

Grantee: Moreno Valley, CA

Grant: B-08-MN-06-0513

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:
B-08-MN-06-0513

Obligation Date:

Award Date:
03/27/2009

Grantee Name:
Moreno Valley, CA

Contract End Date:
03/27/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$11,390,116.00

Grant Status:
Active

QPR Contact:
Shanikqua Freeman

Estimated PIRL Funds:
\$3,480,000.00

Total Budget:
\$14,870,116.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The City of Moreno Valley is a 51-square mile city located in western Riverside County, CA. 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 the nation as a city hardest hit by foreclosures. In August 2007, CNN Money.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. In August 2008, Moreno Valley was reported to have 6470 units in the foreclosure process. To illustrate the extent of this crisis, this 6470 figure is just 154 units shy of the total single family housing units built in the 10 year period from 1990 to 2000.

Distribution and Uses of Funds:

In response to the problem, the City will focus its efforts in the areas of greatest need. Eleven of the 38 Census Tract Block Groups (CTBGs) in the city are ranked at the highest possible HUD-assigned risk score of ten (10). Available figures indicate 49.8% of current foreclosures are within the eleven (11) CTBGs with a 10-risk score. Combined, more than 84% of the homes foreclosed recently were located in CTBGs with HUD-assigned risk scores of 9 or 10. With that in mind, the City proposes to focus its efforts in these areas through three (3) basic programs: 1) A First Time Homebuyer Down Payment Assistance Program 2) An Acquisition/Rehabilitation/Resale of Single-Family Units Program, addressing the most severe vacant homes 3) An Acquisition/Rehabilitation/Rental of Multi-Family Units Program to meet the needs of households at or below 50% AMI.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$13,201,864.98



Total Budget	(\$0.03)	\$13,201,864.98
Total Obligated	(\$527,359.71)	\$12,674,505.28
Total Funds Drawdown	\$131,297.96	\$9,058,955.61
Program Funds Drawdown	\$0.00	\$6,416,536.35
Program Income Drawdown	\$131,297.96	\$2,642,419.26
Program Income Received	\$470,868.35	\$2,953,985.69
Total Funds Expended	\$445,003.54	\$9,719,492.40
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	\$999,498.92
Limit on State Admin	\$0.00	\$999,498.92

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,847,529.00	\$4,409,942.28

Overall Progress Narrative:

OVERALL PROGRESS

During the reporting period from July 1 to September 30, 2012, the City of Moreno Valley continued to implement and manage designated NSP activities. Below is a synopsis of the overall progress.

MFR-ARR LH-25 ACTIVITY

MECH

Team meetings were conducted with the Development Partner, Mary Erickson Community Housing (MECH), and city staff to specifically address status of the 27-unit MFR/LH-25 project. Pursuant to the Uniform Relocation Act (URA), implementation of the project specific Relocation Plan continued and was approximately 98 % complete. Team members met on a weekly basis to discuss overall project status, revised scope, and project budget. An Amended and Restated Affordable Housing Agreement was finalized and escrow was opened per the terms of the agreement. At the end of this quarter, escrow was pending finalization.

Due to the magnitude of the rehabilitation required for the project, the original budget of the rehab has been increased and funded with the require 25% of the overall Program Income generated by the City. As a result, the City had to modify the security instruments recorded against the property (i.e. Deed of Trust and Promissory Notes) to reflect the increase in City investment with NSP funds. The escrow on the revised budget is anticipated to close mid-October 2012. The Development Partner, Mary Erickson Community Housing, will begin construction on the rehab process early November.

During this reporting period \$ 119,788.35 of expenditures were posted for relocation benefit payments and



construction/project management.

RHDC

During this reporting period, the City of Moreno Valley closed escrow on a vacant/foreclosed multi-family 4-unit apartment complex located at 22877 Allies Place acquired from Fannie Mae. The project is located in a city-designated NSP area. The City expended \$195,626.50 acquiring the property. The property will be conveyed to one of the City's designated Development Partners' Riverside Housing Development Corporation (RHDC), who will complete the rehabilitation of the project. The acquisition was funded using NSP funds and other funding sources will be utilized to complete the necessary rehabilitation work. RHDC will manage the property, the units will be rented to households earning up to 50% AMI.

HOMEOWNERSHIP ASSISTANCE ACTIVITY

No assistance has been provided under this activity; however, the City has provided homeownership assistance loans via the SFR-ARR LMMI activity. Pursuant to NSP Guidelines, funds may not be utilized from the homeownership activity to provide homeownership assistance to buyers for properties already assisted with NSP funds for acquisition and/or rehabilitation. As a result, the City has provided homeownership assistance to income-eligible, qualifying homebuyers via a carry back on the purchase funded through a reduction in net sale proceeds on the resale. Since the homeownership assistance is funded through the carry-back (reduction in Program Income) the loans will be reported under the SFR-ARR activity. See SFR-ARR Activity for details.

SFR-ARR LMMI ACTIVITY

For the LMMI activity (SFR-ARR), the City's Development Partners have continued resale efforts. There were no new properties acquired during this reporting period. This quarter \$335,796.93 of Program Income posted, as did \$20,449.19 expenditures. Program Income reflects reduction in net sale proceeds for homeownership assistance loans provided as carry backs.

The Program Income details are for the following resales, includes any funds paid out by the City at the close of escrow that were refunded:

1. \$ 70,912.53 12242 Zinnia Street VCD
Escrow closed last quarter, PI posted this quarter.
2. \$ 103,130.53 14958 Curry Street SHEFFIELD
Escrow closed last quarter, PI posted this quarter.
3. \$ 79,522.75 22852 Pahute Drive SHEFFIELD;
Program Income amount reflected for Pahute Drive was reduced by \$28,000 for the homeownership assistance loan provided to the homebuyer via a carry back
4. \$ 82,231.12 15438 Casa Grande MAYANS

Total 3RD QTR. 2012 PROGRAM INCOME \$335,796.93

The expenditure details are as follows:

1. \$ 4,123.75 24105 ROTHBURY (ESCROW HOLDBACK RELEASE) ANR
PROCESSED LAST QUARTER, POSTED TO THIS QUARTER'S GENERAL LEDGER
 2. \$ 199.52 24330 MT. RUSSELL ANR
PROCESSED LAST QUARTER, POSTED TO THIS QUARTER'S GENERAL LEDGER
 3. \$ 6,624.54 10008 SYCAMORE CYN SHEFFIELD
 4. \$ 9,501.38 14958 CURRY STREET SHEFFIELD
- Total 3RD QTR. 2012 EXPENDITURES \$20,449.19

As of 3RD Quarter 2012, all of the single family properties acquired through the NSP Program have been completely rehabilitated and have either been resold or are under contract.

The escrows for the following properties closed during this reporting period:

1. 12242 Zinnia Street VCD
Escrow closed last quarter, PI posted this quarter.
2. 14958 Curry Street SHEFFIELD
Escrow closed last quarter, PI posted this quarter.



- 3. 22852 Pahute Drive SHEFFIELD
- 4. 15438 Casa Grande MAYANS

Homebuyers are in escrow to purchase the following rehabilitated homes. The following properties are scheduled to close escrow during the next reporting period (OCTOBER TO DECEMBER 2012). Homebuyers for the properties listed above are currently under going the qualification process to determine program eligibility:

- 1. 24794 Hemlock Avenue(Sheffield)
- 2. 25472 Orchid Court(Sheffield)
- 3. 14138Rio Bravo(ANR)
- 4. 25860 Parsley Avenue(Sheffield)

Escrow for the properties listed below were cancelled. During the homebuyer qualification process the buyers were determined to be ineligible for the program. The properties are actively being marketed for eligible buyers.

- 1. 25263 Drake Drive(ANR)
- 2. 24435 Mural Court(Mayans)

***NOTE: THE PROGRAM INCOME ACCOUNT FOR MAYANS (08-09-MAYANS-02) WAS OVERDRAWN BY \$271,115.44 AND THE PROGRAM INCOME ACCOUNT FOR VCD (0-09-VCD-02) WAS OVERDRAWN BY \$6,005.58. AS A RESULT THE TOTAL DRAWS BETWEEN THE PROGRAM FUNDS AND PROGRAM INCOME ACCOUNTS WILL EXCEED THE TOTAL EXPENDITURES. HOWEVER, THE OVERAGE WAS OFFSET IN THESHEFFIELDPROGRAM INCOME ACCOUNT (08-09-SHEFFIELD-02). THE ACTUAL EXPENDITURES FOR THIS ACTIVITY ARE GREATER THAT THAN THE TOTAL AMOUNT DRAWN.

Homeownership Assistance provided as Carry-backs

During this reporting period, the City has provided a 1 homeownership assistance loans through the SFR ARR activity as a carryback. The following are the loan amounts and properties acquired by income eligible homebuyers utilizing the assistance:

- 1. 22852 Pahute Drive \$28,000

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-09-ARR-MFR, Acquisition, Rehabilitation, Rental	\$0.00	\$3,587,496.62	\$2,169,066.25
08-09-ARR-SFR, Acquisition, Rehabilitation, Resale	\$0.00	\$8,475,357.37	\$4,078,641.45
08-09-Admin, Administration	\$0.00	\$1,139,011.00	\$168,828.65
08-09-NSP-HAP, Homebuyers Assistance Program	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: 08-09-ADM-01

Activity Title: Administration

Activity Category:

Administration

Project Number:

08-09-Admin

Projected Start Date:

01/15/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

09/30/2012

Responsible Organization:

City of Moreno Valley

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,467,989.26
Total Budget	\$0.00	\$1,467,989.26
Total Obligated	\$0.00	\$1,139,011.00
Total Funds Drawdown	\$131,297.96	\$999,498.92
Program Funds Drawdown	\$0.00	\$168,828.65
Program Income Drawdown	\$131,297.96	\$830,670.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$109,139.50	\$1,108,638.62
City of Moreno Valley	\$109,139.50	\$1,108,638.62
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

Activity Progress Narrative:

\$109,139.50 was posted to the ledger this reporting period on the following tasks performed by staff (this list is not exhaustive):

- Administered NSP budget;
- Conducted periodic inspections of properties undergoing rehabilitation;
- Ordered post rehabilitation appraisals;
- Continued to explore alternative methods to acquire eligible properties (i.e. communication with lenders, banks and the City's internal departments);
- Facilitated the escrow process (drafted loan documents, processed payment requests, etc.);
- Tracked and monitored labor and activities contributing toward program implementation;
- Processed Homebuyer Assistance Program (HAP) loan applications (for some



- of the NSP-acquired properties;
- Updated a webpage marketing available NSP properties;
- Reconciled accounts for DRGR reporting;
- DRGR Reporting;
- Attending trainings (i.e. DRGR, HUD-hosted webinars, etc.)
- Performed research/assessment of subject properties to determine consistency with program goals;
- Performed comparative market analysis for acquisition properties of interest
- Processed homebuyer qualifications applications;
- Provided homebuyer orientations to each NSP homebuyer regarding the resale restrictions;
- Updated Program Guidelines and Procedures Manual;
- Commenced the planning of an upcoming Lender&rsquo Training;
- Created/revised program forms;
- Assisted lenders and Development Partners with the facilitation of the close of escrow on NSP properties to homebuyers.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,214,315.78
Total Budget	\$0.00	\$4,214,315.78
Total Obligated	\$0.00	\$3,587,496.62
Total Funds Drawdown	\$0.00	\$2,169,066.25
Program Funds Drawdown	\$0.00	\$2,169,066.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$119,788.35	\$2,441,511.64
City of Moreno Valley, Economic Development Department	\$119,788.35	\$2,441,511.64
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
Team meetings were conducted with the Development Partner, Mary Erickson Community Housing (MECH), and city staff to



specifically address status of the 27-unit MFR/LH-25 project. Pursuant to the Uniform Relocation Act (URA), implementation of the project specific Relocation Plan continued and was approximately 98 % complete. Team members met on a weekly basis to discuss overall project status, revised scope, and project budget. An Amended and Restated Affordable Housing Agreement was finalized and escrow was opened per the terms of the agreement. At the end of this quarter, escrow was pending finalization.

Due to the magnitude of the rehabilitation required for the project, the original budget of the rehab has been increased and funded with the require 25% of the overall Program Income generated by the City. As a result, the City had to modify the security instruments recorded against the property (i.e. Deed of Trust and Promissory Notes) to reflect the increase in City investment with NSP funds. The escrow on the revised budget is anticipated to close mid-October 2012. The Development Partner - Mary Erickson Community Housing- will begin construction on the rehab process early November.

During this reporting period \$ 119,788.35 of expenditures were posted for relocation benefit payments and construction/project management.

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

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	08-09-MFR-MECH-02
Activity Title:	MFR-ARR -LH25-UNITS RENTED: 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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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 THIS REPORTING PERIOD.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 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 (HouseHold)

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:

09/30/2012

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$195,626.50
Total Budget	\$0.00	\$195,626.50
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	\$195,626.50	\$195,626.50
City of Moreno Valley, Economic Development Department	\$195,626.50	\$195,626.50
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

During this reporting period, the City of Moreno Valley closed escrow on a vacant/foreclosed multi-family 4-unit apartment



complex located at 22877 Allies Place acquire from Fannie Mae. The project is located in a city-designated NSP area. The City expended a total of \$195,626.50. acquiring the property. The property will be conveyed to one of the City's designated Development Partner's- Riverside Housing Development Corporation (RHDC), who will complete the rehabilitation of the project. The acquisition was funded using NSP funds and other funding sources will be utilized to complete the necessary rehabilitation work. RHDC will manage the property, the units will be rented to households earning up to 50% AMI.

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

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
22877 ALLIES PLACE	MORENO VALLEY		California	92553-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	08-09-MFR-RHDC-02
Activity Title:	MFR-ARR LH 25 UNITS RENTED: RHDC

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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Moreno Valley, Economic Development Department

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

Activity Description:

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Activity Progress Narrative:

NO ACTIVITY TO REPORT THIS REPORTING PERIOD.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 08-09-MFR-UNDESIGNATED

Activity Title: MFR-ARR: UNDESIGNATED

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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall

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

Activity Description:

Location Description:

Activity Progress Narrative:

NO ACTIVITY TO REPORT THIS REPORTING PERIOD.

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

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	08-09-NSP HAP-01
Activity Title:	Homebuyers Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

08-09-NSP-HAP

Project Title:

Homebuyers Assistance Program

Projected Start Date:

01/15/2009

Projected End Date:

09/30/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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:

Homeownership Assistance provided as Carry-backs

During this reporting period, the City has provided a 1 homeownership assistance loans through the SFR-ARR activity as a carry-back. The following are the loan amounts and properties acquired by income-eligible homebuyers utilizing the assistance:

1. 22852 Pahute Drive \$28,000 (amount not charged to this activity)

Since all of the properties purchase by eligible homebuyers have been properties acquired and rehabilitated through the NSP Program, purchase assistance has been provided through the SFR-ARR activity.

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	



Grantee Activity Number: 08-09-SFR-ANR-01

Activity Title: SFR-Acq/rehab: ANR Industries

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct (HouseHold)

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:

09/30/2012

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,379,431.06
Total Budget	(\$658,765.74)	\$1,379,431.06
Total Obligated	(\$658,765.74)	\$2,106,838.26
Total Funds Drawdown	\$0.00	\$1,359,431.06
Program Funds Drawdown	\$0.00	\$1,359,431.06
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,323.27	\$2,091,161.53
City of Moreno Valley, Economic Development Department	\$4,323.27	\$2,091,161.53
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:

ANR has completed rehabilitation on all of the NSP properties in their inventory, \$4,323.27 of expenditures were posted during this reporting period for release of escrow holdbacks. Escrow holdbacks are outstanding amounts due to the Development Partners after their accounts have been fully reconciled and charges verified. Upon verification, funds owed the Development Partner are released to them.

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

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	08-09-SFR-ANR-02
Activity Title:	SFR- RESALE: 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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	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	\$727,407.20
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$727,407.20
Program Income Received	\$139,365.73	\$1,203,393.88
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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:

This quarter ANR did not close escrow on any resale.

ANR has accepted offers on the 2 NSP properties remaining in inventory. Properties are in escrow and buyers are undergoing



the qualification process:

1. 14138Rio Bravo
- 2.25263 Drake Drive(this property fell out of escrow during this reporting period due to buyer's ineligibility. ANR is actively marketing the property to obtain an eligible buyer.)

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		13/15	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/15	

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	6/15	13/15	76.92

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

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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$906,084.99
Total Budget	\$0.00	\$906,084.99
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	\$2,707.36
City of Moreno Valley, Economic Development Department	\$0.00	\$2,707.36
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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 08-09-SFR-MAYANS-01

Activity Title: SFR-ACQ/REHAB: MAYANS DEVELOPMENT

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-09-ARR-SFR

Projected Start Date:

01/15/2009

Benefit Type:

Direct (HouseHold)

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:

09/30/2012

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,071,774.61
Total Budget	\$162,982.26	\$1,071,774.61
Total Obligated	(\$364,377.42)	\$1,227,285.58
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	\$0.00	\$1,227,285.58
City of Moreno Valley, Economic Development Department	\$0.00	\$1,227,285.58
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:

Mayans has completed rehab on all of the properties in their NSP inventory; Mayans did not acquire any new properties during this reporting period and did not generate any expenditures during this reporting period. There is no activity to report.

***NOTE: THE PROGRAM INCOME ACCOUNT FOR MAYANS (08-09-MAYANS-02) WAS OVERDRAWN BY \$271,115.44. AS A RESULT THE TOTAL DRAWS BETWEEN THE PROGRAM FUNDS ACCOUNT FOR THIS ACTIVITY



AND THE PROGRAM INCOME ACCOUNT FOR THIS ACTIVITY WILL EXCEED THE TOTAL EXPENDITURES FOR THIS ACTIVITY. HOWEVER, THE OVERAGE OF THE PI DRAW FOR THIS ACTIVITY WAS OFFSET IN THE SHEFFIELD PROGRAM INCOME ACCOUNT (08-09-SHEFFIELD-02). THE ACTUAL EXPENDITURES FOR THIS ACTIVITY ARE GREATER THAT THAN THE TOTAL AMOUNT DRAWN.

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-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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	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	\$426,665.41
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$426,665.41
Program Income Received	\$0.00	\$499,812.76
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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:

Mayans closed escrow on 1 resale escrows during this reporting period generating \$82,231.12 in Program Income, includes escrow refund of \$363.45.

Mayans had an accepted offers/opened escrow on the remaining property in their inventory:



1.24435 Mural Court

This property fell out of escrow during the homebuyer eligibility process. The buyer was determined to be ineligible for the program. Mayans is actively marketing the property to obtain an eligible buyer.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	7/15

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	6/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	1/0	3/15	7/15	57.14

Activity Locations

Address	City	County	State	Zip	Status / Accept
15438 Casa Grande Street	Moreno Valley		California	92551-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 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 (HouseHold)

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:

09/30/2012

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,649,250.28
Total Budget	\$481,314.75	\$1,649,250.28
Total Obligated	\$481,314.75	\$2,074,657.75
Total Funds Drawdown	\$0.00	\$1,139,093.91
Program Funds Drawdown	\$0.00	\$1,139,093.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,125.92	\$1,927,801.45
City of Moreno Valley, Economic Development Department	\$16,125.92	\$1,927,801.45
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:

08-09-SFR-Sheffield-01

During this reporting period, Sheffield Homes finalized rehabilitation on the remaining properties acquired during previous reporting periods. No additional properties were acquired by Sheffield during the period of July to September 2012. \$16,125.92



of expenditures generated by Sheffield posted during this reporting period.

The expenditure details are as follows:

1. \$ 6,624.54 10008 SYCAMORE CYN (outstanding rehab costs)SHEFFIELD
2. \$ 9,501.38 14958 CURRY STREET (outstanding rehab costs)SHEFFIELD

***NOTE: THE PROGRAM INCOME ACCOUNT FOR MAYANS (08-09-MAYANS-02) WAS OVERDRAWN BY \$271,115.44. AS A RESULT THE TOTAL DRAWS BETWEEN THE PROGRAM FUNDS ACCOUNT FOR THIS ACTIVITY AND THE PROGRAM INCOME ACCOUNT FOR THIS ACTIVITY WILL EXCEED THE TOTAL EXPENDITURES FOR THIS ACTIVITY. HOWEVER, THE OVERAGE OF THE PI DRAW FOR THIS ACTIVITY WAS OFFSET IN THE SHEFFIELD PROGRAM INCOME ACCOUNT (08-09-SHEFFIELD-02). THE ACTUAL EXPENDITURES FOR THIS ACTIVITY ARE GREATER THAN THE TOTAL AMOUNT DRAWN.

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

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 08-09-SFR-SHEFFIELD-02
Activity Title: SFR-RESALE: SHEFFIELD

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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	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	\$432,545.59
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$432,545.59
Program Income Received	\$244,817.78	\$862,224.65
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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:

This quarter Sheffield Homes closed escrow on the resale of the 2 properties, \$182,653.28 of Program Income was posted during this reporting period for the following resales:



2. \$ 103,130.53 14958 Curry Street SHEFFIELD
Escrow closed last quarter, PI posted this quarter.

3. \$ 79,522.75 22852 Pahute Drive SHEFFIELD;
Program Income amount reflected for Pahute Drive was reduced by \$28,000 for the homeownership assistance loan provided to the homebuyer via a carry back. Includes escrow refund of \$196.07.

Sheffield has the following properties under contract. Escrows are expected to close during the October to December 2012 reporting period:

- 1. 24794 Hemlock Avenue (Sheffield)
- 2. 25472 Orchid Court (Sheffield)
- 3. 25860 Parsley Avenue (Sheffield)

The homebuyers are currently undergoing the homebuyer qualification process to determine program eligibility.

3. \$ 79,522.75 Resale – 22852 Pahute Drive SHEFFIELD;
Program Income amount reflected for Pahute Drive was reduced by \$28,000 for the homeownership assistance loan provided to the homebuyer via a carry back. Includes escrow refund of \$196.07.

Sheffield has the following properties under contract. Escrows are expected to close during the October to December 2012 reporting period:

- 1. 24794 Hemlock Avenue (Sheffield)
- 2. 25472 Orchid Court (Sheffield)
- 3. 25860 Parsley Avenue (Sheffield)

The homebuyers are currently undergoing the homebuyer qualification process to determine program eligibility.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	11/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	2	1/0	4/15	11/15	45.45

Activity Locations

Address	City	County	State	Zip	Status / Accept
22852 PAHUTE DRIVE	MORENO VALLEY		California	92253-	Match / N
14958 CURRY STREET	MORENO VALLEY		California	92553-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$505,643.51
Total Budget	\$14,468.70	\$505,643.51
Total Obligated	\$14,468.70	\$724,759.72
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	\$0.00	\$724,759.72
City of Moreno Valley, Economic Development Department	\$0.00	\$724,759.72
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:

VCD has completed rehabilitation on the NSP properties in their inventory. During this reporting period, VCD Corp. generated \$0 in expenditures. No additional properties were acquired by VCD during this reporting period.
 ***NOTE: THE PROGRAM INCOME ACCOUNT FOR VCD (0-09-VCD-02) WAS OVERDRAWN BY \$6,005.58. AS A RESULT THE TOTAL DRAWS BETWEEN THE PROGRAM FUNDS ACCOUNT FOR THIS ACTIVITY AND THE PROGRAM

INCOME ACCOUNT FOR THIS ACTIVITY WILL EXCEED THE TOTAL EXPENDITURES. HOWEVER, THE OVERAGE WAS OFFSET IN THESHEFFIELDPROGRAM INCOME ACCOUNT (08-09-SHEFFIELD-02). THE ACTUAL EXPENDITURES FOR THIS ACTIVITY ARE GREATER THAT THAN THE TOTAL AMOUNT DRAWN.

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

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	08-09-SFR-VCD-02
Activity Title:	SFR-RESALE: 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 (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moreno Valley, Economic Development Department

Overall	Jul 1 thru Sep 30, 2012	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	\$225,130.79
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$225,130.79
Program Income Received	\$86,684.84	\$388,554.40
Total Funds Expended	\$0.00	\$0.00
City of Moreno Valley, Economic Development Department	\$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:

VCD Corp. closed 1 resale on the last NSP property held in its inventory this reporting period generating \$70,912.53 in Program Income on the resale of:

1.12242 Zinnia Street



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/0	3/15	6/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
12242 ZINNIA STREET	MORENO VALLEY		California	92557-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

