

**Grantee: Moreno Valley, CA**

**Grant: B-11-MN-06-0513**

**January 1, 2015 thru March 31, 2015 Performance Report**

---



<b>Grant Number:</b> B-11-MN-06-0513	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Moreno Valley, CA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,687,789.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Shanikqua Freeman
<b>LOCCS Authorized Amount:</b> \$3,687,789.00	<b>Estimated PI/RL Funds:</b> \$1,505,681.95	
<b>Total Budget:</b> \$5,193,470.95		

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

\*\*\*ACTION PLAN MODIFIED May 2015 TO REFLECT INCREASES IN ACTIVITY BUDGETS DUE TO PROGRAM INCOME GENERATED (\$208,073.76), UPDATED CONTACT INFORMATION FOR DEVELOPER FOR REDEVELOPMENT ACTIVITY, AND UPDATED TO REFLECT LOAN TERMS AND AFFORDABILITY PERIOD TO BE USED FOR HOMEBUYER LOANS FOR HOUSEHOLDS EARNING UP TO 50% AMIL (LH-25).

The Housing and Economic Recovery Act of 2008 established the following eligible uses:

- § 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.
- § 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.
- § Establishment of land banks for homes that have been foreclosed upon.
- § Demolition of blighted structures.
- § Redevelopment of demolished or vacant properties.

With these eligible uses in mind, 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) of HERA, as amended by the Dodd-Frank Act. The proposed activities are described below. The NSP3 grant will fund five primary activities plus Administration:

- 1) Single Family Residential Acquisition, Rehabilitation, and Resale in the amount of \$1,967,857.57 (LMMH)
- 2) Multi-Family Residential Acquisition, Rehabilitation, and Rental in the amount of \$544,478.95 (LH25)
- 3) Neighborhood Stabilization Homeownership Program (NSHP) in the amount of \$0
- 4) Demolition in the amount of \$0
- 5) Land banking in the amount of \$0
- 6) Redevelop demolished or vacant properties as housing in the amount of \$1,967,808.16
- 7) Administration in the amount of \$519,347.10

NOTE: The City of Moreno Valley amended the initial application to propose the inclusion of a rental component in the NSP3. At the time of the initial application market conditions could support the City's strategy of creating homeownership opportunities for the LH25 population, however, recent shifts in the market makes the strategy no longer viable.

### Single Family Residential Acquisition/Rehabilitation/Resale (SFR-ARR) (LMMH)

The City of Moreno Valley proposes to dedicate \$1,554,010 of the NSP3 grant to acquiring foreclosed single-family detached and/or single-family attached (condominium) residence(s) and then rehabilitating and reselling them to income-eligible households of up to 120% AMI. Alternatively, the City may request transfer of Activity 1 funds in the future to Activities 4 or 5, to provide additional funds for land banking and/or redevelopment, as needed>

Under the NSP1 grant, the SFR-ARR program is already being used effectively to rehabilitate foreclosed properties in neighborhoods with a Foreclosure Risk Score of 9 or 10 (a score of 10 indicated the highest level of need). As described in Section A above, the



City proto extend the availability of the SFR-Arogram into a few newly targeted neighborhoods now identified as having a high risk of foreclosure

The City of Moreno Valley will partner with several residential development partners to make a visible impact on the identified target areas. Properties will be acquired at a minimum discount of 1% below appraised value, in compliance with NSP3 regulations. All ARR NSP3 properties will be rehabilitated. Energy efficient and environmentally-friendly "green" elements will be incorporated into the rehabilitation scopes of work for each property, as much as practically possible. Prior to resale, the NSP3 properties must pass an inspection by a City building inspector for compliance with the City's Housing Quality Standards (HQS).

#### Multi-Family Attached Residential Acquisition, Rehabilitation, and Rental (MFR-ARR) (LH25)

Initially, the City of Moreno Valley proposed targeting some of Moreno Valley's condominium neighborhoods struggling with excess foreclosures and rental units as a strategy to meet the LH25 requirement. However, given substantial monthly HOA fees levied against each unit, coupled with inadequate owner-occupancy rates of the condominium projects (less than 50% - which is a requirement to secure funding), FHA and traditional mortgage financing opportunities are not available for households seeking to acquire condominium units. Consequently, the target LH25 population (those earning up to 50% AMI) will not be able to secure the first mortgage loan needed to acquire the property. As a result, the City of Moreno Valley must modify the approach to serve the needs of the LH25 population. PLEASE SEE THE REDEVELOPMENT ACTIVITY FOR MORE INFORMATION REGARDING PROVIDING HOUSING TO SERVICE LH-25.

The current price points of the Moreno Valley real estate market and the level of subsidy that would be required to continue the targeted strategy of creating homeownership opportunities for the LH25 population, predicates a shift in the approach to meet the LH25 requirement. The City of Moreno Valley will now focus on creating multi-family rental opportunities, as opposed to single family homeownership opportunities, for the LH25 population.

To comply with NSP3 requirements, the City will dedicate \$544,478.95 of the grant to households that earn up to 50% AMI. The City will tailor this component of the MFR-ARR activity to increase the current affordable rental unit stock by creating additional affordable housing rental units for income-eligible LH25 households. This shall be accomplished through partnership with a Community Housing Development Organization (CHDO) or other non-profit residential developer who will acquire, rehabilitate, rent, and manage the units under City oversight. The City will enter into an Affordable Housing Agreement with the CHDO or other non-profit developer. Pursuant to the Affordable Housing Agreement, the multi-family units will be subject to a 5-year affordability covenant that will be recorded against the property and run with the land. 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. &nbsp;

#### Activity- 2: Neighborhood Stabilization Homeownership Program (NSHP)

The City of Moreno Valley will dedicate \$0 of the NSP3 allocation to provide for buyer-driven homeownership for low, middle, and moderate income-eligible homebuyers earning up to 120% area median income (AMI). The funds will be used to provide direct homebuyer acquisition assistance and/or rehabilitation financing. The funds may be used to provide assistance to the homebuyer through down payment, closing costs and/or minor rehabilitation/repair work while incorporating energy-efficient improvements that will provide long-term affordability and increased sustainability. Minor home repair assistance will include interior and exterior repairs and curb appeal improvements. The minor rehabilitation financing component of the activity is designed to help absorb single-family properties in the market that may otherwise not be absorbed due to a homebuyer's inability to make the necessary repairs because of a lack of resources.

In accordance with NSP3 Guidelines, all properties assisted via the use of NSP3 funds are subject to continued affordability restrictions. As a result, each property assisted under the NSHP activity will be subject to recorded covenants for a 15 year term. The covenants will be used to ensure, to the maximum extent practicable, that the properties remain affordable to families and individuals whose incomes do not exceed 120% AMI. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. Continued affordability will be ensured via an annual monitoring process to be conducted by City staff. No interest will be charged on the 'soft second.' However, should the home sell or transfer before the affordability period is realized, the City will collect a share of the equity on a declining scale. 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 on sale returned to the City will not exceed the total investment made into the property by the City. The Covenants will remain in effect for the prescribed Covenant Period of 15 years and are not cancelled upon the sale of the property. A subsequent owner of the property will be subject to the recorded Covenant for the remainder of the affordability period.

#### Activity 3- Demolition

The City of Moreno Valley will dedicate \$0 to demolish blighted structures. The funds will be used to acquire and demolish foreclosed and vacant properties that are dilapidated beyond reasonable repair or fiscal feasibility, and/or present health and safety hazards. Upon the completion of the demolition, properties will be maintained through the land bank that will be established as one of the eligible NSP3 activities.

#### Activity 4 – Land Banking

The City of Moreno Valley will dedicate \$0 of the NSP3 grant to assembly, temporary management, and disposal of vacant land after a structure has been demolished. The funds will be used toward the maintenance of the property after a demolition has occurred until replacement residential units are constructed.



## Activity 5 – Redevelopment

The City will dedicate \$1,976,857.57 of the NSP3 grant to the redevelopment of vacant sites or demolished sites for future development to provide housing to income-eligible households earning up to 50%. The City will focus its redevelopment efforts all of the Target Areas, as defined above. In addition, the City will leverage the NSP 3 funds with other funding sources (i.e. NSP1) to maximize the effectiveness of the activity. The City will partner with Habitat for Humanity, Riverside, to create affordable homeownership opportunities for income-eligible households earning up to 50% AMI by redeveloping vacant properties held in the City's land bank. This activity will be used to construction a new subdivision consisting of 8 single family homes all of which will be used to provide homeownership opportunities to serve the LH-25 population earning up to 50% AMI. Habitat for Humanity will hold the first mortgage loan which will be a zero-interest, zero payment loan. The term of the loan will be up to 40 years, as dictated by affordable housing costs capped at 30% for each respective buyer. The City will hold a "silent" second on each property and provide the necessary "gap" financing. The City's loan will be zero-interest, no payments loan with a loan term of up to 40-years and forgiveable at loan maturity. The City will impose a resale provision on each property with an affordability period of 45-years.

### **How Fund Use Addresses Market Conditions:**

MorenoValley's current housing market continues to struggle with excessive numbers of foreclosures: 1,861 are currently in the foreclosure process plus more than 850 are already bank-owned. In general, homes are not available for sale unless they are bank-owned or the owner is seeking a short-sale. According to the Multiple Listing Service (MLS), more than 250 single family homes and more than 45 condominiums are currently for sale in MorenoValley.

Though prices have dropped more than 44%, home sale pricing seems to have stabilized somewhat. Over the last year, the median resale price for single-family homes rose just 2% (or \$3,681) to \$160,208 in December 2010. Sales numbers show strong interest in MorenoValley's market as investors compete to purchase prospective rental or rehabilitation/resale properties. However, owner-occupant home purchasing remains sluggish and pockets of MorenoValley continue to experience price declines. Under the City's NSP1 grant, some ARR homes have required resale price reductions after properties sat on the market for extended periods, to encourage purchase by owner-occupant homebuyers.

### **Ensuring Continued Affordability:**

The City of Moreno Valley is committed to maintaining affordability for its NSP3 assisted housing.

NSP activities using the minimum 25% allocated for households earning up to 50% area median income (LH25) will target efforts to increasing rental opportunities within this income level. The City will partner with a CHDO or other non-profit residential developer who will acquire, rehabilitate, rent and manage the units under the City's oversight. The City will enter into an Affordable Housing Agreement with the CHDO or other non-profit developer. Pursuant to the Affordable Housing Agreement, the multi-family units will be subject to a 55-year affordability covenant that will be recorded against the property will run with the land. Continued affordability will be ensured by City staff through an annual recertification process.

All NSP3 single-family home purchase activities involving assistance to households earning up to 120% of area median income (LMMH) will be subject to the affordability period of 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 15-year affordability, the City will be entitled to a share of the gain on sale in addition to the principal 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 additional NSP projects. For the properties constructed under the Redevelopment activity by Habitat for Humanity the City will impose a resale provision on each property with an affordability period of 45-years. The City will record the following security instruments to ensure continued affordability: Deed of Trust, Notice of Affordability Restrictions, Regulatory Agreement, and CC&Rs.

### **Definition of Blighted Structure:**

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The California legislative definition of blight is found in the Health and Safety Code Sections 33030 and 33031. In sum, 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:

- § 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.
- § 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.
- § 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:

- § 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.

§ 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.

§ A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks, and other lending institutions.

§ 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.

§ A high crime rate that constitutes a serious threat to the public safety and welfare.

### **Definition of Affordable Rents:**

"Affordable Rents" means a rental housing 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. 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.

### **Housing Rehabilitation/New Construction Standards:**

The City has Housing Quality Standards (HQS) created to conform to the Department of Housing and Urban Quality Standards, in addition to applicable municipal laws, codes, and Building Code Standards.

The HQS covers six essential areas of construction:

- 1) Physical and/or Environmental Improvements,
- 2) Structural-Exterior Building Improvements and Finishes
- 3) Building Interior,
- 4) Plumbing
- 5) Electrical
- 6) Mechanical

For NSP3 properties in particular, the City's HQS will be revised to include energy efficient and environmentally-friendly "green" requirements for incorporation into the rehabilitation scope of work for each property.

Within the HQS, the City has outlined the minimum requirements that each NSP assisted housing unit must meet prior to occupancy by the eligible participant(s). The City's NSP3 building inspector reviews proposed scopes of work for each NSP3 property and makes revisions in compliance with the HQS. If upon inspection, it is found that a unit does not meet the standards, occupancy will be deferred until the unit does meet the standards (i.e., after repair and successful re-inspection of the unit).

### **Vicinity Hiring:**

The City of Moreno Valley will incorporate local hiring requirements into the Participation Agreements to be executed by the Development Partners selected for NSP3 implementation. The City, shall to the maximum extent feasible, provide for the hiring of employees who reside in Moreno Valley. The City will monitor Development Partner compliance through collection of Section 3 reporting data.

### **Procedures for Preferences for Affordable Rental Dev.:**

The City of Moreno Valley is proposing to use a significant portion of its NSP3 allocation (APPROX. 40%) for the acquisition and/or rehabilitation of multi-family properties. These properties will be used for long-term affordable rental housing units.

### **Grantee Contact Information:**

City of Moreno Valley  
Financial Management & Services Department  
Financial Resources Division  
14177 Frederick St.,  
Moreno Valley, CA 92553  
Marshall Eyerman, Financial Resources Division Manager  
marshall@moval.org  
Shanikqua Freeman, Housing Program Coordinator  
shanikquaf@moval.org  
(951) 413-3450

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,008,491.78
<b>Total Budget</b>	\$0.00	\$5,008,491.78
<b>Total Obligated</b>	\$0.00	\$4,985,397.29



<b>Total Funds Drawdown</b>	\$0.00	\$3,599,483.65
Program Funds Drawdown	\$0.00	\$2,490,999.59
Program Income Drawdown	\$0.00	\$1,108,484.06
<b>Program Income Received</b>	\$0.00	\$1,297,608.29
<b>Total Funds Expended</b>	\$375,555.61	\$4,206,075.09
<b>Match Contributed</b>	\$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	\$553,168.35	\$0.00
Limit on Admin/Planning	\$368,778.90	\$255,864.05
Limit on State Admin	\$0.00	\$255,864.05

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$368,778.90	\$519,347.10

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$921,947.25	\$545,978.95

## Overall Progress Narrative:

NSP 3 – 1ST Quarter 2015 (January 1 to March 30, 2015) QPR

Overall Narrative

Redevelopment (LH-25)

During this quarter, Habitat for Humanity has made significant progress 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 85% complete. 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-June. 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 30-40 year, interest free loans; the term of the loan will be predicated by each respective buyers qualifying factors and purchase capacity dictated by affordable housing costs. The loans will not 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 fall within the 30-50% 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 late June.

This quarter \$211,219.02 of expenditures were generated carrying out REDEVELOPMENT activity. Reduced this quarter's expenditures by \$100 to offset for \$100 of misapplied legal fees previous reported. Amount reported this quarter: \$211,119.02

This quarter \$0 of Program Income was generated by the REDEVELOPMENT Activity  
MFR-ARR Activity (LH-25)

During this quarter Riverside Housing Development Corporation (RHDC) completed the construction of the rehabilitation project located at 22862 Adrienne. The project is a 4-unit multi-family project that will provide rental opportunities for households earning up to 50% AMI (LH-25). The project is expected to be fully leased-up by early April. During this quarter, the City and Development Partner negotiated an amendment to the Affordable Housing Agreement to increase the budget by \$47,000 due to construction requirements to meet ADA standards.

During this quarter (March), scheduled debt service payments of \$500.00/mo. commenced for the NSP3 loan on the property located at 22682 Adrienne. The City received \$500.00 of Program Income.

This quarter \$119,728.75 of expenditures were generated carrying out the MFR-ARR Activity

This quarter \$500.00 of Program Income was generated by the MFR-ARR Activity.

SFR-ARR Activity (LMMH)

During this quarter staff processed final cost related to the rehabilitation, sale and close-out of the properties. There were no knew acquisitions and all rehabilitation has been completed.

This quarter \$34,872.90 of expenditures were generated carrying out the SFR-ARR Activity. However, a reduction is being reported to account for double counted expenditures of \$44,798.96) previously reported. Attached, is a detailed spreadsheet of all expenditures for the SFR activity from program inception. The spreadsheet is generated for the City's general ledger report. The reduction corrects the current expenditure balance as of 03/31/15 to \$1,957,882.10.

During this quarter the Development Partner, Sheffield, sold the last remaining property in the City's SFR inventory located at 12669 Gorham Street.

This quarter \$207,537.66 of Program Income was generated by the SFR-ARR Activity from sale of Gorham.

#### ADMINISTRATION

Staff has completed the following tasks:

- Facilitated the homebuyer qualification process Scheduled/conducted preliminary and final inspections;
- Reviewed budgets and scopes of work for potential acquisitions;
- Administered (reviewed and reconciled) budget including expenditure and revenue projects;
- Managed resale escrows; closed 1 during this reporting period;
- Reconciled project costs to assist with the closing of escrow;
- Negotiate and drafted affordable housing agreements for multi-family project;
- Managed and oversaw approval processed for redevelopment project with Habitat for Humanity;
- Provided project management for Habitat of Humanity Project;
- Processed construction draws and payments'
- Prepared for HUD onsite monitoring;
- Finalized the negotiation of the Affordable Housing Agreement amendment with RHDC for the Adrienne project located at 22862;
- Assisted with the plan check and approval processes related to Habitat for Humanity
- DRGR reporting.

\$61,428.14 of administration funds were expended in administration costs this quarter.

#### FINANCING MECHANISMS

No activity to report; activity defunded by Substantial Amendment.

#### LANDBANKING

No activity to report; activity defunded by Substantial Amendment.

#### DEMOLITION

No activity to report; activity defunded by Substantial Amendment.

Total expenditures this quarter for all activities: \$427,148.81 (reflects \$100 reduction for misapplied legal fees last quarter)

Total expenditures this quarter for Program Income: \$208,037.66



## Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Project Funds Drawdown	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP-Admin., Administration	\$0.00	\$498,539.72	\$161,942.55	
NSP3-1, Acquisition/Rehabilitation	\$0.00	\$2,510,000.00	\$1,847,607.56	
NSP3-2, Financing Mechanism	\$0.00	\$0.00	\$0.00	
NSP3-3, Demolition	\$0.00	\$0.00	\$0.00	
NSP3-4, Land Banking	\$0.00	\$0.00	\$0.00	
NSP3-5, Redevelopment	\$0.00	\$1,976,857.57	\$481,449.48	



# Activities

**Project # / Title:** NSP-Admin. / Administration

**Grantee Activity Number:** NSP3-Administration  
**Activity Title:** Administration

**Activitiy Category:**

Administration

**Project Number:**

NSP-Admin.

**Projected Start Date:**

03/07/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/07/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Moreno Valley, Economic Development

**Overall**

	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$519,347.10
<b>Total Budget</b>	\$0.00	\$519,347.10
<b>Total Obligated</b>	\$0.00	\$498,539.72
<b>Total Funds Drawdown</b>	\$0.00	\$255,864.05
<b>Program Funds Drawdown</b>	\$0.00	\$161,942.55
<b>Program Income Drawdown</b>	\$0.00	\$93,921.50
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$54,633.90	\$405,189.67
City of Moreno Valley, Economic Development	\$54,633.90	\$405,189.67
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

City-wide

**Location Description:**

City of Moreno Valley  
Community & Economic Development Department,  
Neighborhood Preservation Division  
Dante G. Hall, Redevelopment & Neighborhood Programs Administrator  
Ph. 951-413-3455, E-mail: [danteh@mova.org](mailto:danteh@mova.org)  
14177 Frederick St., Moreno Valley, CA 92553

**Activity Progress Narrative:**



## ADMINISTRATION

Staff has completed the following tasks:

- Facilitated the homebuyer qualification process Scheduled/conducted preliminary and final inspections;
- Reviewed budgets and scopes of work for potential acquisitions;
- Administered (reviewed and reconciled) budget including expenditure and revenue projects;
- Managed resale escrows; closed 1 during this reporting period;
- Reconciled project costs to assist with the closing of escrow;
- Negotiate and drafted affordable housing agreements for multi-family project;
- Managed and oversaw approval processed for redevelopment project with Habitat for Humanity;
- Provided project management for Habitat of Humanity Project;
- Processed construction draws and payments'
- Prepared for HUD onsite monitoring;
- Finalized the negotiation of the Affordable Housing Agreement amendment with RHDC for the Adrienne project located at 22862;
- Assisted with the plan check and approval processes related to Habitat for Humanity
- DRGR reporting.

\$61,428.14 of administration funds were expended in administration costs this quarter.

## 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	

## Activity Supporting Documents



## Project # / Title: NSP3-1 / Acquisition/Rehabilitation

**Grantee Activity Number:** NSP3-1 (LH25)  
**Activity Title:** Acquisition/Rehabilitation/Rental (LH25)

**Activitiy Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3-1

**Project Title:**

Acquisition/Rehabilitation

**Projected Start Date:**

03/07/2011

**Projected End Date:**

03/07/2014

**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****Jan 1 thru Mar 31, 2015****To Date**

N/A

\$545,978.95

**Total Budget**

\$0.00

\$545,978.95

**Total Obligated**

\$0.00

\$542,191.84

**Total Funds Drawdown**

\$0.00

\$347,930.88

**Program Funds Drawdown**

\$0.00

\$187,878.51

**Program Income Drawdown**

\$0.00

\$160,052.37

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$119,728.75

\$470,436.13

City of Moreno Valley, Economic Development

\$119,728.75

\$470,436.13

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity will provide for acquisition, rehabilitation, and rental of foreclosed, vacant, and abandoned multi-family residences by the City in cooperation with residential development partners. The units will be acquired at a minimum discount of 1% off the appraised value. The homes will be rehabilitated and rented to income-eligible qualified households – targeting families earning up to 50% AMI (LH25 population).

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.

The City will enter into an Affordable Housing Agreement with the CHDO or non-profit residential developer. Pursuant to the Affordable Housing Agreement, the multi-family units will be subject to 55-year affordability covenants that run with the land. 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.



## **Location Description:**

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of "20"):

§ Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.

## **Activity Progress Narrative:**

### MFR-ARR Activity (LH-25)

During this quarter Riverside Housing Development Corporation (RHDC) completed the construction of the rehabilitation project located at 22862 Adrienne. The project is a 4-unit multi-family project that will provide rental opportunities for households earning up to 50% AMI (LH-25). The project is expected to be fully leased-up by early April. During this quarter, the City and Development Partner negotiated an amendment to the Affordable Housing Agreement to increase the budget by \$47,000 due to construction requirements to meet ADA standards.

During this quarter (March), scheduled debt service payments of \$500.00/mo. commenced for the NSP3 loan on the property located at 22682 Adrienne. The City received \$500.00 of Program Income.

This quarter \$119,728.75 of expenditures were generated carrying out the MFR-ARR Activity

This quarter \$500.00 of Program Income was generated by the MFR-ARR Activity

## **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**

	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	

---

<b>Grantee Activity Number:</b>	<b>NSP3-1 (LMMH)</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Resale (LMMH)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-1

**Projected Start Date:**

03/07/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/07/2014

**Completed Activity Actual End Date:**

03/31/2015

**Responsible Organization:**

City of Moreno Valley, Economic Development

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

**To Date**

N/A \$1,966,308.16

**Total Budget**

\$0.00 \$1,966,308.16

**Total Obligated**

\$0.00 \$1,967,808.16

**Total Funds Drawdown**

\$0.00 \$1,964,570.79

**Program Funds Drawdown**

\$0.00 \$1,659,729.05

**Program Income Drawdown**

\$0.00 \$304,841.74

**Program Income Received**

\$0.00 \$1,297,608.29

**Total Funds Expended**

(\$9,926.06) \$1,957,882.10

City of Moreno Valley, Economic Development

(\$9,926.06) \$1,957,882.10

**Match Contributed**

\$0.00 \$0.00

**Activity Description:**

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned single family attached and detached homes by the City in cooperation with residential development partners. The homes will be acquired at a minimum discount of 1% off the appraised value. The homes will be rehabilitated and resold to qualified owner-occupant homebuyers – targeting families earning up to 120% AMI (LMMH population).

Homebuyers will be required to execute an affordable housing agreement that restricts their ability to resell to households in the same income category (i.e., 50% or 120% AMI). Moreno Valley's affordable housing agreements are structured to run with the property for 15 years. The City estimates subsidizing ARR transactions at an average of \$36,000 per LMMH property. No interest will be charged to the homebuyer for this subsidy. However, to encourage continued owner-occupancy, the City's affordable housing agreement requires payment of a share of the gain on sale (equity share) if the homebuyer sells, transfers, or ceases to occupy the property prior to the expiration of the 15-year affordability period. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

**Location Description:**

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed



areas have a HUD Foreclosure Risk Score of "20":

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

### Activity Progress Narrative:

#### SFR-ARR Activity (LMMH)

During this quarter staff processed final cost related to the rehabilitation, sale and close-out of the properties. There were no new acquisitions and all rehabilitation has been completed.

This quarter \$34,872.90 of expenditures were generated carrying out the SFR-ARR Activity. However, a reduction is being reported to account for double counted expenditures of \$44,798.96 previously reported. Attached, is a detailed spreadsheet of all expenditures for the SFR activity from program inception. The spreadsheet is generated for the City's general ledger report. The reduction corrects the current expenditure balance as of 03/31/15 to \$1,957,882.10.

During this quarter the Development Partner, Sheffield, sold the last remaining property in the City's SFR inventory located at 12669 Gorham Street.

This quarter \$207,537.66 of Program Income was generated by the SFR-ARR Activity from sale of Gorham.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties		1		8/9
	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units		1		3/9
# of Singlefamily Units		1		3/9

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	1	2/0	5/9	9/9	77.78
# Owner Households	0	0	1	2/0	5/9	9/9	77.78

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount

HOME	\$0.00
Total Other Funding Sources	\$0.00

## Activity Supporting Documents

Document TOTAL SFR Activity Expenditures as of 033115.xlsx

### Project # / Title: NSP3-2 / Financing Mechanism

<b>Grantee Activity Number:</b>	<b>NSP3-2</b>
<b>Activity Title:</b>	<b>Neighborhood Stabilization Homeownership Program</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Homeownership Assistance to low- and moderate-income	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
NSP3-2	Financing Mechanism
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/07/2011	03/07/2014
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct Benefit (Households)	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	City of Moreno Valley, Economic Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of vacant and abandoned homes by income-eligible households (up to 120% area median income) via a tailored version of the City's existing first time homebuyer 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).

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 the Definitions, Section C) shall be placed on the homebuyer and NSHP funds may be used to fund homebuyer rehabilitation work. 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 for a 15 year term. 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 affordability 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 expires, 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:**

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

### **Activity Progress Narrative:**

NO ACTIVITY TO REPORT

### **Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total	Total	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	

## Project # / Title: NSP3-3 / Demolition

**Grantee Activity Number:** NSP3-3

**Activity Title:** Demolition

**Activitiy Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NSP3-3

**Project Title:**

Demolition

**Projected Start Date:**

03/07/2011

**Projected End Date:**

03/07/2014

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Moreno Valley, Economic Development

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2015**

**To Date**

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 the demolition of vacant, foreclosed and abandoned single and multi-family residences by the City in cooperation with residential development partners. Properties that present blight, pose health and safety hazards, and are comprised of illegal structures will be acquired at a discounted rate of at least 1% below appraised value and demolished. Upon completion of the demolition, the land will be added to and maintained through the land bank established by the City as part of the eligible the Program's land banking activity described



in further detail below. The land will be redeveloped to create affordable homeownership opportunities for income-eligible households earning up to 50% area median income (LH25) and 120% area median income (LMMH), at a later date.

### Location Description:

To ensure that NSP3 demolition funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Demolition activity in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

### Activity Progress Narrative:

NO ACTIVITY TO REPORT.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF	0	0/0

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

## **Project # / Title: NSP3-4 / Land Banking**

**Grantee Activity Number:** **NSP3-4**

**Activity Title:** **Land Banking**

**Activitiy Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP3-4

**Projected Start Date:**

03/07/2011

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/07/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Moreno Valley, Economic Development

**Overall**

	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Moreno Valley, Economic Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity provides for the acquisition of undeveloped parcels located within the designated Target Areas to eliminate the blight caused by underutilized land. In accordance with NSP3 regulations, the properties will be acquired with a minimum 1% discount off the appraised value. The undeveloped parcels will be held in and maintained through the land bank that will be established through the Program. The parcels will be developed at a later date to create affordable homeownership opportunities to income-eligible households earning up to 50% area median income (LH25%) and income-eligible households earning up to 120% area median income (LMMH). The funds budgeted for this activity will also be used to maintain the properties that have been rendered vacant as a result of Activity 3 - Demolition, as described above. The City will focus its land banking efforts in Target Areas 1 and 2, as described above.



## **Location Description:**

To ensure that land banking funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Land banking activity, when necessary, in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

## **Activity Progress Narrative:**

NO ACTIVITY TO REPORT.

## **Accomplishments Performance Measures**

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

## Project # / Title: NSP3-5 / Redevelopment

<b>Grantee Activity Number:</b>	<b>NSP3-5</b>
<b>Activity Title:</b>	<b>Redevelopment- Habitat for Humanity</b>

**Activitiy Category:**

Construction of new housing

**Project Number:**

NSP3-5

**Projected Start Date:**

05/01/2013

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**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**

	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,976,857.57
<b>Total Budget</b>	\$0.00	\$1,976,857.57
<b>Total Obligated</b>	\$0.00	\$1,976,857.57
<b>Total Funds Drawdown</b>	\$0.00	\$1,031,117.93
<b>Program Funds Drawdown</b>	\$0.00	\$481,449.48
<b>Program Income Drawdown</b>	\$0.00	\$549,668.45
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$211,119.02	\$1,372,567.19
City of Moreno Valley, Economic Development	\$211,119.02	\$1,372,567.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for the redevelopment of vacant sites or demolished sites for future development to provide housing to income-eligible households earning up to 50%. The City will focus its redevelopment efforts in Target Areas 1 and 2, as defined above. In addition, the City will leverage the NSP 3 funds with other funding sources (i.e. RDA land) to maximize the effectiveness of the activity. The City will partner with various development partners to create affordable homeownership opportunities for income-eligible households earning up to 50% AMI by redeveloping vacant properties held in the City's land bank as housing assets to the former Redevelopment Agency (RDA).

THIS ACTIVITY WILL CREATE HOMEOWNERSHIP OPPORTUNITIES FOR 8 INCOME-ELIGIBLE HOUSEHOLDS EARNING UP TO 50% AMI.

**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:

Redevelopment (LH-25)

NSP 3 – 1ST Quarter 2015 (January 1 to March 30, 2015) QPR

Overall Narrative

Redevelopment (LH-25)

During this quarter, Habitat for Humanity has made significant progress 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 85% complete. 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-June. 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 30-40 year, interest free loans; the term of the loan will be predicated by each respective buyers qualifying factors and purchase capacity dictated by affordable housing costs. The loans will not 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 fall within the 30-50% 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 late June.

This quarter \$211,219.02 of expenditures were generated carrying out REDEVELOPMENT activity. Reduced this quarter's expenditures by \$100 to offset for \$100 of misapplied legal fees previous reported. Amount reported this quarter: \$211,119.02

This quarter \$0 of Program Income was generated by the REDEVELOPMENT Activity

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected	
		Total	Total
#Units with solar panels	0	0/0	0/0
#Low flow toilets	0	0/8	0/8
#Low flow showerheads	0	0/8	0/8
#Units with bus/rail access	0	0/0	0/0
#Units exceeding Energy Star	0	0/0	0/0
#Sites re-used	0	0/8	0/8
#Units & other green	0	0/0	0/0
Activity funds eligible for DREF	0	0/0	0/0

	This Report Period	Cumulative Actual Total / Expected	
		Total	Total
# of Housing Units	0	0/8	0/8
# of Singlefamily Units	0	0/8	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
No Other Funding Sources Found	
Total Other Funding Sources	

## Activity Supporting Documents

Document TOTAL REDEV Activity Expenditures as of 033115.xlsx

---