

**Grantee: Riverside, CA**

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

**January 1, 2013 thru March 31, 2013 Performance Report**

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

**Obligation Date:**  
03/06/2009

**Award Date:**  
03/03/2009

**Grantee Name:**  
Riverside, CA

**Contract End Date:**  
03/03/2013

**Review by HUD:**  
Reviewed and Approved

**LOCCS Authorized Amount:**  
\$6,581,916.00

**Grant Status:**  
Active

**QPR Contact:**  
Shonda Marie Herold

**Estimated P/RL Funds:**  
\$6,000,000.00

**Total Budget:**  
\$12,581,916.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

**Areas of Greatest Need:**

**Distribution and and Uses of Funds:**

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,581,916.00
Total Budget	\$827,378.84	\$12,581,916.00
Total Obligated	\$1,346,606.96	\$12,581,916.00
Total Funds Drawdown	\$0.00	\$10,022,501.14
Program Funds Drawdown	\$0.00	\$5,726,717.34
Program Income Drawdown	\$0.00	\$4,295,783.80
Program Income Received	\$0.00	\$4,653,392.04



<b>Total Funds Expended</b>	\$11,919.99	\$10,215,462.23
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<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>	\$987,287.40	\$0.00
<b>Limit on Admin/Planning</b>	\$658,191.60	\$849,396.35
<b>Limit on State Admin</b>	\$0.00	\$849,396.35

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

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

>In addition, 11 vacant lots have been acquired, some original held dilapidated structures that have been demolished others were acquired with other developed properties (e.g. a legal description that included two separate parcels). City Council has approved contracts with two local non-profit agencies, Mary Erickson Community Housing and Habitat for Humanity, to develop new residential housing on two of the lots (Arapahoe, 11th Street). An RFP to secure developers to develop the remaining lots was released on August 15, 2012. Three lots of the remaining nine received proposals contracts are expected to be awarded by City Council during the next reporting period. Responding developers noted that new construction on the remaining lots was not feasible due to the amount of off-site improvements necessary. Staff is currently working to identify available sources of subsidy. >A total of \$130,797.22 has been expended during this reporting period in both categories 1A (\$11,994.91), 2C (\$118,592.39 + \$142.42) and 3 (\$67.50). Additional detail can be found in those sections.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehab	\$0.00	\$10,866,780.58	\$5,204,505.94
3, Acquisition and Demolition	\$0.00	\$456,943.82	\$127,297.40



4, Administration	\$0.00	\$1,258,191.60	\$394,914.00
5, Homeownership Assistance	\$0.00	\$0.00	\$0.00



## Activities

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

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehab

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,832,666.64
<b>Total Budget</b>	\$0.00	\$6,832,666.64
<b>Total Obligated</b>	\$0.00	\$6,832,666.64
<b>Total Funds Drawdown</b>	\$0.00	\$6,352,597.34
<b>Program Funds Drawdown</b>	\$0.00	\$4,243,206.86
<b>Program Income Drawdown</b>	\$0.00	\$2,109,390.48
<b>Program Income Received</b>	\$0.00	\$4,653,392.04
<b>Total Funds Expended</b>	\$5,195.20	\$6,375,009.94
City of Riverside	\$5,195.20	\$6,375,009.94
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

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

### Location Description:

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



## Activity Progress Narrative:

Quarterly Performance Report &dash Activity One Narrative

>\$5,195.20 has been expended under Activity One during this reporting period representing project costs associated with the rehabilitation, project improvement costs or disposition of the properties to income qualified households.

Three houses were listed for sale during the 4th quarter of 2012: 2032 Blenheim, 10723 Kearsarge and 4578 Sunnyside. Two homes, Blenheim and Kearsarge sold during this reporting period and are reported in our property count. The property at 4578 Sunnyside is in escrow and will be reported at the completion of the sale, during the next reporting period. The sale of 2032 Blenheim and 10723 Kearsarge generated a total of \$280,485.51 in program income.

2032 Blenheim, a 2 bedroom, 1 bathroom, 966 sq.ft. vacant residential dwelling on a 6,534 sq.ft. lot was completed for an approximate cost of \$208,214.78 (including acquisition). The property was sold for \$145,000 to a moderate income household. Costs to rehabilitate this property were significant. Under normal circumstances, this house would have been considered for demolition due to the extensive amount of rehabilitation necessary. However, the property is located within a potential historic district, and is therefore deemed a cultural resource. Demolition under this circumstance was not preferable as it would adversely impact the character of the neighborhood. Sale of the property generated \$135,010.50 in program income.

>10723 Kearsarge, a 3 bedroom, 1 bathroom, 1,000 sq.ft. vacant residential dwelling on a 6,534 sq.ft. lot was completed for an approximate cost of \$180,817.20 (including acquisition). The property was sold for \$160,000 to a moderate income household. Costs Sale of the property generated \$145,475.01 in program income.

4578 Sunnyside is in escrow and will be reported on during the next reporting period

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	29/80
# of Singlefamily Units	2	29/80

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	2/0	15/80	29/80	58.62
# Owner Households	0	2	2	2/0	15/80	29/80	58.62

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP-2a

**Activity Title:** Acquisition, Rehab and Lease to Own

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition and Rehab

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/rental, specifically for lease-to-own purposes. In those instances where applicant households have appropriate income but less than satisfactory credit, this will provide a mechanism that allows them time to repair their credit while living the unit that will become their own home. The lease-to-own term will not exceed 36 months; the household will be paying 35% of their monthly income for housing costs, of which 30% will include the affordable rent less utility allowances, and 5% will go into a holding fund which will accumulate toward the household's downpayment. At the point that the household's creditworthiness would allow for a lender to provide the first trust deed, and the amount saved toward the downpayment has met or exceeded 3% of the purchase price, the unit will be sold to the household at the total amount of investment in the unit by the City. Should there be an affordability gap, some portion of the City's original investment of acquisition and rehabilitation funds will remain in the property as a "silent second" (no monthly payments due, and a proportionate equity-share mechanism in lieu of interest) to be repaid upon change in title or status as owner-occupied housing. The property will have an affordability covenant recorded against it, for a period of 55 years. As with other assisted single family units through Riverside's rehabilitation programs and down-payment assistance programs, continued affordability is ensured through an annual monitoring process. Initial acquisition by the City will average at least 15% below a current appraised value. No interest will be charged, instead a proportionate equity-share mechanism will be used. The sales price will be no greater than the total investment by the City (including acquisition, rehabilitation and associated program delivery costs). For example, if a completed unit is sold for \$200,000, and \$25,000 remains as a "silent second", this amount represents 12.5% of the original purchase price. When the unit is sold in future years, the \$25,000 principal and 12.5% of any equity (increase in value less capital improvements and costs of sale) would be recaptured. For example if the unit is sold in the future for \$400,000, and capital improvements to the unit and costs of sale total \$50,000, then the amount due to the City would be \$43,750 (original principal of \$25,000, plus 12.5% of the equity which is calculated at \$400,000 less household's acquisition price of \$200,000, less \$50,000 in capital improvements and costs of sale: \$400,000 - \$200,000 = \$200,000; \$200,000 - \$50,000 = \$150,000; \$150,000 x 12.5% = \$18,750; \$18,750 + \$25,000 = \$43,750).

**Location Description:**



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

### Activity Progress Narrative:

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

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	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>NSP-2b</b>
<b>Activity Title:</b>	<b>Acquisition, Rehab and Rent to Eligible Households</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition and Rehab

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** NSP-2c

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

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehab

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2013**

N/A

**To Date**

\$4,034,113.94

**Total Budget**

\$1,226,214.22

\$4,034,113.94

**Total Obligated**

\$1,226,214.22

\$4,034,113.94

**Total Funds Drawdown**

\$0.00

\$2,363,563.63

**Program Funds Drawdown**

\$0.00

\$961,299.08

**Program Income Drawdown**

\$0.00

\$1,402,264.55

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,518,130.89

City of Riverside

\$0.00

\$2,518,130.89

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

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

**Location Description:**

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



## Activity Progress Narrative:

During the previous reporting period (October 1 to December 31) the following failed to be reported:

>\$118,592.39 was expended for 13 apartment units at 3553 Lou Ella Lane, a foreclosed 28-unit apartment complex, the building was acquired with HOME funds (\$1,682,752.60) and rehabilitated with NSP funds (\$118,592.39). This structure represents a strategic acquisition. The Housing Authority owns eight apartment complexes (approximately 113 apartment units) in the same neighborhood and is in the process of drafting a revitalization plan for the neighborhood. All units are income restricted per HOME regulations (80% AMI) and those 13 units assisted with NSP funds are income restricted at not to exceed 50% AMI, meeting our LH-25 requirement.

>During the subject reporting period (January 1 to March 31) \$142.42 of expenditures were incurred related to the ongoing operations of 3065-3067 Fairmount Court, a duplex located within a historic district in downtown Riverside.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
3553 Lou Ella Lane	Riverside		California	92507-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP-3

**Activity Title:** Demolition of Acquired Properties

**Activity Category:**

Clearance and Demolition

**Project Number:**

3

**Projected Start Date:**

01/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Demolition

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$456,943.82
<b>Total Budget</b>	(\$544,353.03)	\$456,943.82
<b>Total Obligated</b>	(\$25,124.91)	\$456,943.82
<b>Total Funds Drawdown</b>	\$0.00	\$456,943.82
<b>Program Funds Drawdown</b>	\$0.00	\$127,297.40
<b>Program Income Drawdown</b>	\$0.00	\$329,646.42
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$67.50	\$457,011.32
City of Riverside	\$67.50	\$457,011.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

During the subject reporting period (January 1 to March 31) \$67.50 of expenditures were incurred related to project improvement costs at 10730 Gould Street.

>During the reporting period from January 1 to March 30 two non-profit CHDOs, Mary Erickson Community Housing (MECH) and Habitat for Humanity Riverside (Habitat) were placed under contract to construct replacement single family homes on the following lots: 2325 11th Street and 3349 Arapahoe respectively. Construction at 2325 11th Street has been delayed due to plan check issues and the ability to secure competitive construction bids within budget. However, construction on 3349 Arapahoe is proceeding at a speedy pace. The home is expected to be completed during the second quarter of 2013. The construction of these homes was subsidized with HOME funds.



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

>The City of Riverside is in unrelated, active litigation with the property owner of 2831 Mulberry. A trial date to resolve the matter is scheduled for the second quarter of 2013, an update will be provided at that time.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>NSP-5</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

4

**Project Title:**

Administration

**Projected Start Date:**

01/01/2009

**Projected End Date:**

07/20/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Riverside

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,258,191.60
<b>Total Budget</b>	\$145,517.65	\$1,258,191.60
<b>Total Obligated</b>	\$145,517.65	\$1,258,191.60
<b>Total Funds Drawdown</b>	\$0.00	\$849,396.35
<b>Program Funds Drawdown</b>	\$0.00	\$394,914.00
<b>Program Income Drawdown</b>	\$0.00	\$454,482.35
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,657.29	\$865,310.08
City of Riverside	\$6,657.29	\$865,310.08
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration of the NSP Grant.

**Location Description:**

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

**Activity Progress Narrative:**

During this reporting period staff continued a self-audit of hard copy, digital files and that information submitted to DRGR. In addition, staff drafted scopes of work for the rehabilitation of apartment units and is overseeing construction. >\$6,657.29 of admin funds were expended during this reporting period covering a portion of general office expense, postage and staff salary. Draws for the administrative expenses will be processed during the next reporting period.

**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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