

Grantee: Moreno Valley, CA

Grant: B-08-MN-06-0513

October 1, 2014 thru December 31, 2014 Performance

PLEASE NOTE: DUE TO TECHNICAL DIFFICULTIES WITH THE DRGR SYSTEM THE OCTOBER TO DECEMBER TEMPLATE WAS UNAVAILABLE AT THE TIME OF REPORTING FOR THE RESPECTIVE REPORTING PERIOD, AS SUCH THE GRANTEE WAS DIRECTED BY HUD TO UTILIZE THE JANUARY TO MARCH 2014 TEMPLATE. THE ISSUE WAS SUBSEQUENTLY RESOLVED WITH ASSISTANCE FROM TECHNICAL ASSISTANCE. DUE TO THE DESIGN OF THE SYSTEM AN APPROVED QPR IS UNABLE TO BE REJECTED. THE INFORMATION COULD NOT BE RETRACTED AND SUBMITTED USING THE CORRECT TEMPLATE.

ALTHOUGH THE REPORTING PERIOD INDICATED ON THIS QPR IS FOR THE PERIOD FROM OCTOBER 1 TO DECEMBER 31, 2014, THE INFORMATION CONTAINED WITHIN THIS REPORT IS ACTUALLY FOR JANUARY 1 TO MARCH 31, 2015. CONVERSELY, PERFORMANCE INFORMATION FOR THE OCTOBER 1 TO DECEMBER 31, 2014 REPORTING PERIOD CAN BE FOUND ON THE QPR ENTITLED JANUARY 1 TO MARCH 31, 2015.

Grant Number:

B-08-MN-06-0513

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

Moreno Valley, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$11,390,116.00

Grant Status:

Active

QPR Contact:

Shaniqua Freeman

LOCCS Authorized Amount:

\$11,390,116.00

Estimated PI/RL Funds:

\$4,598,611.89

Total Budget:

\$15,988,727.89

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

HUD: Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

City Response:

The City of Moreno Valley is a 51-

square mile city located in western Riverside County, California. In recent years, Moreno Valley has consistently ranked as one of the fastest growing cities in the nation. This significant growth rate, combined with skyrocketing home prices and questionable lending practices, has placed Moreno Valley near the top of a less desirable ranking - it is one of the cities hardest hit by foreclosures.

In August 2007, CNN Money.com (per Realtytrac.com) reported the combined Riverside\San Bernardino metropolitan region of California to be the fourth most impacted area by foreclosures in the U.S., with 1 foreclosure default filing for every 33 households. One year later, in August 2008, Realtytrac.com reported that Riverside County alone had 11,485 foreclosure filings, or 1 in every 63 housing units in the foreclosure process. In the same month, Moreno Valley was reported to have 6,470 units in the foreclosure process. To further illustrate the possible severity of the problem, Moreno Valley's 2008-2013 Consolidated Plan reports 6,624 single-family housing units being built in the 10 years between 1990 and March 2000, 154 units shy of the total housing units in the foreclosure process in the city today.

The Department of Housing and Urban Development HUD, via the 2008 HERA Act, has recognized the seriousness of Moreno Valley's foreclosure problem and allocated \$11,390,116 to the City for use in neighborhood stabilizing activities. In response to the problem and with HUD's allocation, the City will focus its efforts in the areas of greatest need. In order to identify these areas, the City analyzed various information:

1. Staff applied HUD's foreclosure and abandonment risk scores to a map of the City's Census tracts and Block Groups (see attachment 1).



The HUD data was provided to all allocation cities, states, and counties, via www.huduser.gov. The foreclosure and abandonment risk scores themselves were calculated by HUD, through evaluation of the following data:

1. Area unemployment rate - Moreno Valley's rate is estimated to be 11.1% (September 2008).

2. Average housing sales price decline since market peak- Moreno Valley's

resale prices have declined- 55% since the peak in April 2007.

3. High cost loan rates by census tract/block groups (mortgages with interest-only payment options, stated income mortgages with high loan to value ratios, etc.)- Moreno Valley's rates ranged from 23.4% to 49.8%.

4. The predicted 18 month underlying foreclosure rate - Moreno Valley's

rates ranged from 8.5% to 12.7%.

5. Housing units that have been vacant for at least 90 days, via US Post Office records- Moreno Valley's rate is approximately 12.8%.

The resulting risk score is given in a 1-10 priority ranking with 10 representing the highest risk of foreclosure/abandonment and 1 representing the least risk.

Staff purchased City-wide foreclosure data from the respected private research organization DataQuick, Inc. The data indicates that more than 1,630 single-family homes completed the full foreclosure process and became Real Estate Owned (REO) properties in the 3 months from July and mid-October 2008. Each property has been mapped and included in Attachment 2.

Staff evaluated how the data from HUD and DataQuick (Attachments 1 and 2) compared to the existing CDBG Area, Redevelopment Area, and established "Target Neighborhood" areas. Pre-existing "Target Area" maps are included as Attachment 3.

The City also mapped information by percent of the population (per census tract) that qualifies as low- to moderate-income or earning up to 120% area median income.

Specific Findings:

The City of Moreno Valley contains 38 Census Tracts with various block groups within each (referred to as Census Tract Block Groups or CTBGs). Of these, HUD has classified all 38 CTBGs with an at risk score of '7' or higher. Basically this places the entire City at the upper end of the risk scale.

Eleven of the 38 CTBGs (29%) are ranked at the highest possible risk score available of 10. Seven of those eleven CTBGs are primarily located in the south end of Moreno Valley and are bordered by Heacock Street, Alessandro Boulevard, Moreno Beach Drive, and the City's southern boundary in the 92555 and 92553 zip codes.

A careful examination of current foreclosures shows 49.8% to be located within the areas categorized as a risk score of 10. The remaining 50.2% of foreclosures are spread citywide but mostly concentrated in the areas categorized with a risk score of 9. The areas categorized as 9 encompass the central and northwestern parts of the city.

Combined, more than 84% of the homes foreclosed in the last 3.5 months are located in CTBGs with HUD-assigned risk scores of 9 or 10. With this in mind, the City proposes to focus its Neighborhood Stabilization efforts in focus its efforts in census tracts with risk scores of 9 or 10. The specific census tracts block groups to be targeted are listed below:

Risk Score 10

- 424.04 (1)
- 424.07 (1,2)
- 425.04 (1,2)
- 425.07(1,2)
- 425.08 (1-3)
- 425.10 (1,2)
- 425.11 (1)
- 425.18 (1)
- 425.19 (1)
- 425.21 (1)
- 426.05 (1-8)



Risk Score 9

- 422.12 (1,2)
- 422.14 (1,2)
- 424.03 (1,2)
- 424.05 (1,2)
- 424.06 (1,2)
- 424.08 (1,2)
- 424.09 (1,2)
- 424.10 (1)
- 424.11 (1,2)
- 425.05 (1,2)
- 425.06 (1)
- 425.09 (1,2)
- 425.12 (1,2)
- 425.14 (1,2)
- 425.15 (1,2)
- 425.16 (1)
- 425.17 (1,2)
- 425.20 (1)
- 425.23 (1)

Distribution and and Uses of Funds:

HUD: Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.

City Response:



The Housing and Economic Recovery Act of 2008 allows the following categories of eligible uses.

1. Establishment of financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers.
2. Purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop, such homes and properties.
3. Establishment of land banks for homes that have been foreclosed upon.
4. Demolishment of blighted structures.
5. Redevelopment of demolished or vacant properties

Based on these eligible uses, the City of Moreno Valley has identified activities that would best address the needs of the community while meeting the requirements of Section 2301(c)(2). The City will prioritize the use of the NSP by creating programs that offer assistance in neighborhoods with a concentration of existing foreclosures (based on DataQuick records) and at risk of high future foreclosure rates (as evidenced through the HUD data).

The NSP grant will fund three primary activities:

1. First Time Homebuyer Down Payment Assistance Program, in the amount of \$3,701,788
2. Acquisition/Rehabilitation/Rental of Multi-family Units, in the amount of \$2,847,529
3. Acquisition/Rehabilitation/Resale of Single Family Units, in the amount of \$3,701,788

First Time Homebuyer Down Payment Assistance Program

The City of Moreno Valley will dedicate \$3,701,788 of the NSP allocation to provide for acquisition, rehabilitation, and resale of vacant and abandoned homes via a revised version of the City's existing first time homebuyer down payment assistance program. Under the program, first time homebuyers earning up to 120% area median income (AMI) may receive up to 20% of home sales price in the form of a 30 year deferred, silent second, 'soft' loan with zero interest (no monthly payments due and a proportionate equity share mechanism will be in lieu of interest). The property shall be acquired by the qualifying household. The City will ensure the property is discounted 5% below of the appraised value. The household will be required to contribute 3% of the sales price of the property. Responsibility for rehabilitating the property shall be placed on the seller/bank. Each property will be inspected by a City Building Inspector to ensure City adopted Housing Quality Standards are met. For more information on the City's Housing Quality Standards please refer to page 10.

A property in this program will be subject to recorded covenants of 5-11 years depending on the amount of subsidy. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the covenanted period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the home, sell or transfer before the affordability period is realized, the City will collect a prorated equity share. In other words, if the NSP assisted property is sold or transferred within the covenant period, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the City.

Acquisition/Rehabilitation/Rental of Multi-family Residential Units

The City of Moreno Valley will use 25% of the NSP grant to acquire, rehabilitate, and rent multifamily residential properties to households earning up to 50% of the area median income. This shall be accomplished through partnership with



th a Community Housing Development Organization (CHDO) or other non-profit residential developer who will acquire, rehabilitate, rent, and manage the units under City oversight. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector prior to occupancy to ensure Housing Quality Standards are met.

Acquisition/Rehabilitation/Resale of Single Family Residential Properties via a Developer Program

The City of Moreno Valley will acquire and rehabilitate foreclosed, abandoned single family homes and sell them to income-eligible first time homebuyers. The City will pursue this activity in partnership with a City certified Community Housing Development Organization (CHDO), or other non-profit residential developer. The homes will be available to households earning up to 120% of Riverside County's area median income adjusted per family size. The eligible homebuyers will be required to attend a HUD certified homebuyer counseling session. Acquisitions may be completed independently or in batches, grouped geographically and/or by lender, depending on the negotiations for purchase.

All acquisitions shall be discounted a minimum of 5% below appraised value, per HERA requirements. Each NSP assisted property will be inspected by a City Building Inspector (whether or not a CHDO or other non-profit developer is contacted) to ensure the home meets the City's Housing Quality Standards. The final sales price will not exceed acquisition and rehabilitation costs.

A summary of the proposed NSP budget is provided below:

NSP-Activity 1, Multi-Family Acquisition/Rehabilitation/Rental	2,847,529
NSP-Activity 2, First Time Homebuyer Down Payment Assistance	\$3,701,788
NSP-Activity 3, Single Family Acquisition/Rehabilitation/Resale	\$3,701,788
NSP Administration Cap (10%)	\$1,139,011
Total Grant Expenditures	\$11,390,116

It is anticipated that the NSP activities could potentially generate revenue, or program income. Should this occur, the HERA requires that the monies to be reapplied to the NSP program and treated as additional funding, subject to the same expenditure criteria. According to the Act, the City may continue to utilize NSP program income through July 30, 2013. As currently written, any program income generated after that date must be returned to the U.S. Treasury.

Once the program is underway, staff will conduct internal evaluations of the NSP activity progress to ensure its effectiveness. Should a particular activity not be meeting required milestones, staff proposes to allow City staff to work with the City Manager to make 'non-substantial' plan adjustments that shift funds between approved NSP activities to meet short time spending commitment requirements.

The City of Moreno Valley is committed to maintaining affordability for its NSP assisted housing. NSP activities using the 25% allocated for households earning up to 50% area median income

are expected to be multi-family housing projects. These multi-family units will be subject to 55-year affordability covenants that run with the land. The recorded covenants will apply to both new, if any, or substantially rehabilitated units that are occupied by low income households. City housing staff will monitor projects on an a



annual basis via an existing recertification process to ensure that only households meeting the required income limits are occupying the units.

NSP single family home purchase activities involving assistance to households earning 80%-120% of area median income will be subject to an affordability period of 5 to 15 years (per HOME affordability requirements) depending on the amount of assistance provided to the household, as follows (funding amount; affordability period):

15,000 - \$40,000; 10 years

>\$40,000; 15 years

Should the household sell or transfer the property before the affordability period is complete, the City will collect a share of the increased equity. In other words, if the NSP assisted property is sold, or transferred within the above-indicated affordability period, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The funds returned to the City on the sale of the unit will be considered program income and will be 'recycled' back into the appropriate account to fund future affordable projects.

NOTE: AMENDMENT #1 APPROVED JANUARY 26, 2010 BY CITY COUNCIL MADE THE FOLLOWING MODIFICATIONS TO THE PROGRAM:

- Increased the budget of NSP-Activity 3, Single Family Acquisition/Rehabilitation/Resale from \$3,701,788 to \$5,203,576
- Increased the budget of NSP-Activity 1, Multi-Family Acquisition/Rehabilitation/Rental activity to \$4,047,529
- Reduced the budget of the NSP-Activity 2, First-Time Homebuyer Down Payment Assistance from \$3,701,788 to \$1,000,000

The amendment was approved by Council Vote 5-0; there were no public comments.

AMENDMENT #2 APPROVED JANUARY 8, 2013 BY CITY COUNCIL MADE THE FOLLOWING MODIFICATION TO THE PROGRAM:

- Expanded the program to include Eligible Uses C-E. The original Action Plan only included Eligible Uses A (Financing Mechanisms) and B (Acquisition/Rehabilitation). The expansion incorporates the following uses to be funded by Program Income generated by the program:

Eligible Use C Land banking-

the City will identify properties for the purposes of land banking based upon the following criteria: a) undeveloped/vacant parcels irregularly shaped, small undevelopable parcel requiring assembly for development and c) parcels with blighted and uninhabitable structures requiring

demolition.

Eligible Use D Demolition-

as opportunities arise, the City will acquire properties that meet the definition of blighted as defined within the Action Plan and meet criteria as set forth for land banking, for the purposes of demolition. Upon the completion of demolition activity, the vacant parcel will be land banked for future redevelopment within the permissible timeframe, as set forth by NSP regulations.

Eligible Use E Redevelopment -

The City will utilize the Redevelopment activity to develop parcels formerly owned by the now dissolved, Redevelopment Agency. The activity will be utilized to create rental and homeownership opportunities serve up 120% AMI households.

The substantial amendment was approved by Council Vote 5-0; there was one public comment unrelated to the NSP program made by Mr. Pete Bleckert.

On May 1, 2013, the City Council approved an affordable housing agreement with the Riverside Chapter of Habitat for Humanity to develop former RDA land to create homeownership opportunities for income-eligible households earning up to 50% AMI, serving the LH-25 activity. The project will consist of 8 single family homes developed in a subdivision for which Habitat for Humanity will obtain all respective entitlements and approvals. The former RDA land will be secured with a deed of trust in the amount of the purchase price and forgiven in a pro rata share as each lot is sold to a qualified homebuyer confirmed by the City. The homeowners will be qualified based upon affordable housing costs (also known as front end ratios) defined as not to exceed 30% and debt to income (also known as back end ratios) as not to exceed 43%, acceptable ability to repay, acceptable credit, performance/completion of "sweet equity". The loans will be fully-amortized, zero-



interest and 30-

40 year term loans. The City will provide purchase assistance to each homebuyer to provide "financing gap assistance" to assure affordability for the households. The City will utilize resale restrictions to secure the investment of NSP dollars and former RDA funds via the provision of the land; the affordability period will be for the duration of 45- years. Each property will be secured with the following documents that will be executed by the homeowner and recorded against the property: a DEED OF TRUST that will be held in no less than second position, GRANT DEED CONTAINING RESALE RESTRICTIONS, NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY, REGULATORY AGREEMENT, and CC&RS.

Definitions and Descriptions:

HUD: Define "blighted structure" in context of state or local law.

City Response:

The legislative definition of blight is found in California Health and Safety Code Section s33030 and 33031. In summation, the definition describes two basic areas of blight, physical and economic.

Subdivision (a) of section 33031 describes the physical conditions that cause blight as follows:

- o "Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
 - o Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
 - o Adjacent or nearby uses that are incompatible with each other and that prevent the economic development of those parcels or other portions of the project area.
- The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership."

Subdivision (b) of section 33031 describes the economic conditions that cause blight as:

- o "Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with 33459), discussed in chapter 6, entitled Environmental Issues.
- o Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- o A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks, and other lending institutions.
- o Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.
- o A high crime rate that constitutes a serious threat to the public safety and welfare."

HUD: Define "affordable rents."

City Response:

"Affordable Rents" means a cost not in excess of that which may be charged the applicable eligible person or family pursuant to Section 50053 of the California Health and Safety Code (specific code is included as Attachment 5). For NSP assisted projects, the City will use affordable rents under the HOME program, less utility allowances as provided by the County of Riverside Housing Authority. The 2008 HOME Rents and 2008 Utility Allowances are included as Attachment 6 of this application.

Low Income Targeting:

HUD: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.

City Response:

HUD has allocated to Moreno Valley a total of \$11,390,116 in NSP funds. In compliance with HERA requirements, a minimum of 25% or \$2,847,529 of that allocation must be used toward housing for individuals and families whose incomes do not exceed 50% of area median income. The City will ensure that at least this amount is utilized to house t



he target population, through the Acquisition/Rehabilitation/Rental of Multi-family units.

Acquisition and Relocation:

HUD: Indicate whether grantee intends to demolish or convert any low- and moderate- income dwelling units (i.e. 80% of area median income).

City Response:

NSP efforts will be focused on existing housing units that are currently vacant. Therefore, the City does not expect that relocation of any low and moderate income households will be necessary. N

o specific properties that would receive NSP resources have been identified at this time. It is therefore unknown whether demolitio n or conversion of low and moderate income dwelling units will occur. If NSP eligible activities result in demolition or conversion o f low and moderate- income units, then the required information on the number of converted or demolished units and number of affordable units produc ed by activity and income level will be made available and property procedures, pursuant to the Uniform Relocation and Real Property Acquisition Policies Act (URA) of 1970, Section 104 (d) of Housing and Community Develop ment Act of 1974 as amended (Section 104(d)), HUD Handbook 1378 and the acquisition section(s)of the HERA and Recovery Act s.

Public Comment:

HUD: Provide a summary of public comments received to the proposed NSP Substantial Amendment.

City Response:

The City published a Notice of Public Hearing and a Notice of 2008/2009 Action Plan Amendment in the Press-Enterprise (a local publication) on November 6, 2008, initiating the 15 day Public Review period. The Notice of Public Hearing was also uploaded to the City's website at www.moreno-valley.ca.us.gov on the same day. An option for the public to e-mail comments to the City was provided on the web page.

During the review period, approximately 17 groups/individuals contacted the City about the program. This group ranged from lender s, local realtors, contractors, residential developers, and non- profits interested in partnering with the City to administer NSP activities, to agencies offering consultant services to develop and/or i mplement the plan. The City also received 3-4 calls from residents with general inquiries about the NSP program.

On November 25, 2008, the Public Hearing was conducted by the Moreno Valley City Council. Two members of the public spoke, both in support of the plan. The first stated that in addition to the City's NSP efforts she'd like to see an "additional emphasis pl aced on keeping homes from going into foreclosure." The other encouraged the Council to pass the plan, calling it a "smart appro ach." On that evening, the Moreno Valley City Council approved the NSP Substantial Amendment by a 4- 0 vote (with one Council member absent).

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$14,583,338.09
Total Budget	\$0.00	\$13,283,338.09
Total Obligated	\$0.00	\$12,298,487.35
Total Funds Drawdown	\$0.00	\$9,816,159.81
Program Funds Drawdown	\$0.00	\$7,635,362.53



Program Income Drawdown	\$0.00	\$2,180,797.28
Program Income Received	\$0.00	\$3,828,284.09
Total Funds Expended	\$116,332.33	\$11,761,091.57
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	\$1,708,517.40	\$0.00
Limit on Admin/Planning	\$1,139,011.60	\$1,255,838.81
Limit on State Admin	\$0.00	\$1,255,838.81

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,847,529.00	\$5,336,942.28

Overall Progress Narrative:

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OVERALL PROGRESS

During the reporting period from January to March 2015, the City of Moreno Valley continued to implement and manage designated NSP activities. While the program has slowed significantly, staff is evaluating methods and by which to utilize the Program Income generated through the initial implementation of the NSP1 Program.

MFR ARR LH25 ACTIVITY

MECH



During last quarter, the Development Partner, Mary Erickson Community Housing (MECH) converted to permanent financing securing a take-out loan of a portion of the total NSP investment repaying the City \$750,000 (reported as program income). As a condition of the Affordable Housing Agreement, a portion of the developer's fee was deferred until the completion of the conversion. Since the conditions precedent release of payment were met, the City paid the developer the remaining developer fee. There is no additional activity to report.

MECH MFR EXPENDITURES \$123,898.04

RHDC (Riverside Housing Development Corporation)

The Developer was able to resolve issues with the City's Planning and Building and Safety departments pertaining to the approvals of the building plans and has commenced construction on the 4-plex located at 22877 Allies The project will serve the LH25 population and serve households earning up to 50% AMI. The construction scheduled is 120 days and is scheduled to be completed rehabilitated by the end of June. The property was purchased as a REO with NSP funds and is being rehabilitated with CHDO-designated HOME funds. During last quarter, the City negotiated and amended the terms of the loan which required the promissory note and deed of trust to be revised and re-recorded. During this quarter, only \$280 of NSP expenditures were generated for the title fees charged for recordation and updated title policies.

RHDC MFR EXPENDITURES \$280.00

MFR PROGRAM INCOME \$0

Total MFR EXPENDITURES \$124,178.04

<&8723;t;<>HOMEOWNERSHIP ASSISTANCE ACTIVITY

No activity to report.

SFR ARR LMMIACTIVITY

No activity to report.

08-09-SFR-Sheffield-01

No activity to report.



08-09-SFR-Sheffield-02

No activity to report.

08-09-SFR –ANR-01

No activity to report.

08-09-SFR-ANR-02

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No activity to report.
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08-09-SFR-VCD-01

No activity to report.

08-09-SFR-VCD-02

No activity to report.

08-09-MAYANS-01

No activity to report.



08-09-MAYANS-02

No activity to report.

08-09-SFR-ARR-UNDESIGNATED

No activity to report.

12-13-REDEVELOPMENT-HABITAT

During this quarter, Habitat for Humanity experienced continual delays with the construction of the 8-unit single family subdivision that will provide homeownership opportunities to LH-25 household. To date, the project is approximately nearing completion. The project experienced some delays with approvals pertaining to infrastructure, namely, design of the water system; as a result, the construction of the project was completed in a sequence that would best mitigate delays and foster continuity of construction and continuation of project completion. It was previously reported that Certificates of Occupancy (C of O) were estimated for mid-March/Early April; however, due to the delays the C of Os are not anticipated to be obtained until late-August. The homebuyers have been selected and pre-qualified by Habitat for Humanity and are currently undergoing the cross-qualification process by the City's designee, Rosenow Specavek Group (RSG), to ensure the households meet income and affordability requirements.

Based upon their qualifying factors (i.e. income, debt, affordable housing costs, etc.) the buyers will be provided a first mortgage loan held by Habitat for Humanity. The loans will 45 year term, interest free loans. The loans will carry a resale provision with an affordability period of 45 years. In addition to the first mortgage and in the efforts to maintain the values of neighboring properties, the City will hold a silent second which will serve as "gap financing" All of the selected buyers met the LH25 objective and earn up to 50% AMI income levels. The project is being developed on formerly owned RDA land. Project dedication and presentation of keys to homebuyers is anticipated to occur early summer circa mid to late September.

The Habitat project is funded by NSP1 and NSP3 grant funds. The project has faced continual delays since late 2013.

This quarter only \$1,173.55 of expenditures were generated and applied to the NSP1 funding. While the project is approximately 90% complete, the funding priority was to utilize NSP3 funding first to ensure the City met its spend down obligations.

REDEVELOPMENT ACTIVITY EXPENDITURES \$1,173.55

08-09-ADM

\$4,670.61 of administration costs are being reported for this period. Staff continues working with Municipal Housing Solutions (a consultant) to modify current policies and procedures and make programmatic refinements in accordance with the feedback received as a result of the onsite monitoring conducted by HUD in September 2014.

Since much of the administration activities related to NSP 1 were cross-cutting administrative and implementation activities for NSP3, as well, no administration costs were charged to the grant this quarter. Administrative functions and implementation activities this quarter included but was not limited to:

- Administration of NSP budget;
- Processing invoices and payments
- Continuing to explore alternative methods to acquire eligible properties
(i.e. communication with lenders, banks and the City's internal departments);
- assisted with the resale of property by a current NSP homeowner, worked with attorney to draft resale documents pursuant to NSP regulations(drafted loan documents, processed payment requests, process payoff demands, homebuyer orientation, etc.);
- Reconciling accounts for DRGR reporting;
- DRGR Reporting;

Due to the changes in the local real estate markets, activity through the NSP Program has significantly declined. City management and staff will be convening in the forthcoming months to strategize about how to utilize the Program Income generated through the program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-09-Admin, Administration	\$0.00	\$1,467,989.26	\$168,828.65
08-09-ARR-MFR, Acquisition, Rehabilitation, Rental	\$0.00	\$4,409,942.28	\$3,387,892.43



08-09-ARR-SFR, Acquisition, Rehabilitation, Resale	\$0.00	\$7,323,951.44	\$4,078,641.45
08-09-NSP-HAP, Homebuyers Assistance Program	\$0.00	\$0.00	\$0.00
12-13-Redevelopment-Habitat, Redevelopment	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 08-09-Admin / Administration

Grantee Activity Number: 08-09-ADM-01

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

08-09-Admin

Project Title:

Administration

Projected Start Date:

01/15/2009

Projected End Date:

09/30/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Moreno Valley

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$1,524,840.00

Total Budget

\$0.00

\$1,524,840.00

Total Obligated

\$0.00

\$1,467,989.26

Total Funds Drawdown

\$0.00

\$1,255,838.81

Program Funds Drawdown

\$0.00

\$168,828.65

Program Income Drawdown

\$0.00

\$1,087,010.16

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$27,330.36

\$1,434,691.84

City of Moreno Valley

\$27,330.36

\$1,434,691.84

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration

Location Description:

Activity Progress Narrative:

08-09-ADM

\$4,670.61 of administration costs are being reported for this period. Staff continues working with Municipal Housing Solutions (a consultant) to modify current policies and procedures and make programmatic refinements in accordance with the feedback received as a result of the onsite monitoring conducted by HUD in September 2014.



Since much of the administration activities related to NSP 1 were cross-cutting administrative and implementation activities for NSP3, as well, no administration costs were charged to the grant this quarter. Administrative functions and implementation activities this quarter included but was not limited to:

- Administration of NSP budget;
Processing invoices and payments

- Continuing to explore alternative methods to acquire eligible properties

(i.e. communication with lenders, banks and the City's internal departments);

- assisted with the resale of property by a current NSP homeowner, worked with attorney to draft resale documents pursuant to NSP regulations(drafted loan documents, processed payment requests, process payoff demands, homebuyer orientation, etc.);

- Reconciling accounts for DRGR reporting;

- DRGR Reporting;

Due to the changes in the local real estate markets, activity through the NSP Program has significantly declined. City management and staff will be convening in the forthcoming months to strategize about how to utilize the Program Income generated through the program.

\$27,330.36 reported to account for admin. costs from previous reporting periods not reported.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / Title: 08-09-ARR-MFR / Acquisition, Rehabilitation, Rental

Grantee Activity Number: 08-09-MFR-MECH-01



Activity Title:**MFR-Acq/Rehab-LH25: MECH****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

08-09-ARR-MFR

Project Title:

Acquisition, Rehabilitation, Rental

Projected Start Date:

01/15/2009

Projected End Date:

09/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Moreno Valley, Economic Development

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

To Date

\$4,304,315.78

Total Budget

\$0.00

\$4,304,315.78

Total Obligated

\$0.00

\$4,214,315.78

Total Funds Drawdown

\$0.00

\$4,202,727.85

Program Funds Drawdown

\$0.00

\$3,387,892.43

Program Income Drawdown

\$0.00

\$814,835.42

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$98,509.70

\$4,120,063.04

City of Moreno Valley, Economic Development

\$98,509.70

\$4,120,063.04

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity is for the acquisition, rehabilitation, and rental of multifamily residential property to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitate, rent, and manage the units. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met. Under an existing CHDO Agreement, the City recently acquired and rehabilitated several units in a previously established focus area. A similar model and budget shall be utilized in order to successfully repeat the outcomes as an NSP activity. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116.00. The budget for this activity is set at 25% of the NSP grant, or \$2,847,529, and it will be used to serve those earning up to 50% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): This activity is for the acquisition/rehabilitation/rental of multi-family units. It is expected that a minimum of 16 affordable units will be created and available for rent to families earning no more than 50% AMI.

Location Description:

This activity will be implemented within the pre-established Target Neighborhoods (see Attachment 3) located in CDBG and/or RDA areas, while also in areas categorized as a nine (9) or ten (10) by HUD's Foreclosure and Abandonment Risk Scores. Six neighborhoods are originally included: Postal Avenue, Atwood Avenue, Hildegard/Adrienne/Allies Streets, Eastgate, and Sheila Street.



Activity Progress Narrative:

MECH

During last quarter, the Development Partner, Mary Erickson Community Housing (MECH) converted to permanent financing securing a take-out loan of a portion of the total NSP investment repaying the City \$750,000 (reported as program income). As a condition of the Affordable Housing Agreement, a portion of the developer's fee was deferred until the completion of the conversion. Since the conditions precedent release of payment were met, the City paid the developer the remaining developer fee. There is no additional activity to report.

MECH MFR EXPENDITURES \$123,898.04

Only \$98,509.70 reported to ensure amount of verified expenditures match verified costs that have registered to the City's general ledger.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Multifamily 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
# Renter 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:	08-09-MFR-MECH-02
Activity Title:	MFR-ARR -LH25-UNITS RENTED: MECH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-MFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rental

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	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	\$0.01
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for disposition of the multi-family residential properties acquired and rehabilitated the program. The properties will be disposed by renting the multifamily residential units to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitate, rent, and manage the units. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met. Under an existing CHDO Agreement, the City recently acquired and rehabilitated several units in a previously established focus area. A similar model and budget shall be utilized in order to successfully repeat the outcomes as an NSP activity. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116.00. The budget for this activity is set at 25% of the NSP grant, or \$2,847,529, and it will be used to serve those earning up to 50% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): This activity is for the acquisition/rehabilitation/rental of multi-family units. It is expected that a minimum of 16 affordable units will be created and available for rent to families earning no more than 50% AMI.

Location Description:

This activity will be implemented within the pre-established Target Neighborhoods (see Attachment 3) located in CDBG and/or RDA areas, while also in areas categorized as a nine (9) or ten (10) by HUD's Foreclosure and Abandonment Risk Scores. Six neighborhoods are originally included: Postal Avenue, Atwood Avenue, Hildegard/Aдриenne/Allies Streets, Eastgate, and Sheila Street.



Activity Progress Narrative:

No activity to report.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	8/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	29/16
# of Multifamily Units	0	29/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	26/16	0/0	26/16	100.00
# Renter Households	0	0	0	26/16	0/0	26/16	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: 08-09-MFR-RHDC-01

Activity Title: MFR-Acq/Rehab LH25: RHDC

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-MFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rental

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$205,626.50
Total Budget	\$0.00	\$205,626.50
Total Obligated	\$0.00	\$195,626.50
Total Funds Drawdown	\$0.00	\$195,626.50
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$195,626.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$760.23)	\$202,983.25
City of Moreno Valley, Economic Development	(\$760.23)	\$202,983.25
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for the acquisition, rehabilitation, and rental of multifamily residential property to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitate, rent, and manage the units. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met. Under an existing CHDO Agreement, the City recently acquired and rehabilitated several units in a previously established focus area. A similar model and budget shall be utilized in order to successfully repeat the outcomes as an NSP activity. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116.00. The budget for this activity is set at 25% of the NSP grant, or \$2,847,529, and it will be used to serve those earning up to 50% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): This activity is for the acquisition/rehabilitation/rental of multi-family units. It is expected that a minimum of 16 affordable units will be created and available for rent to families earning no more than 50% AMI.

Location Description:

This activity will be implemented within the pre-established Target Neighborhoods (see Attachment 3) located in CDBG and/or RDA areas, while also in areas categorized as a nine (9) or ten (10) by HUD's Foreclosure and Abandonment Risk Scores. Six neighborhoods are originally included: Postal Avenue, Atwood Avenue, Hildegard/Adrienne/Allies Streets, Eastgate, and Sheila Street.



Activity Progress Narrative:

RHDC (Riverside Housing Development Corporation)

The Developer was able to resolve issues with the City's Planning and Building and Safety departments pertaining to the approvals of the building plans and has commenced construction on the 4-plex located at 22877 Allies The project will serve the LH25 population and serve households earning up to 50% AMI. The construction scheduled is 120 days and is scheduled to be completed rehabilitated by the end of June. The property was purchased as a REO with NSP funds and is being rehabilitated with CHDO-designated HOME funds. During last quarter, the City negotiated and amended the terms of the loan which required the promissory note and deed of trust to be revised and re-recorded. During this quarter, only \$280 of NSP expenditures were generated for the title fees charged for recordation and updated title policies.

-\$760.23 reported to reflect escrow refund received in previous reporting period as an adjustment to overall expenditures.
RHDC MFR EXPENDITURES \$280.00

Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	
# of Multifamily 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
# Renter 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:	08-09-MFR-RHDC-02
Activity Title:	MFR-ARR LH 25 UNITS RENTED: RHDC

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-MFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rental

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	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 Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for disposition of the multi-family residential properties acquired and rehabilitated the program. The properties will be disposed by renting the multifamily residential units to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitate, rent, and manage the units. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met. Under an existing CHDO Agreement, the City recently acquired and rehabilitated several units in a previously established focus area. A similar model and budget shall be utilized in order to successfully repeat the outcomes as an NSP activity. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116.00. The budget for this activity is set at 25% of the NSP grant, or \$2,847,529, and it will be used to serve those earning up to 50% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): This activity is for the acquisition/rehabilitation/rental of multi-family units. It is expected that a minimum of 16 affordable units will be created and available for rent to families earning no more than 50% AMI.

Location Description:

This activity will be implemented within the pre-established Target Neighborhoods (see Attachment 3) located in CDBG and/or RDA areas, while also in areas categorized as a nine (9) or ten (10) by HUD's Foreclosure and Abandonment Risk Scores. Six neighborhoods are originally included: Postal Avenue, Atwood Avenue, Hildegard/Adrienne/Allies Streets, Eastgate, and Sheila Street.



Activity Progress Narrative:

No activity to report.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/4	0/0	0/4	0
# Renter Households	0	0	0	0/4	0/0	0/4	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: 08-09-MFR-UNDESIGNATED

Activity Title: MFR-ARR: UNDESIGNATED

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-MFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rental

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	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 Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No activity to report.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/0
# of Multifamily 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
# Renter 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	

Project # / Title: 08-09-ARR-SFR / Acquisition, Rehabilitation, Resale

Grantee Activity Number:	08-09-SFR-ANR-01
Activity Title:	SFR-Acq/rehab: ANR Industries

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 08-09-ARR-SFR	Project Title: Acquisition, Rehabilitation, Resale
Projected Start Date: 01/15/2009	Projected End Date: 09/30/2010
Benefit Type: Direct Benefit (Households)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,379,431.06
Total Budget	\$0.00	\$1,379,431.06
Total Obligated	\$0.00	\$1,379,431.06
Total Funds Drawdown	\$0.00	\$1,363,754.33



Program Funds Drawdown	\$0.00	\$1,359,431.06
Program Income Drawdown	\$0.00	\$4,323.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$6,642.24)	\$2,073,964.79
City of Moreno Valley, Economic Development	(\$6,642.24)	\$2,073,964.79
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. The homes will be rehabilitated and re-sold to qualified home buyers (up to 120% AMI). The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley’s total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523 This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley’s total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 156 households at an area median income up to 120%.

Activity Progress Narrative:

Reduction of \$6,642.24 reported to account for escrow refunds previously treated as program income as opposed to reduction in expenditures.
No other activity to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily 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
# Owner 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:	08-09-SFR-ANR-02
Activity Title:	SFR- RESALE: ANR Industries

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$727,407.20
Total Budget	\$0.00	\$727,407.20
Total Obligated	\$0.00	\$727,407.20
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	\$1,369,292.06
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

No other activity to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/16

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/0	7/15	15/15	73.33

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: 08-09-SFR-ARR-UNDESIGNATED

Activity Title: SFR-ARR-UNDESIGNATED

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall

	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,707.36
Total Budget	\$0.00	\$2,707.36
Total Obligated	\$0.00	\$2,707.36
Total Funds Drawdown	\$0.00	\$2,707.36
Program Funds Drawdown	\$0.00	\$2,707.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,042.13
City of Moreno Valley, Economic Development	\$0.00	\$1,042.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No other activity to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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:	08-09-SFR-MAYANS-01
Activity Title:	SFR-ACQ/REHAB: MAYANS DEVELOPMENT

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
08-09-ARR-SFR

Project Title:
Acquisition, Rehabilitation, Resale

Projected Start Date:
01/15/2009

Projected End Date:
09/30/2010

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,071,774.61
Total Budget	\$0.00	\$1,071,774.61
Total Obligated	\$0.00	\$1,071,774.61
Total Funds Drawdown	\$0.00	\$1,071,774.61
Program Funds Drawdown	\$0.00	\$1,071,774.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$784.92)	\$1,248,333.45
City of Moreno Valley, Economic Development	(\$784.92)	\$1,248,333.45
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. The homes will be rehabilitated and re-sold to qualified home buyers (up to 120% AMI). The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

Reduction of \$784.92 reported to account for escrow refunds previously treated as program income as opposed to reduction in expenditures.
 No other activity to report.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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:	08-09-SFR-MAYANS-02
Activity Title:	SFR-RESALE- MAYANS DEVELOPMENT

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
08-09-ARR-SFR

Project Title:
Acquisition, Rehabilitation, Resale

Projected Start Date:
01/15/2009

Projected End Date:
09/30/2010

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$426,665.41
Total Budget	\$0.00	\$426,665.41
Total Obligated	\$0.00	\$426,665.41
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	\$694,055.92
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley’s total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

No other activity to report.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	8/15

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	8/8

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	3/15	8/15	62.50
# Owner Households	0	0	0	0/0	0/15	0/15	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:	08-09-SFR-SHEFFIELD-01
Activity Title:	SFR-ACQ/REHAB: SHEFFIELD

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,649,250.28
Total Budget	\$0.00	\$1,649,250.28
Total Obligated	\$0.00	\$1,649,250.28
Total Funds Drawdown	\$0.00	\$1,218,095.84
Program Funds Drawdown	\$0.00	\$1,139,093.91
Program Income Drawdown	\$0.00	\$79,001.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$3,011.53)	\$1,959,286.91
City of Moreno Valley, Economic Development	(\$3,011.53)	\$1,959,286.91
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity Description: This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. The homes will be rehabilitated and re-sold to qualified home buyers (up to 120% AMI). The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

Reduction of \$3,011.53 reported to account for escrow refunds previously treated as program income as opposed to reduction in expenditures.
 No other activity to report.

Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total	Expected	Total	Expected
# of Housing Units	0	0	0/0	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: 08-09-SFR-SHEFFIELD-02
Activity Title: SFR-RESALE: SHEFFIELD

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$432,545.59
Total Budget	\$0.00	\$432,545.59
Total Obligated	\$0.00	\$432,545.59
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	\$1,308,468.36
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

Location Description: The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

No other activity to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/15

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/0	6/15	15/15	60.00

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:	08-09-SFR-VCD-01
Activity Title:	SFR-ACQ/REHAB: VCD CORPORATION

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
08-09-ARR-SFR

Project Title:
Acquisition, Rehabilitation, Resale

Projected Start Date:
01/15/2009

Projected End Date:
09/30/2010

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$506,643.51
Total Budget	\$0.00	\$506,643.51
Total Obligated	\$0.00	\$505,643.51
Total Funds Drawdown	\$0.00	\$505,634.51
Program Funds Drawdown	\$0.00	\$505,634.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$517.64	\$719,552.61
City of Moreno Valley, Economic Development	\$517.64	\$719,552.61
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley’s total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

Expenditures generated during previous reporting period applied to account for all verified activity costs.
No other activity to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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:	08-09-SFR-VCD-02
Activity Title:	SFR-RESALE: VCD CORPORATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$225,130.79
Total Budget	\$0.00	\$225,130.79
Total Obligated	\$0.00	\$225,130.79
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	\$456,467.74
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for disposition of acquired and rehabilitated acquisition, foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. Disposition will be achieved by reselling the newly rehabilitated single family residential properties to qualified home buyers earning up to 120% AMI. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%. Total Budget: (Include public and private components) The City of Moreno Valley's total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

Location Description:

The activity will be available with census tracts with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, such as census tract 426.05. Risk Score Census Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 Risk Score Census Tract 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 42509 42512 42514 42515 42516 42517 42520 42523



Activity Progress Narrative:

No activity to report.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		6/15	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		6/15	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/0	3/15	6/15	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

Project # / Title: 08-09-NSP-HAP / Homebuyers Assistance Program

Grantee Activity Number: 08-09-NSP HAP-01

Activity Title: Homebuyers Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

08-09-NSP-HAP

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyers Assistance Program

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development



Overall	Oct 1 thru Dec 31, 2014	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 Moreno Valley, Economic Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of vacant and abandoned homes by middle income households (up to 120% area median income) via a tailored version of the City's existing first time homebuyer down payment assistance program. The tenure of the beneficiaries is homeownership and the terms of assistance will be in the form of a 30 year deferred, silent second, "soft" loan, with zero interest rate (no monthly payments due, and a proportionate equity share mechanism in lieu of interest). The household shall initially be required to contribute 3% of the sale price of the property to participate. In this activity, the income-qualified homebuyers will acquire properties directly. The City will not hold ownership under this activity, but will ensure the appraisal requirements are met and required discounts are provided to the NSP homebuyer. Under the program, the responsibility of meeting the City's Housing Quality Standards (HQS, for more information please refer to page 10) shall be placed on the seller. The City will educate lenders and local realtors regarding the HQS. The property will be inspected by a City Building Inspector at time of sale to ensure the HQS are met. Affordability covenants will be recorded against each property that will vary from 5-15 years depending on the amount of subsidy. For more information on affordability covenant terms, please refer to page 9. The "soft second" component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the covenanted period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the household, sell or transfer the property before the affordability period is complete, the City will collect an equity share. In other words, if the NSP assisted property is sold or transferred, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

Location Description:

This activity will be available within the census tracts categorized as a 9 or 10 based on HUD Foreclosure and Abandonment Risk Scores, as follows: NSP Target Census Tracts Risk Score Census Tract Risk Score Census Tract Risk Score Census Tract Risk Score
 Tract 10 42404 42407 42504 42507 42508 42510 42511 42518 42519 42521 42605 9 42212 42214 42403 42405 42406 42408 42409 42410 42411 42505 42506 9 42509 42512 42514 42515 42516 42517 42520 42523

Activity Progress Narrative:

No activity to report.

Accomplishments Performance Measures

	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
# Owner 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

Project # / Title: 12-13-Redevelopment-Habitat / Redevelopment

Grantee Activity Number: 12-13-REDEV-HABITAT FOR HUMANITY, RIVERSIDE

Activity Title: Habitat at Myers

Activity Category:

Construction of new housing

Project Number:

12-13-Redevelopment-Habitat

Projected Start Date:

05/01/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity, Riverside

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

To Date

Total Budget

N/A

\$827,000.00

Total Obligated

\$0.00

\$827,000.00

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

\$1,173.55

\$1,173.55

Habitat for Humanity, Riverside

\$1,173.55

\$1,173.55



Match Contributed

\$0.00

\$0.00

Activity Description:

On May 1, 2013, the City Council approved an affordable housing agreement with the Riverside Chapter of Habitat for Humanity to develop former RDA land to create homeownership opportunities for income-eligible households earning up to 50% AMI, serving the LH-25 activity. The project will consist of 8 single family homes developed in a subdivision for which Habitat for Humanity will obtain all respective entitlements and approvals. The former RDA land will be secured with a deed of trust in the amount of the purchase price and forgiven in a pro rata share as each lot is sold to a qualified homebuyer confirmed by the City. The homeowners will be qualified based upon affordable housing costs (also known as front end ratios) defined as not to exceed 30% and debt to income (also known as back end ratios) as not to exceed 43%, acceptable ability to repay, acceptable credit, and performance/completion of "sweat equity". The loans will be fully-amortized, zero-interest and 30-40 year term loans. The City will provide purchase assistance to each homebuyer to provide "financing gap assistance" to assure affordability for the households. The City will utilize resale restrictions to secure the investment of NSP dollars and former RDA funds via the provision of the land; the affordability period will be for the duration of 45-years. Each property will be secured with the following documents that will be executed by the homeowner and recorded against the property: a DEED OF TRUST that will be held in no less than second position, GRANT DEED CONTAINING RESALE RESTRICTIONS, NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY, REGULATORY AGREEMENT, and CC&RS.

The total project budget is approved at \$2,627,000 and funded by the following:

NSP3: \$1,300,000

NSP1: \$827,000

Moreno Valley Housing Authority: \$500,000 (value of former RDA land).

The MVHA provided a land loan that will convert to a grant on a pro rata portion as each home/homesite is sold to a qualified eligible buyer.

The NSP funds will be used to fund all hard and soft cost related to the development and construction of the project.

Location Description:

The project is located specifically at 24265 Myers Avenue in Target Area #7 bounded by Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave. Comprised of Census Tracts/Block Groups:

425.15 (1-2)

425.19 (1)

425.21 (1)

Activity Progress Narrative:

12-13-REDEVELOPMENT-HABITAT

During this quarter, Habitat for Humanity experienced continual delays with the construction of the 8-unit single family subdivision that will provide homeownership opportunities to LH-25 household. To date, the project is approximately nearing completion. The project experienced some delays with approvals pertaining to infrastructure, namely, design of the water system; as a result, the construction of the project was completed in a sequence that would best mitigate delays and foster continuity of construction and continuation of project completion. It was previously reported that Certificates of Occupancy (C of O) were estimated for mid-March/Early April; however, due to the delays the C of Os are not anticipated to be obtained until late-August. The homebuyers have been selected and pre-qualified by Habitat for Humanity and are currently undergoing the cross-qualification process by the City's designee, Rosenow Specavek Group (RSG), to ensure the households meet income and affordability requirements.

Based upon their qualifying factors (i.e. income, debt, affordable housing costs, etc.) the buyers will be provided a first mortgage loan held by Habitat for Humanity. The loans will 45 year term, interest free loans. The loans will carry a resale provision with an affordability period of 45 years. In addition to the first mortgage and in the efforts to maintain the values of neighboring properties, the City will hold a silent second which will serve as "gap



financing” All of the selected buyers met the LH25 objective and earn up to 50% AMI income levels. The project is being developed on formerly owned RDA land. Project dedication and presentation of keys to homebuyers is anticipated to occur early summer circa mid to late September.

The Habitat project is funded by NSP1 and NSP3 grant funds. The project has faced continual delays since late 2013.

This quarter only \$1,173.55 of expenditures were generated and applied to the NSP1 funding. While the project is approximately 90% complete, the funding priority was to utilize NSP3 funding first to ensure the City met its spend down obligations.

REDEVELOPMENT ACTIVITY EXPENDITURES \$1,173.55

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		0/8	
#Low flow showerheads	0		0/8	
#Units with bus/rail access	0		0/8	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/8	0/0	0/8	0
# Owner Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$1,300,000.00
Total Other Funding Sources	\$1,300,000.00

