

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

July 1, 2012 thru September 30, 2012 Performance Report



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

Obligation Date:
03/06/2009

Award Date:
03/03/2009

Grantee Name:
Riverside, CA

Contract End Date:
03/03/2013

Review by HUD:
Reviewed and Approved

LOCCS Authorized Amount:
\$6,581,916.00

Grant Status:
Active

QPR Contact:
Shonda Marie Herold

Estimated PIRL Funds:
\$6,000,000.00

Total Budget:
\$12,581,916.00

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,754,537.16
Total Budget	\$2,000,000.00	\$11,754,537.16
Total Obligated	\$2,484,536.59	\$11,754,537.16
Total Funds Drawdown	\$2,318,429.36	\$10,022,501.14
Program Funds Drawdown	\$0.00	\$5,726,717.34
Program Income Drawdown	\$2,318,429.36	\$4,295,783.80
Program Income Received	\$376,958.13	\$4,653,392.04



Total Funds Expended	\$1,777,406.35	\$10,084,949.85
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$987,287.40	\$0.00
Limit on Admin/Planning	\$658,191.60	\$849,396.35
Limit on State Admin	\$0.00	\$849,396.35

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

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, 66 dwelling units have been acquired, rehabilitated and sold or rented to qualified households. Three additional Single Family Dwelling units (Blenheim, Sunnyside, Kearsarge) are currently undergoing rehabilitation and are reported on in Activity 1A (Acquisition/Rehabilitation/Resale). In addition, 9 vacant lots have been acquired, some original held dilapidated structures that have been demolished others were acquired with other developed properties. 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. Two proposals were received and evaluated. Contracts are expected to be reviewed and awarded by City Council during the next reporting period.

Staff is contemplating a Substantial Amendment to update NSP1 program to permit the rental of multi-family apartments to households up to 120% AMI, as opposed to solely those households earning at or below 50% AMI. This Substantial Amendment has not yet been processed.

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	\$10,140,566.36	\$5,204,505.94
3, Acquisition and Demolition	\$0.00	\$1,001,296.85	\$127,297.40
4, Administration	\$0.00	\$1,112,673.95	\$394,914.00
5, Homeownership Assistance	\$0.00	\$0.00	\$0.00



Activities

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

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$6,832,666.64
Total Budget	\$1,000,000.00	\$6,832,666.64
Total Obligated	\$1,000,000.00	\$6,832,666.64
Total Funds Drawdown	\$1,141,589.40	\$6,352,597.34
Program Funds Drawdown	\$0.00	\$4,243,206.86
Program Income Drawdown	\$1,141,589.40	\$2,109,390.48
Program Income Received	\$376,958.13	\$4,653,392.04
Total Funds Expended	\$1,100,299.16	\$6,369,814.74
City of Riverside	\$1,100,299.16	\$6,369,814.74
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:

\$1,100,299.16 has been reported as funds expended during this reporting period. This is a result of on-going reconciliation of expenses reported in DRGR and those expenses noted in the City's accounting system. \$143,569.93 of the \$1,100,299.16 reported was incurred during this reporting period as described below.

During the subject reporting period (July 1 to September 30) \$143,569.93 of expenditures were incurred for the rehabilitation of 10723 Kearsarge and 4578 Sunnyside. Kearsarge and Sunnyside have completed rehabilitation and will be listed for sale during the 4th Quarter of 2012. Given current market conditions, Kearsarge is estimated to sell for \$160,000 and Sunnyside is estimated to sell for \$200,000. 2032 Blenheim is still undergoing rehabilitation, due to the age and condition of the structure, rehabilitation has taken longer than anticipated. However, it is expected that at the next reporting period, staff will be able to report completed construction and listing of the property for sale.

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	0	27/80
# of Singlefamily Units	0	27/80

Beneficiaries Performance Measures

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

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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically 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	



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

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Riverside	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP-2c
Activity Title:	Acquisition, Rehab, Rent to Households < 50% AMI

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$4,034,113.94

Total Budget

\$500,000.00

\$4,034,113.94

Total Obligated

\$752,721.00

\$2,807,899.72

Total Funds Drawdown

\$984,246.32

\$2,363,563.63

Program Funds Drawdown

\$0.00

\$961,299.08

Program Income Drawdown

\$984,246.32

\$1,402,264.55

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$430,723.13

\$2,399,538.50

City of Riverside

\$430,723.13

\$2,399,538.50

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

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



Activity Progress Narrative:

\$430,723.13 has been reported as funds expended during this reporting period. This is a result of on-going reconciliation of expenses reported in DRGR and those expenses noted in the City’s accounting system. \$5,344.13 of the \$430,723.13 represents those expenses incurred during this reporting period and is further described below. During the subject reporting period (July 1 to September 30) \$5,344.13 of expenditures were incurred related to a broken water line, related flooding and utility costs associated with the Housing Authority’s multi-family rental properties. Additional expenditures will be reported in the next QPR as rehabilitation of individual units continues to occur.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: NSP-3

Activity Title: Demolition of Acquired Properties

Activity Category:

Clearance and Demolition

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

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$456,943.82
Total Budget	\$500,000.00	\$456,943.82
Total Obligated	\$731,815.59	\$1,001,296.85
Total Funds Drawdown	\$192,593.64	\$456,943.82
Program Funds Drawdown	\$0.00	\$127,297.40
Program Income Drawdown	\$192,593.64	\$329,646.42
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$237,127.62	\$456,943.82
City of Riverside	\$237,127.62	\$456,943.82
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

\$237,127.62 has been reported as funds expended during this reporting period. This is a result of on-going reconciliation of expenses reported in DRGR and those expenses noted in the City's accounting system. \$28,307.32 of the \$237,127.62 represents those expenses incurred during this reporting period.

>During the subject reporting period (July 1 to September 30) \$28,307 of expenditures were incurred related to the demolition of two substandard residential structures.

>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: 2325 11th Street; 3349 Arapahoe. Construction is scheduled to begin by the end of November and will be updated during the next QPR. The construction of these homes was 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. The RFP was released August 15th and two proposals were received on September 20th. Responses to the proposals are under review. It is expected that a contract will be awarded before the end of the year. Additional progress will be reported on during the next Reporting Period.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: NSP-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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,258,191.60
Total Budget	\$0.00	\$1,258,191.60
Total Obligated	\$0.00	\$1,112,673.95
Total Funds Drawdown	\$0.00	\$849,396.35
Program Funds Drawdown	\$0.00	\$394,914.00
Program Income Drawdown	\$0.00	\$454,482.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,256.44	\$858,652.79
City of Riverside	\$9,256.44	\$858,652.79
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of the NSP Grant.

Location Description:

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

Activity Progress Narrative:

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. Staff is also conducting a self-audit of hard copy, digital files and that information submitted to DRGR. Administrative expenses in the amount of \$9,256.44 were incurred during this reporting period. These expenses are related to the services of a rehabilitation inspector and construction coordinator. As part of the reconciliation process, 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

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	

