

**Grantee: Perris, CA**

**Grant: B-11-MN-06-0525**

**January 1, 2012 thru March 31, 2012 Performance Report**

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**Grant Number:**  
B-11-MN-06-0525

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Perris, CA

**Contract End Date:**  
03/02/2014

**Review by HUD:**  
Reviewed and Approved

**Grant Amount:**  
\$1,342,449.00

**Grant Status:**  
Active

**QPR Contact:**  
Sabrina Chavez

**Estimated PI/RL Funds:**  
\$0.00

**Total Budget:**  
\$1,342,449.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

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

Total low-income set-aside percentage (25 percent): 25.00%  
Total funds set aside for low-income individuals = \$335,613.00

For new construction the City of Perris will restrict a minimum of 25% for individuals or families with an income level at or below 50% of AMI.

The City will record Affordability Covenants against the property to insure the property maintains the Low-Income level restriction over a given affordability period. For Down Payment assistance the City will reserve 25% of the total monies set aside for this program toward home buyers at or below the 50%AMI level. As part of the loan documents completed with each transaction, the City will record affordability covenants against each property to ensure the affordability is maintained.

There are currently no activities planned to develop rental housing. However, if the opportunity for the development of rental housing becomes available, the City of Perris will ensure that units are reserved specifically for tenants at or below 50% AMI in order to meet the 25% set aside requirement.

### How Fund Use Addresses Market Conditions:

The City of Perris utilized a number of resources/tools to determine the area(s) of greatest need and impact. The primary tool utilized was the NSP mapping tool located at <http://www.huduser.org/nsp/nsp3.html>. In addition to this tool the City has also contacted the following real estate professionals to discuss market conditions and available inventory:

- \* Ashley Kroencke Real Estate - Eric Kroencke, Real Estate Professional
- \* QMG Real Estate - Scott Larson, Real Estate Professional
- \* Marcus & Millichap - Reza Ghaffari, First Vice President Investments
- \* National Community Stabilization Trust - Adam Eliason, President Civic Stone

The City of Perris utilized the expertise of two local real estate companies, one in particular which has specialized in the City of Perris market for over 10-years. Ashley Kroencke Real Estate has operated in the City of Perris since 1995 and has been a key contributor to the City's Foreclosed Homeownership Program (FHP). In 2009 The Perris City Council approved the use of Redevelopment Agency set-aside funds to purchase foreclosed single family homes in Perris, rehabilitate and resell these homes to income qualified first time home buyers. To date the City has completed 25 homes and currently owns 1 property still under construction or being marketed for re-sale. Ashley Kroencke real estate has provided the City of Perris with resale and comparable sales reporting data on single family homes sales over the past two years.

The City has worked closely with this group to establish purchase price guidelines and evaluate the sales prices for homes completed in the FHP Program.

The City of Perris also utilized data within the Perris Downtown Specific Plan to help identify target areas which could be cross referenced to target areas established using HUD's NSP mapping tool. Finally the City compiled data on the over 200 down payment assistance loans the City of Perris has issued over the past 2 1/2 years to determine which areas within the City had foreclosed homes purchased by first-time home buyers. This data was cross-referenced with the data provided from the HUD mapping tool.

The City will distribute funds in targeted Census tracts/Block groups as identified on the map generated using the HUD NSP3 mapping tool. Funds will be distributed for the following eligible uses:

1. Financing Mechanisms
2. Purchase and rehabilitation of residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties
3. Demolition of blighted structures



4. Redevelop demolished or vacant properties
5. Land Banks
6. Administration and Planning

Funds in an amount not to exceed 10% of the total grant amount, plus 10% of program income will be used for Program Planning/Administration.

#### **Ensuring Continued Affordability:**

##### **Long-Term Affordability**

The City will enter into long term NSP Regulatory Agreements recorded against each property to ensure long-term affordability for a minimum term of 15 years for all NSP activities.

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

##### **Blighted Structure**

The City of Perris will rely upon California Health and Safety Code Sections 33030 and 33031 <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=33001-34000&file=33030-33039>. The City of Perris defines a "substandard conditions/property and unsafe building/structure" in order to determine "blight." A "blighted structure" will include, but is not limited to, the following:

- \* A building in which it is unsafe or unhealthy for persons to live - for instance, if there are serious building code violations; if the structure is severely dilapidated or deteriorated; or if the building suffers from serious neglect;
- \* A building which suffers from substandard, defective design or construction given the current development standards;
- \* A building that has hazardous waste within;
- \* A building which is vacant and abandoned;
- \* A building in need of extensive rehabilitation;
- \* A building susceptible to collapse from seismic hazards; and,
- \* A building in such a state as to cause serious public safety concerns.

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

##### **Affordable Rents**

The City will ensure that 100% of NSP funds will be used to benefit individuals and households with incomes below 120% of the area median income (AMI). The City is using the maximum rent limits allowed for affordable units in accordance with Section 92.252 of HUD's HOME Program Regulations for households at or below 80% of the AMI. The HUD fair market rent limits will be used for households with incomes between 81% and 120% of AMI. In addition, at least 25% of the NSP funds will be used to benefit individuals and households with incomes below 50% of the AMI.

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

##### **Housing Rehabilitation Standards**

At a minimum, NSP grantees must follow the adopted California Green Building Code available for preview at [http://www.documents.dgs.ca.gov/bsc/CALGreen/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf). All City of Perris Housing Rehabilitation programs follow these standards and specifications. In addition, developers/contractors participating in the City of Perris NSP Programs will follow the standards listed below:

- \* All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard of Energy Star Qualified New Homes.
- \* All gut rehabilitation or new construction of mid- or high-rise multi-family housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90. 1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- \* Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- \* Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.
- \* Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires).
- \* When applicable and/or cost feasible, the City of Perris requires the NSP grantees to adopt the energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notices describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resources Exchange at [www.hud.gov/nspta](http://www.hud.gov/nspta) and <http://www.federalregister.gov/articles/2010/10/19/2010-26292/notice-of-formula-allocations-and-program-requirements-for-neighborhood-stabilization-program#h-84>.



**Vicinity Hiring:**

The City of Perris will consult with the Riverside County GAIN program office to advertise any training or employment opportunities from NSP3 activities.

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

For new construction of a multi-family affordable development the City of Perris will restrict a minimum of 25% of the units for individuals or families with an income level at or below 50% of AMI. The City will record Affordability Covenants against the property to insure the property maintains the Low-Income level restriction over a given affordability period.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information  
 Name (Last, First): Madkin, Darren  
 Email Address: Dmadkin@cityofperris.org  
 Phone Number: 951-943-6100  
 Mailing Address: 101 N. D Street, Perris CA 92570

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,342,449.00
Total Budget	\$0.00	\$1,342,449.00
Total Obligated	\$634,244.00	\$634,244.00
Total Funds Drawdown	\$227,321.99	\$227,321.99
Program Funds Drawdown	\$227,321.99	\$227,321.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$227,321.99	\$227,321.99
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	\$201,367.35	\$0.00
Limit on Admin/Planning	\$134,244.90	\$5,602.26
Limit on State Admin	\$0.00	\$5,602.26

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
Administration	\$134,244.90	\$134,244.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$335,612.25	\$525,000.00



## Overall Progress Narrative:

For the reporting period 1/1/2012 - 3/31/2012, the City of Perris completed the first of two single family new homes to be constructed as part of the Single Family New Construction activity. The status of the activity is described in more detail in the activity progress narrative. The City's amended action plan, which was submitted for approval during the last reporting period, was approved. The amendment included the addition of a program administration activity; and the cancellation of the Perris Station Senior Apartments, New Construction activity. A total of \$227,321.99 was expended during the reporting period as reflected in this QPR. An RFQ for the Single Family New Construction and the Single Family Acquisition and Rehabilitation will be released during the next reporting period (May 8, 2012) and the qualifications will be due June 11, 2012 in anticipation of awarding a contract in July 2012.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-068-170, Financing Mechanism	\$0.00	\$75,000.00	\$0.00
NSP-7101, NSP3 Administration	\$5,602.26	\$134,244.00	\$5,602.26
NSP-H001, Redevelopment	\$221,719.73	\$500,000.00	\$221,719.73
NSP-H002, Acquisition and Rehabilitation	\$0.00	\$633,205.00	\$0.00



# Activities

<b>Grantee Activity Number:</b>	<b>068170-LH25</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance for Foreclosed Home Purchases</b>

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Activity Status:**  
Planned

**Project Number:**  
NSP-068-170

**Project Title:**  
Financing Mechanism

**Projected Start Date:**  
05/15/2011

**Projected End Date:**  
03/02/2014

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$25,000.00
<b>Total Budget</b>	(\$160,613.00)	\$25,000.00
<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 Perris	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Activity Description:

The purpose of the NSP-3 Homeownership Assistance program is to enable very low income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not sold, refinanced or rented during the affordability period. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers. This activity will provide at least one (1) down payment assistance loan to be issued to homebuyers at or below 50% AMI towards meeting the LH25% requirement.

## Location Description:

Project name: Perris Downtown  
 Block groups: 060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3  
 Total neighborhood Housing units: 1198  
 Neighborhood NSP3 Score: 20.00



State Minimum threshold NSP3 score: 17

Project name: Perris South Downtown

Block groups:060659245056700042901U1; 060659245056700042800U2; 060659245056700042800U3

Total neighborhood Housing units: 1301

Neighborhood NSP3 Score: 20.00

State Minimum threshold NSP3 score: 17

### Activity Progress Narrative:

No funds were expended during this reporting period for Homebuyer Assistance for Foreclosed Home Purchases.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

### 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	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	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>068170-LMMI</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance for Foreclosed Home Purchases</b>

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Activity Status:**  
Planned

**Project Number:**  
NSP-068-170

**Project Title:**  
Financing Mechanism

**Projected Start Date:**  
05/15/2011

**Projected End Date:**  
03/02/2014

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	(\$422,592.00)	\$50,000.00
<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 Perris	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The purpose of the NSP-3 Homeownership Assistance program is to enable low-, moderate- and middle income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not sold, refinanced or rented during the affordability period. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers.

**Location Description:**

Project name: Perris Downtown  
 Block groups: 060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3;  
 Total neighborhood Housing units: 1198  
 Neighborhood NSP3 Score: 20.00  
 State minimum threshold NSP3 Score: 17

Project name: Perris South Downtown  
 Block groups  
 060659245056700042800U2, 060659245056700042800U3, 060659245056700042901U1





Total neighborhood Housing units: 1301  
 Neighborhood NSP3 Score: 20.00  
 State minimum threshold NSP3 Score: 17

**Activity Progress Narrative:**

No Funds were expended during this reporting period for Homebuyer Assistance for Foreclosed Home purchases.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/2	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:** F030170  
**Activity Title:** Perris Station Senior Apartments, New Construction

**Activity Category:**  
 Construction of new housing

**Activity Status:**  
 Cancelled

**Project Number:**  
 NSP-068-170

**Project Title:**  
 Financing Mechanism

**Projected Start Date:**  
 07/01/2011

**Projected End Date:**  
 03/02/2014

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	(\$400,000.00)	\$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 Perris	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The City of Perris Redevelopment Agency purchased a vacant parcel several years ago within the downtown area and contracted with an affordable housing developer to design, build and operate 80 units of affordable senior housing. The project has competed for 9% tax credits over the last year and the additional subsidy (other than tax credits) has not been high enough for the project to win funding. The City of Perris is proposing to replace a portion of the tax credits with NSP-3 funding in order to raise the 9% tax credit tie breaker and allow the project to receive funding. If the Developer is able to lower the dollar amount request for tax credits and replace this gap with NSP-3 funds, the overall tiebreaker for the 9% tax credits would go up and the project will have a strong chance of being awarded financing.

- &bull; The City of Perris Redevelopment Agency already owns the land and is donating it as part of their contribution.
- &bull; The project is a mixed use development that will have retail on the bottom floor and affordable senior rental apartments on floors 2-4. All NSP-3 funding will go towards construction costs on floors 2-4 only (housing only).
- &bull; The project has additional funding sources including approx \$18M in tax credit equity, \$6M in RDA funding, \$1M in County funding and \$800k in a transit oriented development grant
- &bull; The project site is located in the City's downtown area, across the street from the City of Perris Senior Center, a public library and City Hall
- &bull; The proposed project is a Transit Oriented Development that will be located approximately 1000 feet from the newly completed Perris Multimodal (train/bus) station which will begin rail service in 2013.
- &bull; This project provides the City of Perris with the greatest opportunity to leverage the NSP-3 funds and make a strong centralized impact with 80-units all meeting the income requirements of NSP
- &bull; 20 units will be reserved for tenants at or below 50% AMI in order to meet the 25% NSP rule
- &bull; The City of Perris has already entered into a DDA with the selected affordable housing developer and all City Council approvals needed for funding have been completed
- &bull; The project is fully entitled and has gone through all Planning Commission approvals and public hearings
- &bull; The project scores at 20 using the HUD mapping tool and is also part of the City of Perris downtown specific plan
- &bull; The City will require the developer, contractor and sub-contractors to contact the Cal WORKS GAIN office for Riverside



County, Kim Bracy, for local vicinity hire opportunities within Perris and the surrounding communities.  
 &bull; New construction will meet 2010 California Green Standards available at  
[http://www.documents.dgs.ca.gov/bsc/Title\\_24/documents/2010/Part%2011/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/Title_24/documents/2010/Part%2011/2010_CA_Green_Bldg.pdf)

**Location Description:**

Project Name: Perris Downtown  
 Block Group: 060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3  
 Total neighborhood housing units: 1198  
 Neighborhood NSP3 Score: 20.00  
 State minimum threshold NSP3 Score: 17

**Activity Progress Narrative:**

This activity has been cancelled. See activity progress narrative for the quarter performance report Oct. 1-Dec. 31, 2011.

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

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

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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



<b>Grantee Activity Number:</b>	<b>H001170-LH25</b>
<b>Activity Title:</b>	<b>Single Family New Construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-H001

**Projected Start Date:**

05/15/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Redevelopment

**Projected End Date:**

03/02/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$350,000.00	\$500,000.00
<b>Total Obligated</b>	\$500,000.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$221,719.73	\$221,719.73
<b>Program Funds Drawdown</b>	\$221,719.73	\$221,719.73
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$221,719.73	\$221,719.73
City of Perris	\$221,719.73	\$221,719.73
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The purpose of the NSP3 Single Family New Construction project is to partner with a local qualified non profit housing developer to construct single family homes in the Perris Downtown target area on vacant parcels of land. The City of Perris will seek to partner with a non-profit developer in order to maximize the opportunity for donations to new construction projects on items such as: building materials, landscaping, energy efficient fixtures, and labor. The City of Perris will require the developer to acquire a vacant parcel, located within the downtown target areas for use on this project. Once the home construction is completed, it will be sold by the developer to a first time homebuyer with an income level at or below 50% AMI. An affordability covenant will be placed on the property to ensure the property stays affordable for a minimum of 15 years. After construction is completed if the Developer cannot sell the units produced; the City may exercise the option to rent the units using the HUD fair market rent limits for households with incomes below 50% of AMI.

**Location Description:**

Project Name: Perris Downtown  
 Block Groups:060659245056700042800U1;060659245056700042800U2;  
 060659245056700042800U3  
 Total Neighborhood Housing Units: 1198  
 Neighborhood NSP3 Score: 20.00  
 State Minimum Threshold NSP3 Score: 17

**Activity Progress Narrative:**

The City of Perris released an RFP for the development of one (1) new single family home. The RFP was advertised in the local newspaper and on the City's webpage. One developer responded to the RFP, Inland Valley Habitat for Humanity (IVHH),



and their proposal was found to be satisfactory. IVHH was awarded a contract to develop one single family home in August 2011. As construction on the home began, IVHH conducted a search for a qualified buyer for the home. The buyer was selected, qualified for the purchase of the home based on total household income, and it was determined that the buyer's income was below 50% AMI and a female head of household. Construction of the home was completed in December 2011 and the buyer moved into the home in January 2012.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	1	1/2
#Low flow showerheads	1	1/2
#Units with bus/rail access	1	1/2
#Units exceeding Energy Star	1	1/0
#Sites re-used	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (like	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

### 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	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/2	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

Address	City	County	State	Zip	Status / Accept
124 East Second Street	Perris		California	92570-	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:** H002170-LMMI  
**Activity Title:** Single Family Acquisition and Rehabilitation

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Planned

**Project Number:**  
 NSP-H002

**Project Title:**  
 Acquisition and Rehabilitation

**Projected Start Date:**  
 03/02/2011

**Projected End Date:**  
 03/01/2014

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$633,205.00
<b>Total Budget</b>	\$633,205.00	\$633,205.00
<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 Perris	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The City of Perris will release a Request for Proposals from qualified developers to acquire and rehabilitate single family foreclosed homes for sale to low, moderate, and middle income households within the two target areas in downtown Perris. It is the City's policy to award business contracts to companies located in and/or owned in substantial part by persons residing within the designated target areas. Residents of the target areas will be provided, to the greatest extent feasible, employment and training opportunities emanating from such contracts. City staff will connect businesses with the Riverside County CalWorks GAIN office to enlist their support in recruiting, hiring, and training persons living in the target areas. After acquisition and rehabilitation is completed, if the City cannot sell the units produced; the City may exercise the option to rent the units using the maximum rent limits allowed for affordable units in accordance with Section 95.252 of HUD HOME program regulations for households at or below 80% AMI. The HUD fair market rent limits will be used for households with incomes between 81% and 120% of AMI.

**Location Description:**

Central and South Downtown Perris

**Activity Progress Narrative:**

An RFQ for the Single Family Acquisition and Rehabilitation activity will be released May 8, 2012 (during the next reporting period). The City of Perris will be soliciting Statements of Qualifications from qualified firms to provide Single-Family residential Acquisition, Rehabilitation and Resale Services. The City's ultimate objective is to acquire, rehabilitate, and resell foreclosed single family homes on NSP-eligible sites within NSP eligible areas. The purpose of this RFQ is to identify a group of developers to complete NSP3 activities on behalf of the City of Perris as outlined in the City's approved Substantial Amendment. Using NSP funds, the City will assist selected Single Family Development Partners by providing all financing for the acquisition of foreclosed, vacant single-family homes. Development partners will be required to submit a proposal that includes the cost to acquire, rehabilitate and sell the property. A development agreement will be entered into between the



Development Partner and the City of Perris for each property. In accordance with NSP requirements, all foreclosure acquisitions must be purchased at a minimum 1% below the HUD-certified appraised value of the property. To ensure the property meets the discount requirement, appraisals must be within the pre-determined feasibility period provided by the selling bank. Existing single family properties acquired through this program must be both foreclosed and vacant; the acquisition of short sales shall not be permitted. The development partners will evaluate the condition of the property and prepare a Scope of Work, which must receive City approval prior to close of escrow. The rehabilitation Scope of Work must meet the City's Building Code and Housing Quality Standards (HQS). The properties can only be resold to homebuyers who are at or below moderate-income (120% of Riverside County area median income). Pursuant to NSP3 Program guidelines, homebuyers will be required to have an affordability covenant recorded against the property. The City will pay for the purchase of the selected properties and will immediately transfer title to the Development Partner. The City will provide all financing for the acquisition and rehabilitation of the property. The total project costs will be a loan to the Development Partner that will be secured by a deed of trust on the property. The terms of these loans will be 0% interest, \$0 fee for the first 180 days, after which the loan will accrue simple interest at 3%.

Responses to the RFQ will be due June 11, 2012 in anticipation of awarding a contract in July 2012. No funds were expended during this reporting period.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (like	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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



**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	

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**Grantee Activity Number:** NSP-7101

**Activity Title:** NSP3 Administration

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

NSP-7101

**Project Title:**

NSP3 Administration

**Projected Start Date:**

05/15/2011

**Projected End Date:**

03/02/2014

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Perris

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$134,244.00
Total Budget	\$0.00	\$134,244.00
Total Obligated	\$134,244.00	\$134,244.00
Total Funds Drawdown	\$5,602.26	\$5,602.26
Program Funds Drawdown	\$5,602.26	\$5,602.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,602.26	\$5,602.26
City of Perris	\$5,602.26	\$5,602.26
Match Contributed	\$0.00	\$0.00

**Activity Description:**

This activity is for grant administration of the NSP3 funds.

**Location Description:**

N/A

**Activity Progress Narrative:**

This activity is for grant administration of the NSP3 funds only. A total of \$5,602.26 was expended during this reporting period for oversight and management of the City of Perris NSP3 program.

**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	

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