

**Grantee: Riverside, CA**

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

**April 1, 2012 thru June 30, 2012 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	\$11,754,537.16
Total Budget	\$0.00	\$11,754,537.16
Total Obligated	\$0.00	\$9,270,000.57
Total Funds Drawdown	\$0.00	\$7,704,071.78
Program Funds Drawdown	\$0.00	\$5,726,717.34
Program Income Drawdown	\$0.00	\$1,977,354.44
Program Income Received	\$0.00	\$4,276,433.91



<b>Total Funds Expended</b>	\$2,567,275.77	\$8,307,543.50
<b>Match Contributed</b>	\$0.00	\$0.00

## 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>	\$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

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,645,479.00	\$2,807,899.72

## Overall Progress Narrative:

Since NSP1's inception, the City of Riverside, via the Housing Authority of the City of Riverside has acquired rehabilitated and sold or rented 61 dwelling units (both single family and multi-family units). In addition, the Housing Authority has acquired and eliminated blight via demolition on 9 residential properties. A request for proposals to develop these new vacant lots with affordable single-family housing has been released.

As of the April 1 to July 30th reporting period, three additional single-family residential units are undergoing rehabilitation and staff sought after and received on-site Technical Assistance from our HUD Field Office Representative and attended an off-site 2-day training regarding DRGR. The Technical Assistance allowed staff to identify and remedy inconsistencies previously reported in DRGR.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
1, Acquisition and Rehab	\$0.00	\$8,140,566.36	\$5,204,505.94
3, Acquisition and Demolition	\$0.00	\$501,296.85	\$127,297.40
4, Administration	\$0.00	\$1,112,673.95	\$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	Apr 1 thru Jun 30, 2012	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	\$5,832,666.64
<b>Total Funds Drawdown</b>	\$0.00	\$5,211,007.94
<b>Program Funds Drawdown</b>	\$0.00	\$4,243,206.86
<b>Program Income Drawdown</b>	\$0.00	\$967,801.08
<b>Program Income Received</b>	\$0.00	\$4,276,433.91
<b>Total Funds Expended</b>	\$1,256,828.37	\$5,269,515.58
City of Riverside	\$1,256,828.37	\$5,269,515.58
<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:

As mentioned previously, a reconciliation of NSP accounts was recently undertaken. During the reconciliation, it was found that: three (3) single family addresses had not been reported in previous QPRs; \$1,256,828.37 in expenditures had not been reported though funds had been drawn and expended some time ago; and the income levels and beneficiaries were being reported incorrectly due to a misunderstanding of DRGR terminology.

During the reporting period, staff attended a two-day DRGR training session in Culver City, California. This training together with the help of our HUD NSP Rep. in the Field office helped staff to identify and remedy the discrepancies.

Three additional single family properties are currently undergoing rehabilitation and are expected to be complete and reported on during the next reporting period.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	3		27/80	
# of Parcels acquired voluntarily	0		23/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		27/80	
# of Singlefamily Units	3		27/80	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-6	-10	-4	2/0	13/80	27/80	55.56
# Owner Households	-6	-10	-4	2/0	13/80	27/80	55.56

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1641 Catania Dr	Riverside		California	92507-2389	Match / Y
2290 Vasquez Pl	Riverside		California	92507-5107	Match / Y
4035 Saint George Pl	Riverside		California	92504-3038	Match / Y
4922 Rose Ave	Riverside		California	92505-2615	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP-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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</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 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>Apr 1 thru Jun 30, 2012</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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<b>Grantee Activity Number:</b>	<b>NSP-2c</b>
<b>Activity Title:</b>	<b>Acquisition, Rehab, Rent to Households &lt; 50% AMI</b>

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,034,113.94
<b>Total Budget</b>	\$0.00	\$4,034,113.94
<b>Total Obligated</b>	\$0.00	\$2,055,178.72
<b>Total Funds Drawdown</b>	\$0.00	\$1,379,317.31
<b>Program Funds Drawdown</b>	\$0.00	\$961,299.08
<b>Program Income Drawdown</b>	\$0.00	\$418,018.23
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$852,658.86	\$1,968,815.37
City of Riverside	\$852,658.86	\$1,968,815.37
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Properties acquired and rehabilitated under this activity provide affordable rental opportunities for households earning no more than 50% of the area median income.

During the previously mentioned audit, staff noted that household information, property addresses and income level information was missing from DRGR. It has now been input and the necessary prior period corrections have been made.

The Total Funds expended reflect a proration of the expenses associated with 3552 Lou Ella Lane, as both NSP1 and NSP3 funds were used to acquire this property. However, as this property could not have been acquired or rehabilitated without the use of NSP1 funds, all units have been counted as having benefited from this funding source.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	7/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	23	35/19
# of Multifamily Units	35	35/17
# of Singlefamily Units	-12	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	20	0	20	35/17	0/0	35/17	100.00
# Renter Households	20	0	20	35/17	0/0	35/17	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP-3

**Activity Title:** Demolition of Acquired Properties

**Activity Category:**

Clearance and Demolition

**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>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$456,943.82
<b>Total Budget</b>	\$0.00	\$456,943.82
<b>Total Obligated</b>	\$0.00	\$269,481.26
<b>Total Funds Drawdown</b>	\$0.00	\$264,350.18
<b>Program Funds Drawdown</b>	\$0.00	\$127,297.40
<b>Program Income Drawdown</b>	\$0.00	\$137,052.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$109,908.10	\$219,816.20
City of Riverside	\$109,908.10	\$219,816.20
<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 internal reconciliation of NSP digital, hardcopy and DRGR records the 9 properties failed to be reported under this activity. All properties/structures acquired under this Activity were grossly substandard and a danger to public health and safety. They were structurally unsound and could not be reasonably be rehabilitated. During the reporting period from January 1 to March 30 two non-profit CHDOs were placed under contract to construct replacement single family homes on the following lots: 2371 Georgia; 2325 11th Street; 3349 Arapahoe. Construction at 2371 Georgia Street has been completed and the property sold to a qualified household. Construction on the remaining two parcels is scheduled to begin by the end of August 2012 and will be updated during the next QPR. The construction of these homes were subsidized with HOME funds.



As reported in previous QPRs the RFP process to secure developers to redevelop properties made vacant under NSP1 Activity 3 (Acquisition/Demolition) was delayed due to the chaos caused by the elimination of California Redevelopment Agencies. During the current reporting period, the RFP for this purpose was prepared and is under review by upper management. The RFP is expected to be released and a competent developer or developers selected by the next reporting period.

During the January 1-March 30th reporting period 2825 and 2841 Mulberry were acquired. During the current reporting period, both properties were demolished. Staff continues to monitor the property at 2831 Mulberry for possible acquisition. 2841 and 2825 Mulberry are strategic acquisitions. 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.

## Accomplishments Performance Measures

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

Address	City	County	State	Zip	Status / Accept
10370 Gould St	Riverside		California	92505-1176	Match / Y
10820 Sunnyslope Dr	Riverside		California	92505-2651	Match / Y
11502 Anacapa Pl	Riverside		California	92505-3302	Match / Y
1791 N Orange St	Riverside		California	92501-1965	Match / Y
2325 11th St	Riverside		California	92507-5134	Match / Y
2371 Georgia St	Riverside		California	92507-5110	Match / Y
2792 Woodbine St	Riverside		California	92507-5665	Match / Y
2825 Mulberry St	Riverside		California	92501-2507	Match / Y
2825 Mulberry St	Riverside		California	92501-2507	Match / Y

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** NSP-5  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

4

**Projected Start Date:**

01/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

07/20/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Riverside

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,258,191.60
<b>Total Budget</b>	\$0.00	\$1,258,191.60
<b>Total Obligated</b>	\$0.00	\$1,112,673.95
<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>	\$347,880.44	\$849,396.35
City of Riverside	\$347,880.44	\$849,396.35
<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:**

>The expenditures noted above are a result of an internal audit and reconciliation of staff administration time associated with NSP that had not previously been reported.

During the reporting period, staff accepted Requests for Proposals for new contractors to complete rehabilitations on NSP properties. The recommended contractors are subject to Housing Authority Board consideration on August 19, 2012. If approved by the Housing Authority Board, contracts will be executed and the panel will be in place, and ready to provide services.

The above dollar amount also reflects the time staff during the reporting period receiving training on DRGR provided by both our HUD Field Office Representative and via a two-day, off-site training in Culver City, California.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / 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	

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