the cost to purchase and rehabilitate the homes was greater than expected. DHS has obligated 100% of its budget and 45% has been drawn. DHS is also continuing to work on identifying potential first-time homebuyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	14/23

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	14/23
# of Singlefamily Units	0	14/23

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/23	0/23	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	

<b>Grantee Activity Number:</b>	<b>09-NSP01-003</b>
<b>Activity Title:</b>	<b>CVHC, NSP1-09-003-4th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Coachella Valley Housing Coalition

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,451,558.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,451,558.75
<b>Program Funds Drawdown</b>	\$72,722.25	\$1,760,136.17
<b>Obligated CDBG DR Funds</b>	(\$38,722.46)	\$2,418,958.75
<b>Expended CDBG DR Funds</b>	\$147,802.46	\$1,760,136.17
Coachella Valley Housing Coalition	\$147,802.46	\$1,760,136.17
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$61,559.55)	\$0.00
<b>Program Income Drawdown</b>	\$38,722.46	\$192,706.25

**Activity Description:**

The Coachella Valley Housing Coalition will utilize \$2,611,665 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Thousand Palms and the unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the community of Thousand Palms and unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

CVHC currently has acquired a total of 17 properties. Rehabilitation has been completed on 15 properties. Two (2) homes have been sold to very low- and low-income households and 4 additional properties are in escrow. CVHC has obligated 100% of their budget and has drawn 72% in NSP funds. CVHC is continuing to market the homes for sale and identify potential homebuyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	17/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/20
# of Singlefamily Units	0	17/20

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/0	0/20	2/20	50.00
# Owner Households	1	0	1	1/0	0/20	2/20	50.00

### Activity Locations

Address	City	State	Zip
15833 Avenida Rambla	Desert Hot Springs	NA	92240

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-004</b>
<b>Activity Title:</b>	<b>NPHS, NSP1-09-002-5th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,228,687.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,228,687.50
<b>Program Funds Drawdown</b>	\$22,468.50	\$1,154,836.77
<b>Obligated CDBG DR Funds</b>	(\$63,694.25)	\$1,208,687.50
<b>Expended CDBG DR Funds</b>	\$146,406.08	\$1,154,836.77
Neighborhood Partnership Housing Services	\$146,406.08	\$1,154,836.77
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$744,844.30)	\$0.00
<b>Program Income Drawdown</b>	\$43,694.25	\$100,922.50

**Activity Description:**

The Neighborhood Partnership Housing Services will utilize \$1,309,610 in NSP funds for acquisition, rehabilitation and resale of approximately six (6) vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the City of Perris and City of Menifee. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Neighborhood Partnership Housing Services (NPHS) initial NSP allocation of \$1,368,000 was reduced to \$1,309,610. NPHS has obligated \$1,309,610 and acquired a total of 5 properties and rehabilitation has been completed on all properties. NPHS has successfully sold all 5 of the homes. One of the properties closed late in December and will be reflected in the next QPR.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	5/6

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	5/6
# of Singlefamily Units	0	5/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	3	3	1/0	3/6	4/6	100.00
# Owner Households	1	3	4	1/0	3/6	4/6	100.00

### Activity Locations

Address	City	State	Zip
29600 Mesa Verde Cir	Menifee	NA	92584

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-005</b>
<b>Activity Title:</b>	<b>Housing Authority, NSP1-09-00-1235</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of the County of Riverside

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,700,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,700,000.00
<b>Program Funds Drawdown</b>	\$47,454.84	\$2,474,785.98
<b>Obligated CDBG DR Funds</b>	(\$300,000.00)	\$2,700,000.00
<b>Expended CDBG DR Funds</b>	\$77,463.95	\$2,474,785.98
Housing Authority of the County of Riverside	\$77,463.95	\$2,474,785.98
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$644,977.67)	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Housing Authority of the County of Riverside will utilize \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 12 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens, and French Valley. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens and French Valley, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

The Housing Authority of the County of Riverside (HACR) has acquired a total of 16 properties, all of which have completed rehabilitation. Of these, 6 homes have been sold; 1 home was sold to very low-income household and 5 homes to low- to moderate-income households. Four (4) homes are currently in escrow and scheduled to close next month. Rehabilitation and marketing on the remaining homes continue. HACR's NSP budget is 100% obligated and 92% drawn.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	15/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/12
# of Singlefamily Units	0	15/12

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	1/0	3/12	5/12	80.00
# Owner Households	0	1	1	1/0	3/12	5/12	80.00

### Activity Locations

Address	City	State	Zip
31529 Amsterdam Rd	Winchester	NA	92596

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-006</b>
<b>Activity Title:</b>	<b>RHDC Lake Elsinore, NSP01-09-001-1st</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,985,813.80
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,985,813.80
<b>Program Funds Drawdown</b>	\$16,592.21	\$2,521,123.46
<b>Obligated CDBG DR Funds</b>	(\$65,806.67)	\$2,929,143.80
<b>Expended CDBG DR Funds</b>	\$109,398.72	\$2,521,123.46
Riverside Housing Development Corporation	\$109,398.72	\$2,521,123.46
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$1,335,869.11)	\$0.00
<b>Program Income Drawdown</b>	\$47,136.67	\$108,856.20

**Activity Description:**

The Riverside Housing Development Corporation will utilize \$3,038,000 in NSP funds for acquisition, rehabilitation and resale of approximately 15 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Lake Elsinore. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the city of Lake Elsinore as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Riverside Housing Development Corporation (RHDC) has acquired a total of 11 properties and all properties have completed rehabilitation. A total of 10 homes were sold to first-time homebuyers and 1 home was sold late December and will be reported in the next QPR. RHDC has obligated 100% of their budget with 84% drawn.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	9	11/15
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	10	11/15



# of Singlefamily Units

0

11/15

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	3	3	0/0	10/15	10/15	100.00
# Owner Households	0	3	3	0/0	10/15	10/15	100.00

## Activity Locations

Address	City	State	Zip
33569 Cedar Creek Ln	Lake Elsinore	NA	92532
35413 Saddle Hill Rd	Lake Elsinore	NA	92532
34238 Sweet Acacia Ct	Lake Elsinore	NA	92532

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-007</b>
<b>Activity Title:</b>	<b>Norco Redevelopment Agency, NSP01-09-001-2nd</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Norco Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,453,314.87
Total CDBG Program Funds Budgeted	N/A	\$1,453,314.87
Program Funds Drawdown	\$810.00	\$1,400,124.66
Obligated CDBG DR Funds	(\$61,482.95)	\$1,453,314.87
Expended CDBG DR Funds	\$760.00	\$1,400,124.66
Norco Redevelopment Agency	\$760.00	\$1,400,124.66
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$549,556.84)	\$0.00
Program Income Drawdown	\$61,482.95	\$173,685.13

**Activity Description:**

The Norco Redevelopment Agency will utilize \$1,627,000 in NSP funds for acquisition, rehabilitation and resale of approximately 6 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Norco. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the city of Norco as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

The Norco Redevelopment Agency has acquired and rehabilitated a total of 6 properties. Of these, 3 homes have been sold to first-time homebuyers, 2 applications are in progress and 1 home is listed on the market for sale.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/6
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	1/0	2/6	3/6	100.00
# Owner Households	0	0	0	1/0	2/6	3/6	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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-008</b>
<b>Activity Title:</b>	<b>RHDC Valle Vista, NSP01-09-001-3rd</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/16/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,974,725.72
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,974,725.72
<b>Program Funds Drawdown</b>	\$13,025.17	\$1,548,646.81
<b>Obligated CDBG DR Funds</b>	(\$67,074.28)	\$1,932,925.72
<b>Expended CDBG DR Funds</b>	\$13,025.17	\$1,548,646.81
Riverside Housing Development Corporation	\$13,025.17	\$1,548,646.81
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$669,712.18)	\$0.00
<b>Program Income Drawdown</b>	\$25,274.28	\$67,074.28

**Activity Description:**

The Riverside Housing Development Corporation will utilize \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the community of Valle Vista. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the community of Valle Vista as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Riverside Housing Development Corporation (RHDC) has acquired a total of 8 properties and all properties have completed rehabilitation. Of these, 7 homes have been sold to very low- to moderate-income households. One additional transaction closed late in December and will be reported in the next QPR. RHDC has obligated 100% of their budget and has drawn 78% in NSP funds.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	8	8/10

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	8	8/10
# of Singlefamily Units	0	8/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	1	2	3/0	3/10	7/10	85.71
# Owner Households	1	1	2	3/0	3/10	7/10	85.71

### Activity Locations

Address	City	State	Zip
42781 Acacia Ave	Hemet	NA	92544
24814 Danube Ct	Hemet	NA	92544

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-009</b>
<b>Activity Title:</b>	<b>City of Indio, NSP01-09-001-4th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

06/23/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

06/23/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Indio

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,800,000.00
<b>Program Funds Drawdown</b>	\$239,037.90	\$2,450,545.77
<b>Obligated CDBG DR Funds</b>	\$0.00	\$2,800,000.00
<b>Expended CDBG DR Funds</b>	\$308,546.85	\$2,450,545.77
City of Indio	\$308,546.85	\$2,450,545.77
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Indio will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 16 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Indio. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the city of Indio as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

The City of Indio has acquired and rehabilitated a total of 13 properties. Of these, one (1) property is currently in escrow and expected to close next month and one (1) homebuyer application is in progress. The City of Indio has obligated 100% of their budget and 87% has been drawn. The City of Indio is continuing to identify potential homebuyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	3	13/16
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	3	13/16

# of Singlefamily Units

0

13/16

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/16	0/16	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

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**Grantee Activity Number:** 09-NSP01-010  
**Activity Title:** Habitat Inland Valley, NSP01-09-001-1st-3rd-5th

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

07/14/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Inland Valley, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,596,442.66
Total CDBG Program Funds Budgeted	N/A	\$1,596,442.66
Program Funds Drawdown	\$44,992.91	\$1,508,678.61
Obligated CDBG DR Funds	(\$89,043.78)	\$1,596,442.66
Expended CDBG DR Funds	\$117,673.49	\$1,508,678.61
Habitat for Humanity Inland Valley, Inc.	\$117,673.49	\$1,508,678.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$89,043.78	\$120,557.34

**Activity Description:**

Habitat for Humanity Inland Valley will utilize \$1,717,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

The Habitat for Humanity Inland Valley (Habitat) has acquired and rehabilitated a total of 10 properties. All 10 homes have been sold to very low-income households. Habitat has obligated 100% of their budget and 89% of their funds have been expended.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10



# of Singlefamily Units

0

10/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	1	0/0	0/0	10/10	0.00
# Owner Households	0	0	1	0/0	0/0	10/10	0.00

## Activity Locations

Address	City	State	Zip
584 Quail Dr	Lake Elsinore	NA	92530

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-011</b>
<b>Activity Title:</b>	<b>Habitat Riverside, NSP01-09-002-2nd</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

07/14/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Riverside, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,660,302.03
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,660,302.03
<b>Program Funds Drawdown</b>	\$110,153.80	\$1,471,017.28
<b>Obligated CDBG DR Funds</b>	(\$215,262.34)	\$1,660,302.03
<b>Expended CDBG DR Funds</b>	\$268,937.43	\$1,471,017.28
Habitat for Humanity Riverside, Inc.	\$268,937.43	\$1,471,017.28
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$215,262.34	\$339,697.97

**Activity Description:**

Habitat for Humanity Riverside will utilize \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the communities of Highgrove and Rubidoux. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

**Location Description:**

Designated target areas within the communities of Highgrove and Rubidoux, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

Habitat for Humanity Riverside, Inc. (HFHR) has acquired and rehabilitated a total of 9 properties, all of which were sold to very low-income households. HFHR has obligated 100% of their budget and 89% has been expended.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	9/11
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	9/11

# of Singlefamily Units

0

9/11

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	5	0/0	0/0	9/11	0.00
# Owner Households	0	0	5	0/0	0/0	9/11	0.00

## Activity Locations

Address	City	State	Zip
6942 Brooknoll Ave	Riverside	NA	92509
284 Mont Martre Ave	Riverside	NA	92501
3930 Hawk Dr	Riverside	NA	92509
4250 Gandale Ln	Riverside	NA	92509
2895 Demeter Pl	Riverside	NA	92509

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-012</b>
<b>Activity Title:</b>	<b>NPHS, NSP1-10-001-5th-LM</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

03/02/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

03/02/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$916,253.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$916,253.50
<b>Program Funds Drawdown</b>	\$22,365.00	\$878,171.51
<b>Obligated CDBG DR Funds</b>	(\$92,833.75)	\$916,253.50
<b>Expended CDBG DR Funds</b>	\$184,886.49	\$878,171.51
Neighborhood Partnership Housing Services	\$184,886.49	\$878,171.51
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$150,178.50	\$150,178.50

**Activity Description:**

The Neighborhood Partnership Housing Services will utilize \$1,066,432 in NSP funds for acquisition, rehabilitation and resale of approximately 7 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and Menifee. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities and unincorporated areas of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Neighborhood Partnership Housing Services (NPHS) has acquired a total of 4 properties, all of which have completed rehabilitation. To date, 2 of the homes have been sold to low- and moderate-income households. NPHS has the remaining homes in escrow and are scheduled to close escrow next month.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	4/7
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	4/7

# of Singlefamily Units

0

4/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	1	2	1/3	1/4	2/7	100.00
# Owner Households	1	1	2	1/3	1/4	2/7	100.00

## Activity Locations

Address	City	State	Zip
30661 Pier Pointe Cir	Menifee	NA	92584
29534 Castlewood Dr	Menifee	NA	92584

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>09-NSP01-013</b>
<b>Activity Title:</b>	<b>NPHS, NSP1-10-001-5th-VL</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

03/02/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

03/02/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$937,658.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$937,658.25
<b>Program Funds Drawdown</b>	\$57,061.25	\$388,348.67
<b>Obligated CDBG DR Funds</b>	(\$98,813.75)	\$937,658.25
<b>Expended CDBG DR Funds</b>	\$109,707.68	\$388,348.67
Neighborhood Partnership Housing Services	\$109,707.68	\$388,348.67
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$98,813.75	\$98,813.75

**Activity Description:**

The Neighborhood Partnership Housing Services will utilize \$1,036,472 in NSP funds for acquisition, rehabilitation and resale of approximately 5 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and Menifee. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

**Location Description:**

Designated target areas within the cities and unincorporated areas of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Neighborhood Partnership Housing Services (NPHS) has acquired a total of 6 properties, 5 of which have completed rehabilitation and 1 property is under rehabilitation. One (1) home has been sold to a very low-income household and 3 homebuyer applications are in progress. NPHS is marketing the homes for sale and working on identifying eligible homebuyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	6/5

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	1	0/0	0/0	1/5	0.00
# Owner Households	0	0	1	0/0	0/0	1/5	0.00

### Activity Locations

Address	City	State	Zip
677 Celebration Ln	Perris	NA	92570

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-014</b>
<b>Activity Title:</b>	<b>Sheffield, NSP1-10-001-1st-5th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

03/02/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

03/02/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,893,498.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,893,498.30
<b>Program Funds Drawdown</b>	\$120,364.19	\$3,010,388.70
<b>Obligated CDBG DR Funds</b>	(\$219,110.74)	\$3,873,287.30
<b>Expended CDBG DR Funds</b>	\$562,082.99	\$3,010,388.70
Sheffield Foreclosure Renovation, Inc.	\$562,082.99	\$3,010,388.70
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$250,365.28	\$647,815.70

**Activity Description:**

Sheffield Foreclosure Renovation, Inc. will utilize \$4,521,103 in NSP funds for acquisition, rehabilitation and resale of approximately 22 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Canyon Lake, Lake Elsinore, and Temecula. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities and unincorporated areas of Canyon Lake, Lake Elsinore, Temecula as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

Sheffield Foreclosure Renovation, Inc. (Sheffield) contract amount was increased to \$4,970,000. Of this, \$4,521,103 is County NSP funds and \$448,897 came from State NSP. Sheffield has acquired and rehabilitated a total of 22 properties; two of these properties were funded with State NSP and are excluded from the Performance Measures.

Of the County NSP-funded properties, 11 homes have been sold to 1 low- and 10 moderate-income households. One (1) additional home was sold late in December and will be reported in the next QPR. Sheffield has 4 home buyer applications in progress and is continuing to market the homes for sale and working on identifying eligible homebuyers. Sheffield has obligated 100% of their budget and 77% has been drawn.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	20/22



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		20/22	
# of Singlefamily Units	1		20/22	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	9	10	1/0	9/20	10/20	100.00
# Owner Households	1	9	10	1/0	9/20	10/20	100.00

### Activity Locations

Address	City	State	Zip
35426 Coyote Creek Court	Lake Elsinore	NA	92532
43729 Calabro St	Temecula	NA	92592
33805 Mossy Glen	Lake Elsinore	NA	92532
31548 Pompei Ln	Winchester	NA	92596
31941 Hollyhock St	Lake Elsinore	NA	92532
3513 Apple Blossom Ln	Lake Elsinore	NA	92530
15326 Mesquite Dr	Lake Elsinore	NA	92530
32798 Caserta Drive	Temecula	NA	92592
29601 Dale Ct	Lake Elsinore	NA	92530
29116 Wayfer Lane	Lake Elsinore	NA	92530

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-015</b>
<b>Activity Title:</b>	<b>RHDC Group 3, NSP1-10-001-3rd</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

03/02/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

03/02/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,235,004.72
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,235,004.72
<b>Program Funds Drawdown</b>	\$17,684.06	\$1,593,531.14
<b>Obligated CDBG DR Funds</b>	(\$372,017.50)	\$2,235,004.72
<b>Expended CDBG DR Funds</b>	\$136,536.84	\$1,593,531.14
Riverside Housing Development Corporation	\$136,536.84	\$1,593,531.14
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$372,017.50	\$726,995.28

**Activity Description:**

The Riverside Housing Development Corporation will utilize \$2,962,000 in NSP funds for acquisition, rehabilitation and resale of approximately 13 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the cities of Banning, San Jacinto and Temecula. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Banning, San Jacinto and Temecula as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

The Riverside Housing Development Corporation (RHDC) has acquired a total of 10 properties, all of which have completed rehabilitation. A total of 5 homes were sold to first-time homebuyers. Of that, 4 households were low-income and 1 household was moderate-income. One (1) additional home was sold late in December and will be reported in the next QPR. Two additional homebuyer applications are in progress and the remaining 2 homes are listed for sale on the market. RHDC has obligated 100% in NSP funds and 71% has been drawn.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	10/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/13
# of Singlefamily Units	0	10/13

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	4	1	5	4/0	1/13	5/13	100.00
# Owner Households	4	1	5	4/0	1/13	5/13	100.00

### Activity Locations

Address	City	State	Zip
4447 West Gilman St	Banning	NA	92220
378 North 41st Street	Banning	NA	92220
244 La Clarita Ave	SanJacinto	NA	92582
1975 Bronte Road	San Jacinto	NA	92583
27503 Senna Ct	Temecula	NA	92591

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>09-NSP01-016</b>
<b>Activity Title:</b>	<b>Disposition of NSP1-LMMI Properties</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
09-NSP01

**Project Title:**  
Acq, Rehab, Resale, FTHB

**Projected Start Date:**  
04/01/2010

**Projected End Date:**  
04/01/2011

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$118,470.00	\$118,470.00

**Activity Description:**

This activity will capture and group all resale properties that are part of the NSP1 activity. The homes acquired by the County through its various partners will be sold to eligible first-time home buyers who have not owned a home in the previous three (3) years, have a household income that does not exceed 120% median income and have attended a HUD certified home buyer counseling session. The purchase price assistance provided to eligible home buyers is in the form of a silent second lien in an amount not to exceed Seventy-five Thousand Dollars (\$75,000) or 30% of home sales price whichever is lesser, with an equity share restriction and a recapture agreement for a time period not to exceed fifteen (15) years. The purchase price assistance provided to eligible first time home buyers will be funded from the net proceeds of the sale.

**Location Description:**

Designated target areas as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

This activity will track the disposition of acquired and rehabilitated properties to low- and moderate-income first-time homebuyers. Purchase Price assistance, which is the lesser of \$75,000 or 30% of home sales price, is provided to eligible homebuyers using program income net proceeds.

As of December 31, 2010, a total of 46 properties have been sold to low- and moderate-income first-time homebuyers with a total purchase price assistance of \$1,692,292.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	41	46/124

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	26	46/124
# of Singlefamily Units	26	46/124

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	8	18	26	13/0	33/124	46/124	100.00
# Owner Households	8	18	26	13/0	33/124	46/124	100.00

## Activity Locations

Address	City	State	Zip
32798 Caserta Drive	Temecula	NA	92592
29116 Wayfer Lane	Lake Elsinore	NA	92530
15833 Avenida Rambla	Desert Hot Springs	NA	92240
3513 Apple Blossom Ln	Lake Elsinore	NA	92530
24814 Danube Ct	Hemet	NA	92544
4447 West Gilman St	Banning	NA	92220
30661 Pier Pointe Cir	Menifee	NA	92584
31548 Pompei Ln	Winchester	NA	92596
42781 Acacia Ave	Hemet	NA	92544
378 North 41st Street	Banning	NA	92220
29534 Castlewood Dr	Menifee	NA	92584
31529 Amsterdam Rd	Winchester	NA	92596
34238 Sweet Acacia Ct	Lake Elsinore	NA	92532
244 La Clarita Ave	San Jacinto	NA	92582
35426 Coyote Creek Court	Lake Elsinore	NA	92532
31941 Hollyhock St	Lake Elsinore	NA	92532
33569 Cedar Creek Ln	Lake Elsinore	NA	92532
29600 Mesa Verde Cir	Menifee	NA	92584
35413 Saddle Hill Road	Lake Elsinore	NA	92532
27503 Senna Ct	Temecula	NA	92591
29601 Dale Ct	Lake Elsinore	NA	92530
33805 Mossy Glen	Lake Elsinore	NA	92532
43729 Calabro St	Temecula	NA	92592
27652 Avenida Maravilla	Cathedral City	NA	92234
15326 Mesquite Dr	Lake Elsinore	NA	92530
1975 Bronte Road	San Jacinto	NA	92583

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>09-NSP01-017</b>
<b>Activity Title:</b>	<b>Disposition of NSP1-LH25 Properties</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
09-NSP01

**Project Title:**  
Acq, Rehab, Resale, FTHB

**Projected Start Date:**  
04/01/2010

**Projected End Date:**  
04/01/2011

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$88,730.00	\$88,730.00

**Activity Description:**

This activity will capture and group all resale properties that are part of the NSP1 activity. The homes acquired by the County through its various partners will be sold to eligible first-time home buyers who have not owned a home in the previous three (3) years, have a household income that does not exceed 50% median income and have attended a HUD certified home buyer counseling session. The purchase price assistance provided to eligible home buyers is in the form of a silent second lien in an amount not to exceed Seventy-five Thousand Dollars (\$75,000), with an equity share restriction and a recapture agreement for a time period not to exceed fifteen (15) years. The purchase price assistance provided to eligible first time home buyers will be funded from the net proceeds of the sale.

**Location Description:**

Designated target areas as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

This activity will track the disposition of acquired and rehabilitated properties to low- and moderate-income first-time homebuyers. Purchase Price assistance, which is the lesser of \$75,000 or 30% of home sales price, is provided to eligible homebuyers using program income net proceeds. Habitat for Humanity will provide financing to the homebuyers and will not have an equity share restriction by the County of Riverside.

As of December 31, 2010, a total of 23 properties were sold to very low-income first-time homebuyers with a total purchase price assistance of \$80,000.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties

17

23/26

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	23/26
# of Singlefamily Units	7	23/26

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	7	0/0	0/0	23/26	0.00
# Owner Households	0	0	7	0/0	0/0	23/26	0.00

### Activity Locations

Address	City	State	Zip
4250 Gandale Ln	Riverside	NA	92509
584 Quail Dr	Lake Elsinore	NA	92530
2895 Demeter Pl	Riverside	NA	92509
677 Celebration Ln	Perris	NA	92570
284 Mont Martre Ave	Riverside	NA	92501
3930 Hawk Dr	Riverside	NA	92509
6942 Brooknoll Ave	Riverside	NA	92509

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>09-NSP01-BKT</b>
<b>Activity Title:</b>	<b>09-NSP01 Bucket for Acq, Rehab, Resale, FTHB</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

02/25/2009

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$9,364,946.97	\$9,370,410.65
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This is a bucket activity to hold unobligated NSP funds for the acquisition and rehabilitation of foreclosed or abandoned single family homes and sell them to income-eligible first-time homebuyers. The County will partner with various public and private non-profit organizations to carry out this activity, including, but not limited to the Housing Authority of the County of Riverside.

**Location Description:**

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. The program will be limited to the County's fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside.

**Activity Progress Narrative:**

Primarily, the County has been using program income as it becomes available to fund NSP rehabilitation activities and homebuyer assistance program. As a result, program funds are unencumbered from this activity bucket and become available for other NSP1 activities.

To date, the County has received approximately \$9.3 million in NSP program income.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

### 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

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<b>Grantee Activity Number:</b>	<b>09-NSP02-001 CANCELLED</b>
<b>Activity Title:</b>	<b>Inspire Norco, NSP02-09-001-2nd</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP02

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Cancelled

**Project Title:**

Acq, Rehab, Rental

**Projected End Date:**

07/14/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside County Economic Development Agency

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The County and Inspire Life Skills Training, a nonprofit public benefit corporation, mutually agreed to terminate the NSP Loan Agreement and NSP funds of \$330,000 will be re-allocated for eligible NSP activities. This activity is now cancelled.

**Location Description:**

Designated target areas within the City of Norco, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

This activity is cancelled.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/1	0/0	0/1	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

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<b>Grantee Activity Number:</b>	<b>09-NSP02-002</b>
<b>Activity Title:</b>	<b>Rancho Housing, NSP02-09-001-4th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP02

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Rental

**Projected End Date:**

07/14/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rancho Housing Alliance

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$175,749.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$175,749.00
<b>Program Funds Drawdown</b>	\$0.00	\$124,015.70
<b>Obligated CDBG DR Funds</b>	(\$28,251.00)	\$175,749.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$124,015.70
Rancho Housing Alliance	\$0.00	\$124,015.70
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$28,251.00	\$28,251.00

**Activity Description:**

Rancho Housing Alliance, a nonprofit public benefit corporation, will utilize \$204,000 in NSP funds for acquisition, rehabilitation and rental of one (1) vacant, foreclosed and bank-owned single-family home to very low-income (VLI) households within the target area of the City of Blythe. NSP Assisted Units will be rented to qualified VLI households whose incomes do not exceed 50% of the area median income for the County.

**Location Description:**

Designated target areas within the city of Blythe, as defined in Riverside County's 2008-2009 One Year Action Plan.

**Activity Progress Narrative:**

Rancho Housing Alliance (RHA) has acquired one property and rehabilitation is nearing completion. RHA has obligated 100% in NSP funds and 80% has been expended.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	0	1/1

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/1	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: 09-NSP03-001**

**Activity Title: NSP-03-001**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

09-NSP03

**Projected Start Date:**

07/09/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Enhanced FTHB

**Projected End Date:**

09/28/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside County Economic Development Agency - Housing

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$52,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$52,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$52,000.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$52,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$52,000.00
Riverside County Economic Development Agency	\$0.00	\$52,000.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/1/09.

**Location Description:**

40190 Jonah Way, Murrieta, CA 92563

**Activity Progress Narrative:**

This activity was completed in October 2009.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	1/1
<b># of Singlefamily Units</b>	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	

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**Grantee Activity Number: 09-NSP03-003**

**Activity Title: NSP-03-003**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

09-NSP03

**Projected Start Date:**

07/07/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Enhanced FTHB

**Projected End Date:**

09/28/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside County Economic Development Agency

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$25,500.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$25,500.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$25,500.00
Riverside County Economic Development Agency	\$0.00	\$25,500.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

**Location Description:**

114 Anchor Court, San Jacinto, CA 92583

**Activity Progress Narrative:**

This activity was completed in October 2009.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	0/1

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>

# of Total Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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: 09-NSP03-005**

**Activity Title: NSP-03-005**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

09-NSP03

**Projected Start Date:**

07/07/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Enhanced FTHB

**Projected End Date:**

09/28/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside County Economic Development Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$23,364.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$23,364.00
<b>Program Funds Drawdown</b>	\$0.00	\$23,364.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$23,364.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$23,364.00
Riverside County Economic Development Agency	\$0.00	\$23,364.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

**Location Description:**

33580 Willow Have Lane, Unit 102, Murrieta, CA 92563

**Activity Progress Narrative:**

This activity was completed in October 2009.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	0/1
<b># of Singlefamily Units</b>	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: 09-NSP03-NSHP-LH25**

**Activity Title: NSHP 25% Set-Aside**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

09-NSP03

**Project Title:**

Enhanced FTHB

**Projected Start Date:**

01/01/2010

**Projected End Date:**

01/01/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Riverside County Economic Development Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$160,072.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$160,072.00
<b>Program Funds Drawdown</b>	\$0.00	\$67,136.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$160,072.00
<b>Expended CDBG DR Funds</b>	(\$410.00)	\$67,136.00
Riverside County Economic Development Agency	\$0.00	\$67,546.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant or foreclosed single-family homes. This activity under the Neighborhood Stabilization Homeownership Program (NSHP) will provide purchase price assistance to very low-income (VLI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 50% of the area median income as published by HUD.

**Location Description:**

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more of the greatest need determination.

**Activity Progress Narrative:**

As of December 31, 2010, the Neighborhood Stabilization Homeownership Program (NSHP) for very-low income households has currently obligated \$67,546 in NSP funds and completed 2 first-time homebuyer activities. An additional property which previously had funds reserved has canceled escrow.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/3
<b># of Singlefamily Units</b>	0	2/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	2/3	0.00
# Owner Households	0	0	2	0/0	0/0	2/3	0.00

## 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

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<b>Grantee Activity Number:</b>	<b>09-NSP03-NSHP-LMMI</b>
<b>Activity Title:</b>	<b>09-NSP03-NSHP-LMMI</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

09-NSP03

**Project Title:**

Enhanced FTHB

**Projected Start Date:**

01/01/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,887,485.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,887,485.00
<b>Program Funds Drawdown</b>	\$79,262.00	\$1,412,776.00
<b>Obligated CDBG DR Funds</b>	\$52,427.00	\$1,412,776.00
<b>Expended CDBG DR Funds</b>	\$185,108.00	\$1,412,776.00
Riverside County Economic Development Agency	\$185,108.00	\$1,412,776.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$89,482.00	\$146,672.00

**Activity Description:**

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant or foreclosed single-family homes, condominiums or manufactured homes. The Enhanced First Time Home Buyer Program, renamed as the Neighborhood Stabilization Homeownership Program (NSHP), provides purchase price assistance to low-, moderate- and middle-income (LMMI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD.

**Location Description:**

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. The program will be limited to the County's 15 cooperating cities and the unincorporated areas of the County of Riverside.

**Activity Progress Narrative:**

Between October 1, 2010 and December 31, 2010, the County assisted one first-time homebuyer applicant.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	29/187
# of Singlefamily Units	-14	29/187

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	5	0	13	10/0	12/187	30/187	73.33
# Owner Households	-2	0	-2	10/0	20/187	30/187	100.00

## Activity Locations

Address	City	State	Zip
28679 Meadow View Dr	Menifee	NA	92584

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>09-NSP04-001</b>
<b>Activity Title:</b>	<b>Rancho Housing, NSP04-09-001-4th-5th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP04

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

**Projected End Date:**

07/14/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Rancho Housing Alliance

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,555,654.67
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,555,654.67
<b>Program Funds Drawdown</b>	\$241,988.76	\$2,321,258.09
<b>Obligated CDBG DR Funds</b>	(\$384,481.13)	\$2,555,654.67
<b>Expended CDBG DR Funds</b>	\$304,354.46	\$2,321,258.09
Rancho Housing Alliance	\$304,354.46	\$2,321,258.09
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$384,481.13	\$444,345.33

**Activity Description:**

Rancho Housing Alliance, Inc. will utilize \$3,000,000 in NSP funds for acquisition and rehabilitation of approximately twelve (12) vacant, foreclosed and bank-owned multi-family properties (Properties or Property) and rent approximately eighteen (18) units (Assisted Units) to very low-income (VLI) households within Target Areas, as shown hereof, in the cities of Desert Hot Springs and Cathedral City. NSP Assisted Units will be rented to households whose incomes do not exceed 50% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Cathedral City and Desert Hot Springs, CA, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

Rancho Housing Alliance (RHA) has acquired a total of 10 multi-unit properties and obligated 100% of its budget and has drawn 80% in NSP funds. RHA has completed rehabilitation for all 10 of the multi-unit properties for a total of 34 completed rental units. Of those, 10 units have been rented to very low-income households. RHA is continuing to identify qualified renters and lease units.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	2	10/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	34/18
# of Multifamily Units	0	34/18

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	6	0/0	0/0	10/18	0.00
# Renter Households	0	0	6	0/0	0/0	10/18	0.00

### Activity Locations

Address	City	State	Zip
33580 Cathedral Canyon	Cathedral City	NA	92234
32425 Monte Vista Rd	Cathedral City	NA	92234
29660 Landau Blvd	Cathedral City	NA	92234

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>09-NSP04-002</b>
<b>Activity Title:</b>	<b>Hacienda Hills, NSP04-09-001-5th</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP04

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

**Projected End Date:**

10/01/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

BIASA II, LP

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,626,389.77
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,626,389.77
<b>Program Funds Drawdown</b>	\$9,827.68	\$4,168,485.85
<b>Obligated CDBG DR Funds</b>	(\$1,799.53)	\$4,626,389.77
<b>Expended CDBG DR Funds</b>	\$50,666.76	\$4,168,485.85
BIASA II, LP	\$0.00	\$0.00
BIASA, L. P. (Re-organized as BIASA II, L.P.)	\$50,666.76	\$4,168,485.85
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$1,799.53	\$50,926.23

**Activity Description:**

BIASA II, LP (BIASA), a California limited partnership, will utilize \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex within a designated Target Area in the city of Desert Hot Springs and rent to low- and very low-income households ("Project" or "Hacienda Hills"). The Project consists of all two-bedroom units. One two-bedroom unit will be set aside for an on-site manager. The Project site is approximately 4.43 acres with Assessor Parcel number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs. BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

**Location Description:**

Designated target areas within the City of Desert Hot Springs, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

In order to comply with tax credit requirements, BIASA, L.P. underwent financial restructuring and reorganized as BIASA II, L.P. and assumed ownership on May 25, 2010. A total of \$4,677,316 is obligated for the project and 90% of budget has been drawn. BIASA II, L.P. has completed rehabilitation for the 60-unit property. Of those, 30 NSP-assisted units have been reserved for very low-income households. A total of 38 units have been leased up, of which 31 are rented to very low-income households. BIASA II, L.P. is continuing to lease up and identify qualified renters.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	60	60/60
# of Multifamily Units	0	60/60

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	30	0/0	0/0	30/30	0.00
# Renter Households	0	0	30	0/0	0/0	30/30	0.00

## Activity Locations

Address	City	State	Zip
67150 Hacienda Dr	Desert Hot Spring	NA	92240

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 09-NSP0601

**Activity Title:** NSP Admin Draws

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP06

**Project Title:**

Administration

**Projected Start Date:**

05/11/2009

**Projected End Date:**

05/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Riverside County Economic Development Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,075,590.65
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,075,590.65
<b>Program Funds Drawdown</b>	\$295,351.55	\$1,734,133.43
<b>Obligated CDBG DR Funds</b>	(\$588,000.00)	\$4,075,590.65
<b>Expended CDBG DR Funds</b>	\$335,578.72	\$1,734,133.43
Riverside County Economic Development Agency	\$335,578.72	\$1,734,133.43
Riverside County Economic Development Agency - Admin	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$73,709.69)	\$0.00
<b>Program Income Drawdown</b>	\$425.00	\$74,134.69

**Activity Description:**

This activity is grant administration which includes, but is not limited to, the following activities: general management, oversight, coordination, public information, reporting, evaluation, and indirect costs.

**Location Description:**

3403 10th Street, Suite 500, Riverside, CA 92501.

**Activity Progress Narrative:**

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program activities.

**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

---

<b>Grantee Activity Number:</b>	<b>09-NSP06HA1</b>
<b>Activity Title:</b>	<b>Admin - Housing Authority Cathedral City</b>

**Activity Category:**

Administration

**Project Number:**

09-NSP06

**Projected Start Date:**

12/14/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

12/14/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside County Economic Development Agency - Housing

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$288,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$288,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities in the city of Cathedral City.

**Location Description:**

3403 10th Street, Riverside, CA 92501.

**Activity Progress Narrative:**

This is a new administration activity for period 10/1/10-12/31/10. Funds will be used to pay for costs associated with administering the NSP funds for the Housing Authority activities in the city of Cathedral City.

**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

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<b>Grantee Activity Number:</b>	<b>09-NSP06HA2</b>
<b>Activity Title:</b>	<b>Admin - Housing Authority Western Riverside</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP06

**Project Title:**

Administration

**Projected Start Date:**

12/14/2010

**Projected End Date:**

12/14/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Riverside County Economic Development Agency - Housing

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP funds will be used to pay for costs associated with administering the NSP funds for the Housing Authority activities in western Riverside.

**Location Description:**

3403 10th Street, Riverside, CA 92501

**Activity Progress Narrative:**

This is a new administration activity for period 10/1/10-12/31/10. Funds will be used to pay for costs associated with administering the NSP funds for the Housing Authority activities in western Riverside County.

**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

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**Grantee Activity Number:** 10-NSP01-101X

**Activity Title:** RHDC Group 4

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

09/30/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

09/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Riverside Housing Development Corporation

**Overall**

	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,000,000.00
<b>Program Funds Drawdown</b>	\$144,725.86	\$144,725.86
<b>Obligated CDBG DR Funds</b>	\$144,725.86	\$144,725.86
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Riverside Housing Development Corporation	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Riverside Housing Development Corporation (RHDC) will utilize up to \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within designated target areas of the County of Riverside as defined in the County's 2008-2009 One Year Action Plan. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

NSP target areas of Beaumont, Banning, Menifee, San Jacinto, Temecula and Lake Elsinore as defined in 08/09 One-Year Action Plan.

**Activity Progress Narrative:**

On September 30, 2010, the County of Riverside executed a new loan agreement with the Riverside Housing Development Corporation (RHDC) to utilize NSP Program Income for the activity of acquisition, rehabilitation and resale. RHDC has acquired 3 properties and continues to identify eligible properties to purchase.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/7

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>

# of Housing Units	3	3/7
# of Singlefamily Units	3	3/7

### Beneficiaries Performance Measures

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

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<b>Grantee Activity Number:</b>	<b>10-NSP01-102X</b>
<b>Activity Title:</b>	<b>Sheffield NSP1 PI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

12/27/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

12/27/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$564,400.46
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$564,400.46
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Sheffield foreclosure Renovation, Inc. will utilize \$1,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 4 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County, as defined in Riverside County's 2008-09 One Year Action Plan.

**Activity Progress Narrative:**

On December 27, 2010, the County of Riverside executed a new loan agreement with Sheffield Foreclosure Renovation, Inc. (Sheffield) to utilize NSP Program Income for the activity of acquisition, rehabilitation and resale. Sheffield is currently working on identifying eligible properties to purchase.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/4

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

### 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	

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<b>Grantee Activity Number:</b>	<b>10-NSP01-103X</b>
<b>Activity Title:</b>	<b>NPHS - NSP1 Program Income</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09-NSP01

**Projected Start Date:**

01/11/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq, Rehab, Resale, FTHB

**Projected End Date:**

11/11/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Partnership Housing Services

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Neighborhood Partnership Housing Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Neighborhood Partnership Housing Services will utilize \$1,000,000 in NSP Program Income for acquisition, rehabilitation and resale of approximately 4 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities of Perris and Menifee and unincorporated areas. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

**Location Description:**

Designated target areas within the cities of Perris and Menifee and unincorporated areas as defined in Riverside County's 2008-09 One-Year Action Plan.

**Activity Progress Narrative:**

On September 30, 2010, the County of Riverside executed a new loan agreement with the Neighborhood Partnership Housing Services (NPHS) to utilize NSP Program Income for the activity of acquisition, rehabilitation and resale. NPHS is currently working on identifying eligible properties to purchase.

**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

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