

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

October 1, 2011 thru December 31, 2011 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:
Submitted - Await for Review

Grant Amount:
\$6,581,916.00

Grant Status:
Active

QPR Contact:
Shonda Marie Herold

Estimated PI/RL Funds:
\$4,299,174.47

Total Budget:
\$10,881,090.47

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	\$9,754,537.16
Total Budget	\$3,172,621.16	\$9,754,537.16
Total Obligated	\$3,172,621.16	\$9,270,000.57
Total Funds Drawdown	\$0.00	\$8,899,338.50
Program Funds Drawdown	\$0.00	\$5,726,717.34
Program Income Drawdown	\$0.00	\$3,172,621.16
Program Income Received	\$0.00	\$4,299,174.47



Total Funds Expended	\$0.00	\$5,545,780.06
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	\$2,307,899.72

Overall Progress Narrative:

Since NSP1's implementation by the City of Riverside and in combination with Redevelopment Housing Funds and a privately leveraged line-of-credit provided by City National Bank, 64 properties have been acquired. Fifty properties have successfully completed rehabilitation rehab and were sold to income-qualified first time homebuyers. In addition, seven multi-family properties have completed rehabilitation. One property, a tri-plex, is currently housing individuals as part of the City's Supportive Housing Program (SHP), the other six multi-family properties (a combination of duplexes and four-plexes) are rented to low-income households. The City has also acquired seven vacant lots. 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 (3349 Arapahoe and 2325 11thStreet respectively).

The RFP process to secure non-profit developers to develop the remaining five lots has been delayed. The delay has been caused by the recent California Supreme Court decision to eliminate Redevelopment Agencies, as Redevelopment Agency Housing Set-Aside funding was to be used to subsidize the construction of these new dwellings. An update will be provided in the next QPR.

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	\$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



9999, Restricted Balance

\$0.00

\$0.00

\$0.00



Activities

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

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Riverside

Match Contributed

N/A

\$2,178,957.83

\$2,178,957.83

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$5,832,666.64

\$5,832,666.64

\$5,832,666.64

\$5,832,666.64

\$3,653,708.81

\$2,178,957.83

\$3,922,216.34

\$3,818,199.54

\$3,818,199.54

\$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:

The rehabilitation of 3926 Jefferson, a 3 bedroom, 2 bathroom, 1,126 sq.ft. vacant residential dwelling on a 7,405 square foot lot was completed for an approximate cost of \$175,441.90 (including acquisition). The property was sold for \$169,000 to a First Time Homebuyer making 100% of the Area Median Income. During the reporting period, one additional single family residence was listed for sale: 4175 El Dorado. An update as to the sale of this property will be reported during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	23/80
# of Parcels acquired voluntarily	0	23/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	23/80
# of Singlefamily Units	1	23/80

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	8/0	22/80	30/80	100.00
# Owner Households	0	1	1	8/0	22/80	30/80	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3926 Jefferson	Riverside		California	92504-	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	



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 Benefit (Households)

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	Oct 1 thru Dec 31, 2011	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 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/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 Benefit (Households)

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	Oct 1 thru Dec 31, 2011	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

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



# of Parcels acquired by	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-2c
Activity Title:	Acquisition, Rehab, Rent to Households < 50% AMI

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Riverside

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,307,899.72
Total Budget	\$407,899.72	\$2,307,899.72
Total Obligated	\$407,899.72	\$2,055,178.72
Total Funds Drawdown	\$0.00	\$1,958,696.85
Program Funds Drawdown	\$0.00	\$1,550,797.13
Program Income Drawdown	\$0.00	\$407,899.72
Program Income Received	\$0.00	\$32,179.13
Total Funds Expended	\$0.00	\$1,116,156.51
City of Riverside	\$0.00	\$1,116,156.51
Match Contributed	\$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. To date the City of Riverside has purchased 7 properties/ total of 18 dwelling units. All properties have completed rehabilitation and are occupied by low/very-low income households. The City of Riverside contracted Riverside Housing Development Corporation to act as property manager. Currently all available units have been filled. Title to these properties will be held long term by the Housing Authority of the City of Riverside to ensure continued affordability. Rents do not exceed 30% of a household's gross income. During the reporting period from October 1, 2011 to December 31, 2011 \$20,578 of program income was generated and reported by the program's non-profit, property manager. This amount is retained in a "replacement reserve account" should unexpected structural/mechanical failures occur or to cover costs in the event a large number of vacancies occur simultaneously.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/17
# of Singlefamily Units	0	12/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/17	0/0	15/17	100.00
# Renter Households	0	0	0	15/17	0/0	15/17	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

Activity Status:
Under Way

Project Number:
3

Project Title:
Acquisition and Demolition

Projected Start Date:
01/01/2013

Projected End Date:
07/20/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Riverside

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$501,296.85
Total Budget	\$131,281.26	\$501,296.85
Total Obligated	\$131,281.26	\$269,481.26
Total Funds Drawdown	\$0.00	\$258,578.66
Program Funds Drawdown	\$0.00	\$127,297.40
Program Income Drawdown	\$0.00	\$131,281.26
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$109,908.10
City of Riverside	\$0.00	\$109,908.10
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:

The acquisition of seven vacant lots/demolished properties were reported on during previous quarters: 2371 Georgia Street; 2325 11th Street; 3349 Arapahoe; 1791 N. Orange; 11502 Anacapa; 10820 Sunnyslope; 4570 Sunnyside.

>
>During the reporting period from October 1 to December 31 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. 1791 N. Orange Street will be retained for land banking purposes as staff attempts to acquire adjacent substandard lots and structures. 11502 Anacapa 10820 Sunnyslope are currently vacant, with substandard structures having been demolished during previous reporting periods. Release of Request for Proposals has been delayed due to the recent California Supreme Court Decision to



eliminate Redevelopment Agencies as Redevelopment Housing Set Aside funds were to be used to subsidize the development of new residential structures on the vacant lots. Additional information about available funding sources and the future of the vacant lots will be reported during the next reporting period. Finally 4570 Sunnyside contains a substandard structure. During the reporting period of October 1 to December 31, the demolition of the substandard structure on this lot as well as the substantial rehabilitation of the structure on the adjacent lot (4578 Sunnyside) was released. Both 4570 and 4578 Sunnyside were released under the same competitive bid document to take advantage of the economy of scale in an attempt to be efficient and save costs. The bid is due January 9, 2012 the results of which will be reported on during the next reporting period.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	NSP-5
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

07/20/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Riverside

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,112,673.95
Total Budget	\$454,482.35	\$1,112,673.95
Total Obligated	\$454,482.35	\$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	\$344,779.00
Total Funds Expended	\$0.00	\$501,515.91
City of Riverside	\$0.00	\$501,515.91
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 reviewed the current panel of professional services/consultants began drafting new Requests for Proposals. The RFPs are currently under review by Upper Management as well as the City Attorney's Office. It is anticipated that RFPs for professional services will be released during the next reporting period, with a newly qualified panel in place and ready to begin providing services by March 2012.

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

