

Grantee: Moreno Valley, CA

Grant: B-08-MN-06-0513

October 1, 2022 thru December 31, 2022

| | | |
|--|---|--|
| Grant Number: B-08-MN-06-0513 | Obligation Date: | Award Date: |
| Grantee Name: Moreno Valley, CA | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$11,390,116.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$11,390,116.00 | Estimated PI/RL Funds: \$4,615,482.26 | |
| Total Budget: \$16,005,598.26 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

City Response: The City of Moreno Valley is a 51-square mile city located in western Riverside County, California. In recent years, Moreno Valley has consistently ranked as one of the fastest growing cities in the nation. This significant growth rate, combined with skyrocketing home prices and questionable lending practices, has placed Moreno Valley near the top of a less desirable ranking - it is one of the cities hardest hit by foreclosures.

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

The Department of Housing and Urban Development HUD, via the 2008 HERA Act, has recognized the seriousness of Moreno Valley's foreclosure problem and allocated \$11,390,116 to the City for use in neighborhood stabilizing activities. In response to the problem and with HUD's allocation, the City will focus its efforts in the areas of greatest need. In order to identify these areas, the City analyzed various information: 1. Staff applied HUD's foreclosure and abandonment risk scores to a map of the City's Census tracts and Block Groups (see t 1).

The HUD data was provided to all allocation cities, states, and counties, via www.huduser.gov. The foreclosure and abandonment risk scores themselves were calculated by HUD, through evaluation of the following data: 1. Area unemployment rate - Moreno Valley's rate is estimated to be 11.1% (September 2008). 2. Average housing sales price decline since

Distribution and Uses of Funds:

HUD: Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. City Response: The Housing and Economic Recovery Act of 2008 allows the following categories of eligible uses.

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

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



Definitions and Descriptions:

HUD: Define "blighted structure" in context of state or local law. City Response: The legislative definition of blight is found in California Health and Safety Code Section s33030 and 33031. In summation, the definition describes two basic areas of blight, physical and economic. Subdivision (a) of section 33031 describes the physical conditions that cause blight as follows:
o "Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
o Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
o Adjacent or nearby uses that are incompatible with each other and that prevent the economic development of those parcels or other portions of the project area.
The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership."
Subdivision (b) of section 33031 describes the economic conditions that cause blight as:
o "Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Art

Low Income Targeting:

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

City Response:

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

Acquisition and Relocation:

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

City Response:

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

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

Public Comment:

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

City Response:

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

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



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

| Overall | This Report Period | To Date |
|--|---------------------------|-----------------|
| Total Projected Budget from All Sources | \$2,586.19 | \$16,005,598.26 |
| Total Budget | \$2,586.19 | \$16,005,598.26 |
| Total Obligated | \$2,586.19 | \$16,005,598.26 |
| Total Funds Drawdown | \$2,586.19 | \$16,005,598.26 |
| Program Funds Drawdown | \$2,586.19 | \$11,390,116.00 |
| Program Income Drawdown | \$0.00 | \$4,615,482.26 |
| Program Income Received | \$0.00 | \$4,615,482.26 |
| Total Funds Expended | \$2,586.19 | \$15,999,629.20 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |
| Other Funds | \$ 0.00 | \$ 0.00 |
| Match Funds | \$ 0.00 | \$ 0.00 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|--|--------------------|------------------|
| City of Moreno Valley | \$ 0.00 | \$ 1,537,253.81 |
| City of Moreno Valley | \$ 0.00 | \$ 0.00 |
| City of Moreno Valley | \$ 0.00 | \$ 0.00 |
| City of Moreno Valley, Economic Development Department | \$ 2,586.19 | \$ 13,758,569.51 |
| Habitat for Humanity, Riverside | \$ 0.00 | \$ 703,805.88 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|--|-----------------|------------------|----------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$0.00 | \$0.00 | \$0.00 |
| Overall Benefit Amount | \$14,460,929.15 | \$0.00 | \$0.00 |
| Limit on Public Services | \$1,708,517.40 | \$0.00 | \$0.00 |
| Limit on Admin/Planning | \$1,139,011.60 | \$1,543,222.87 | \$1,543,222.87 |
| Limit on Admin | \$0.00 | \$1,543,222.87 | \$1,543,222.87 |
| Most Impacted and Distressed | \$0.00 | \$0.00 | \$0.00 |
| Progress towards LH25 Requirement | \$4,001,399.57 | | \$8,594,537.07 |

Overall Progress Narrative:

This QPR is intended as revision to the prior quarter's QPR for the purpose of reporting remaining final expenditures prior to formal closeout of the grant.

The City is very pleased to have been able to successfully utilize the entirety of its total grant award amount of \$11,390,11. Further, the City is beyond delighted that the successful utilization of those funds resulted in the ability to generate an additional \$4,615,482 in Program Income (PI) to commit to facilitating additional NSP1 funded activities that benefitted the community. Throughout the life of the grant, the City was able to successfully complete four Acquisition/Rehabilitation/Rental activities that resulted in the ability to assist 30 households, all of which were at or below 50% of AMI (Low



Income). The City was also able to successfully complete six Rehabilitation/Reconstruction of Residential Structure activities that resulted in the ability to assist 29 households, all of which were at or below 120% of AMI (Mod Income). Finally, the City was able to successfully complete two Redevelopment activities that resulted in the ability to assist 18 households, all of which were at or below 50% of AMI (Low Income). Of the activities reported above, the most recent activity completed was the Courtyards at Cottonwood project. This activity was successfully completed on September 13, 2022. The City is beyond ecstatic to have been able to provide 16 high-quality affordable housing units to its community. A ribbon cutting formally presenting the completed project was held on September 14, 2022.

Because this is the final QPR being submitted, reconciliation processes for financial and accomplishment data in DRGR was necessary. It is important to note that due to significant staff overturn, most activities set up during 2008/2009 were set up incorrectly and broken out in 2 phases instead of the overall project being set up as one single activity. Because of this expenditure and accomplishment data is split throughout both activities. Or all expenditures are reported in one phase (activity 1) and accomplishment data is reflected in the other phase (activity 2). All impacted activities have been linked together under the action plan. System functionality limited the ability to reconcile all data for each impacted activity in the manner desired.

Project Summary

| Project #, Project Title | This Report | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 08-09-Admin, Administration | \$0.00 | \$1,543,222.87 | \$208,346.38 |
| 08-09-ARR-MFR, Acquisition, Rehabilitation, Rental | \$0.00 | \$4,467,462.53 | \$3,442,626.40 |
| 08-09-ARR-SFR, Acquisition, Rehabilitation, Resale | \$0.00 | \$5,867,838.32 | \$4,079,159.09 |
| 08-09-NSP-HAP, Homebuyers Assistance Program | \$0.00 | \$0.00 | \$0.00 |
| 12-13-Redevelopment-Habitat, Redevelopment | \$0.00 | \$703,805.88 | \$236,715.47 |
| 20-21-REDEV-COTTONWOOD, Courtyards at Cottonwood | \$2,586.19 | \$3,423,268.66 | \$3,423,268.66 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| BCKT, Bucket Project | \$0.00 | \$0.00 | \$0.00 |

Activities

Project # / 20-21-REDEV-COTTONWOOD / Courtyards at Cottonwood



Grantee Activity Number: 20-21-REDEV-COTTONWOOD

Activity Title: Courtyards at Cottonwood

Activity Type:

Construction of new housing

Project Number:

20-21-REDEV-COTTONWOOD

Projected Start Date:

07/01/2020

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Courtyards at Cottonwood

Projected End Date:

10/18/2022

Completed Activity Actual End Date:

Responsible Organization:

City of Moreno Valley, Economic Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2022 To Date

\$2,586.19 \$3,423,268.66

Total Budget

\$2,586.19 \$3,423,268.66

Total Obligated

\$2,586.19 \$3,423,268.66

Total Funds Drawdown

\$2,586.19 \$3,423,268.66

Program Funds Drawdown

\$2,586.19 \$3,423,268.66

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$2,586.19 \$3,423,268.66

City of Moreno Valley, Economic Development

\$2,586.19 \$3,423,268.66

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

This activity is for the new construction of a new gated, affordable residential development on an 8.10-acre site (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley. The proposed development consists of eighty (80) plus 1 manager's affordable units within two (2) two-story, 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story, 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a 4,840 square-foot Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building. The total project budget is approved at \$4,500,000 and funded by the following:

NSP1: \$3,500,000 (\$3,420,682.47 in PF and \$79,317.53 in PI)

HOME: \$1,000,000

Moreno Valley Housing Authority: \$1,630,000 (value of former RDA land).

The NSP funds will be used to fund a portion of hard related to the development and construction of the project.

Location Description:

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



Activity Progress Narrative:

This QPR is intended as a revision to the prior quarter's QPR for the purpose of reporting remaining final expenditures prior to formal closeout of the grant.

The Courtyards at Cottonwood project was successfully completed offering 80 beautifully constructed, new affordable housing units in the City of Moreno Valley, CA. Of those 80 units built, 16 units were funded with all remaining NSP1 Program Funds. Construction of the project was completed in July 2022 and the occupancy phase was completed between August and September of 2022. Of the 16 renters assisted as part of this project, 12 of those renters were a Female Head of Household. In terms of household sizes, 9 units are occupied by a one-person household, 3 units are occupied by a two-person household, 1 unit is occupied by a three-person household, 1 unit is occupied by a four-person household, 1 unit is occupied by a five-person household, and 1 unit is occupied by a six-person household. The functionality of the QPR module does not allow for the reporting of these beneficiary measures (household sizes) and as such is being reported as part of the quarterly narrative. The official ribbon cutting to mark the completion of this project took place on September 14, 2022. The City is very pleased with the timely completion of this project. The quality and polish of this project will offer much needed affordable housing benefits to the City and its residents.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 16/0 | 0/0 | 16/16 | 100.00 |
| # Renter | 0 | 0 | 0 | 16/0 | 0/0 | 16/16 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources

| | Amount |
|-----------------------------|----------------|
| NSP | \$1,000,000.00 |
| Total Other Funding Sources | \$0.00 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None