

Grantee: Ontario, CA

Grant: B-08-MN-06-0514

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-08-MN-06-0514

Obligation Date:

03/05/2009

Grantee Name:

Ontario, CA

Award Date:

03/03/2009

Grant Amount:

\$2,738,309.00

Contract End Date:

03/03/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Katryna Gonzalez

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Ontario is located in the Riverside/San Bernardino/Ontario metropolitan statistical area (MSA, also known as the "Inland Empire." In July 2008, the Inland Empire accounted for 5.7% of all foreclosure filings nationwide and 21.4% of all foreclosure filings in California[1]. There are a total of two counties (Riverside County and San Bernardino County) and 28 incorporated cities in the Riverside/San Bernardino/Ontario MSA according to the 2000 census.

California is a non-judicial foreclosure state. The foreclosure process begins with a recorded Notice of Default (NOD), which is a public notification that the borrower has fallen behind in their monthly mortgage payments. If the default is not cured, or the loan renegotiated or replaced, the NOD is followed after a minimum of three months by a Notice of Trustee's Sale (NOTS). The actual Trustee's Sale cannot occur less than 20 days after public notice. The Trustee's Sale is a public auction, at which anyone may place a bid, including the lender and any junior lien holders. The foreclosure process may be stopped if the default is cured within five (5) days in advance of the sale date. If no one bids, and the foreclosure process was not stopped, title (ownership) of the property reverts to the lender as REO (Real Estate Owned) property. The typical foreclosure process takes at least 117 days in California.

According to an article published on August 29, 2008 by RealtyTrac, there were a total of 72,285 properties in California with foreclosure filings reported in July 2008[2]. Riverside County had the second highest number of reported filings, 8,272 properties, and San Bernardino County had the third highest number of reported filings, 7,192 properties, in the state. One out of every 182 homes within San Bernardino and Riverside Counties has a reported foreclosure filing. California has led the nation with foreclosure filings since December 2006.

For the City of Ontario, 3.7% of all housing units had a foreclosure filing between July 1, 2007 and October 14, 2008, according to data obtained from RealtyTrac. There are a total of 47,276 housing units within the City of Ontario and 1,750 foreclosure filings during the period referenced above. The City of Ontario ranks fourth of 24 incorporated cities in total housing units within San Bernardino County and sixth of 48 incorporated cities in total housing units in the Riverside/San Bernardino/Ontario MSA.

In order to identify areas of greatest need, City of Ontario Housing Agency staff obtained and evaluated information on foreclosure filings, including bank owned properties, Notices of Default, and Notices of Trustee's Sales, through RealtyTrac for the period of July 1, 2007 through October 14, 2008. This information was evaluated against census tract block groups in the City with at least 51% of the residents with income levels at or below 120 percent of the Area Median Income (AMI). For the purposes of this amendment, the low, moderate, and middle-income areas will be noted as LMMI areas. This data was provided by the U.S. Department of Housing and Urban Development (HUD) and can be found on the HUD web site at http://www.huduser.org/publications/commdevl/nsp_target.html. There are a total of 92 census tract block groups in the City of which 73 census tract block groups, or 79%, are qualified LMMI areas. Refer to Map 1 in Appendix A for more information.

In addition to RealtyTrac data, City of Ontario Housing Agency staff also evaluated data available from HUD including the following data sets:

- Area unemployment rate (Ontario's unemployment rate is 8.3%);
- Area average housing sales price decline (Ontario's housing prices have declined 22.9% since the peak of the market);
- High cost loan rate (mortgages with interest-only payment options, state income mortgages, mortgages with high loan to value ratios, etc.) (Ontario's rate of high cost loans ranges between 19.9% and 45.4%);
- The predicted 18 month underlying foreclosure rate (Ontario's 18-month predicted foreclosure rate ranges between 7.4% and 11.5%); and
- Housing units that have been vacant for at least 90 days (Ontario's vacancy rate ranges between 0% and 5.1%).

Based on these factors, HUD has established a foreclosure and abandonment risk score. Refer to Maps 2 through 5 in Appendix A for

information on the data used to evaluate the areas of greatest need. The City has identified 46 census tract block groups, 50% of the block groups within the City, as the areas of greatest need. These block groups were identified based on the following criteria:

- Available housing product types in context of the activities proposed by the City;
- Areas within existing target neighborhoods for other housing programs, including the Ontario CARES program;
- Areas where the NSP funds utilized by the City will have the largest impact; and
- Areas with a concentration of existing foreclosed homes (based on RealtyTrac data).

The list below provides the Census Tracts and Block Group numbers identified as having the greatest need. Please refer to Map 2 for additional information.

Census Tract/Block Group Numbers Identified as Areas of Greatest Need

0010.00/10, 20, 30, 40, 50
0011.00/10, 20, 30, 40, 50, 60, 70
0012.00/10, 20, 40
0013.01/10, 20, 30, 40, 50, 60
0013.03/10, 20, 30, 40, 50, 60
0014.00/10, 20
0015.00/10, 20, 30, 40, 50
0017.01/10, 20, 30, 40, 60, 70, 80
0017.02/10
0018.01/10, 20, 40
0018.02/50

- [1] RealtyTrac, Press Release, September 12, 2008,
<http://www.realtytrac.info/ContentManagement/Library.aspx?ChannelID=13&ItemID=5051>
[2] Ibid

Distribution and and Uses of Funds:

City of Ontario Housing Agency staff have analyzed data available from HUD in order to meet the requirements of Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA) that NSP funds received by a unit of general local government shall distribute those funds by giving priority emphasis and consideration to those areas with the 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 as likely to face a significant rise in the rate of home foreclosures.

As a result of this analysis, the City of Ontario will prioritize the use of NSP funds by first prioritizing the acquisition of foreclosed units in neighborhoods with the highest foreclosure and abandonment risk score as established by HUD. HUD evaluated the number of homes financed by a subprime mortgage related loan (high cost loans), the number of homes likely to be foreclosed within the next 18 months, and residential vacancy rate data from the United States Postal Service to establish the foreclosure and abandonment risk score. City of Ontario Housing Agency staff have evaluated the foreclosure and abandonment risk score against foreclosure data from RealtyTrac and have determined that the areas with a foreclosure and abandonment risk score of seven or greater are the areas of greatest need within the City.

Acquisition activities conducted by the City of Ontario and its development partners for both single-family and multi-family residential properties, whether for rehabilitation or demolition, will be focused in the areas with a foreclosure and abandonment risk score of seven or greater. The majority of the census tract block groups within the City (79%) are eligible LMMI areas, as such, the targeting established by City of Ontario Housing Agency staff is consistent with the goals of the NSP program to serve individuals and families with incomes at or below 120% Area Median Income (AMI).

Resale of single-family properties assisted with NSP funds will be targeted to households with an income at or below 120% AMI. Rental of multi-family properties assisted with NSP funds will provide a range of affordability. All assisted multi-family properties will provide a minimum of 25% of the units at or below 50% and the remaining units will be restricted to a maximum household income of 120% AMI. The list below shows the current income limits for both 50% and 120% AMI as adjusted for family size.

NSP Income Limits Adjusted for Family Size

Family Size/50% AMI/80% AMI/120% AMI

1/\$23,300/\$37,300/\$55,950
2/\$26,650/\$42,650/\$63,950
3/\$29,950/\$47,950/\$71,950
4/\$33,300/\$53,300/\$79,900
5/\$35,950/\$57,550/\$86,300
6/\$38,650/\$61,850/\$92,700
7/\$41,300/\$66,100/\$99,100
8/\$43,950/\$70,350/\$105,500

Homebuyer assistance under the Mortgage Assistance Program activity will not be targeted to any specific geographic areas.

Definitions and Descriptions:

Blighted Structure

The City of Ontario uses the State of California's definition of blight as found in California Health and Safety Code Section 33031 and the Uniform Code for the Abatement of Dangerous Buildings Section 302 which are attached in Appendix B.

Affordable Rents

Affordable rents for any NSP-funded rental activity will be defined as follows:

- Very Low-Income (50% of AMI) – Affordable housing cost for very low income households is the product of 30% times 50% of the area median income adjusted for family size appropriate for the size of the assisted unit.
- Low-Income (80% of AMI) – Affordable housing cost for low-income households is the lower of either the Fair Market Rent (FMR) or the 65% Rent Limit as published by HUD annually appropriate for the size of the assisted unit.
- Middle-Income (120% of AMI) – Affordable housing cost for a middle-income household is the product of 30% times 110% of the area median income adjusted for family size appropriate for the size of the assisted unit.

Continued Affordability

Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 CFR Part 92. Homebuyers of single-family homes assisted with NSP funds will be issued annual letters requesting certification that the property is being used for their primary residence. The City will conduct on-site inspections of multi-family residential projects containing one to four units assisted with NSP funds once every three years and will conduct on-site inspections of projects containing five to twenty-five housing units once every two years. Projects containing twenty-six or more units will be inspected annually. In addition to on-site inspections for multi-family residential projects, project files will be reviewed annually for compliance with affordability requirements.

Any housing assisted with NSP funds will have a regulatory agreement and/or Deed of Trust recorded against the property to ensure continued affordability. Single-family homes purchased, rehabilitated, and resold with NSP assistance will incorporate recapture provisions into the loan documents to make the funds available for another NSP-eligible activity or return the funds to the U.S. Treasury. Multi-family residential properties assisted with NSP funds will have long-term regulatory agreements recorded against the property to ensure that rents remain affordable to households at or below 50%, 80%, or 120% of AMI.

Housing Rehabilitation Standards

The City of Ontario uses its Municipal Code and related codes, including the Uniform Housing Code (UHC) as adopted by the Ontario Municipal Code to define Housing Rehabilitation Standards. All properties rehabilitated with NSP funds will meet the standards established in UHC Chapter 10. UHC Chapter 10 is included in Appendix C for reference.

In addition to these standards, a lead-based paint inspection report may be required of any home built prior to 1978. Reduction of lead-based paint hazards will be performed for any properties receiving rehabilitation assistance of less than \$25,000 per unit and abatement of lead based paint hazards will be performed for any properties receiving substantial rehabilitation in excess of \$25,000 per unit.

Removal of any materials identified as containing asbestos, if necessary, will be included as part of the property rehabilitation.

The City of Ontario may include improvements for energy efficiency or conservation and/or renewable energy sources as part of the rehabilitation of residential properties assisted with NSP funds.

Low Income Targeting:

A minimum of \$684,577 (25% of the City of Ontario's NSP allocation) will be targeted to provide housing for individuals and families whose incomes do not exceed 50% of AMI.

Acquisition and Relocation:

All activities utilizing NSP funds are anticipated to be initiated upon the release of NSP funds. All funds will be initially obligated within 18 months; several of these activities anticipate returning funds (e.g., program income) which will be continued to be used within the NSP guidelines as long as possible (currently July 2013).

- It is anticipated that less than four units assisted by NSP funds would be converted.
- Some units may be acquired and demolished under various activities using NSP funds. It is not anticipated that any of the units demolished will have had an affordability covenant; however, some of these may have been occupied and/or owned by low- and moderate-income households. A reasonable number anticipated that would fall into this category would be between four to eight units.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households reasonably expected to be produced by the various activities are as follows:
 - o Acquisition, rehabilitation, and resale of foreclosed upon or abandoned single-family homes are estimated to cost an average of \$56,446 of NSP funds per unit. Based upon the budget allocation for this activity, approximately five units will be produced. Changes in average costs could change this number.
 - o Acquisition and rehabilitation of multi-family residential properties are estimated to cost an average of \$161,175 of NSP funds per unit. Based upon the budget allocation for this activity, approximately 12 units will be produced. Changes in average costs could change this number.
 - o Financial assistance including down payment loans, closing costs, shared equity loans, etc. are estimated to cost an average of \$27,965 of NSP funds per unit. Based upon the budget allocation for this activity, approximately 10 units will be produced.
- The number of dwelling units anticipated to be made available to households at or below 50% of AMI is expected to be approximately five units. Additional units may be created for this income category if additional funding sources are identified to leverage NSP funds.

Public Comment:

The draft NSP Substantial Amendment was advertised in the Inland Valley Daily Bulletin on November 3, 2008 announcing the public comment period between November 3, 2008 and November 18, 2008. The draft NSP Substantial Amendment was available for public review at the Ontario City Library, Ontario City Hall Records Management Department, City of Ontario Housing Agency, and on the City's website at www.ci.ontario.ca.us. Several questions were received via e-mail from a citizen representing a condominium homeowner's association in response to the NSP Substantial Amendment. The questions and the City's response are included with this Amendment as Appendix E.

The City Council approved the NSP Substantial Amendment at its regular meeting on November 18, 2008. No public comments were made regarding the NSP Substantial Amendment.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,097,896.00
Total CDBG Program Funds Budgeted	N/A	\$2,738,309.00
Program Funds Drawdown	\$0.00	\$1,886,557.00
Program Funds Obligated	\$0.00	\$2,738,309.00
Program Funds Expended	\$670,974.52	\$2,291,517.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$410,746.35	\$0.00
Limit on Admin/Planning	\$273,830.90	\$59,973.29
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$684,577.25	\$779,150.50

Overall Progress Narrative:

During the reporting period, rehabilitation work continued on the four Begonia Avenue properties (209, 216, 223, and 231 N. Begonia Ave.). Rehabilitation work is expected to be completed by Fall 2011.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSPA, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSPAdmin, Administration	\$0.00	\$60,000.00	\$59,973.29
NSPB1, Purchase and Rehabilitate Single Family	\$0.00	\$0.00	\$0.00
NSPB2, Multi-Family Acquisition and Rehabilitation Program	\$0.00	\$2,678,309.00	\$1,826,583.71
NSPC, Land Banking	\$0.00	\$0.00	\$0.00
NSPD, Demolition	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NSP-3a2
Activity Title:	231 North Begonia Avenue - Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$470,816.25
Total CDBG Program Funds Budgeted	N/A	\$225,366.00
Program Funds Drawdown	\$0.00	\$58,292.87
Program Funds Obligated	\$0.00	\$225,366.00
Program Funds Expended	\$139,092.30	\$216,277.57
City of Ontario	\$139,092.30	\$216,277.57
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 231 North Begonia Avenue. This activity is for rehabilitation of three of the four units at this property that will be restricted to tenants at or below 120% of area median income adjusted for family size.

Location Description:

231 North Begonia Avenue, Ontario, California 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/17
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3

#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/19
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/1

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

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	0/3	0/3	0
# Renter Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

Address	City	State	Zip
231 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$245,450.25
Total Other Funding Sources	\$245,450.25

Grantee Activity Number:	NSP-3a3
Activity Title:	231 North Begonia Avenue - Rehabilitation LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$156,938.75
Total CDBG Program Funds Budgeted	N/A	\$75,122.00
Program Funds Drawdown	\$0.00	\$19,430.96
Program Funds Obligated	\$0.00	\$75,122.00
Program Funds Expended	\$46,364.10	\$72,092.53
City of Ontario	\$46,364.10	\$72,092.53
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 231 North Begonia Avenue. This activity is for rehabilitation of one of the four units at this property that will be restricted to tenants at or below 50% of area median income adjusted for family size.

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	0	0/5
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1

#Light Fixtures (indoors) replaced	0	0/6
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Multifamily Units	0	0/0
# 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	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

Address	City	State	Zip
231 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$81,816.75
Total Other Funding Sources	\$81,816.75

Grantee Activity Number:	NSP-3b2
Activity Title:	209 North Begonia Avenue - Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPB2

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

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

NSP Only - LMMI

Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$441,759.69
Total CDBG Program Funds Budgeted	N/A	\$240,519.69
Program Funds Drawdown	\$0.00	\$42,297.58
Program Funds Obligated	\$0.00	\$240,519.69
Program Funds Expended	\$155,396.06	\$226,921.93
City of Ontario	\$155,396.06	\$226,921.93
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 209 North Begonia Avenue. This activity is for rehabilitation of three of the four units at this property that will be restricted to tenants at or below 120% of area median income adjusted for family size.

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/18
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3

#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/27
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/1

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

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	0/3	0/3	0
# Renter Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

Address	City	State	Zip
209 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$201,240.00
Total Other Funding Sources	\$201,240.00

Grantee Activity Number:	NSP-3b3
Activity Title:	209 North Begonia Avenue - Rehabilitation LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPB2

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

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

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$147,253.23
Total CDBG Program Funds Budgeted	N/A	\$80,173.23
Program Funds Drawdown	\$0.00	\$14,099.19
Program Funds Obligated	\$0.00	\$80,173.23
Program Funds Expended	\$51,798.69	\$75,640.65
City of Ontario	\$51,798.69	\$75,640.65
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 209 North Begonia Avenue. This activity is for rehabilitation of one of the four units at this property that will be restricted to tenants at or below 50% of area median income adjusted for family size.

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	0	0/6
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Light Fixtures (indoors) replaced	0	0/9

#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Multifamily Units	0	0/0
# 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	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

Address	City	State	Zip
209 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$67,080.00
Total Other Funding Sources	\$67,080.00

Grantee Activity Number:	NSP-3c2
Activity Title:	216 North Begonia Avenue - Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPB2

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected Start Date:

09/16/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

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

NSP Only - LMMI

Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$286,116.00
Total CDBG Program Funds Budgeted	N/A	\$199,776.50
Program Funds Drawdown	\$0.00	\$23,008.54
Program Funds Obligated	\$0.00	\$199,776.50
Program Funds Expended	\$139,161.68	\$172,699.86
City of Ontario	\$139,161.68	\$172,699.86
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 216 North Begonia Avenue. This activity is for rehabilitation of two of the four units at this property that will be restricted to tenants at or below 120% of area median income adjusted for family size.

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/12
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2

#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/18
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2
#Sites re-used	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Multifamily Units	0	0/0
# 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	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

Address	City	State	Zip
216 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$86,339.50
Total Other Funding Sources	\$86,339.50

Grantee Activity Number:	NSP-3c3
Activity Title:	216 North Begonia Avenue - Rehabilitation LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPB2

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected Start Date:

09/16/2009

Projected End Date:

09/16/2009

Benefit Type:

Direct Benefit (Households)

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

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$286,116.00
Total CDBG Program Funds Budgeted	N/A	\$199,776.50
Program Funds Drawdown	\$0.00	\$23,008.53
Program Funds Obligated	\$0.00	\$199,776.50
Program Funds Expended	\$139,161.69	\$172,699.87
City of Ontario	\$139,161.69	\$172,699.87
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 216 North Begonia Avenue. This activity is for rehabilitation of two of the four units at this property that will be restricted to tenants at or below 50% of area median income adjusted for family size.

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	0	0/12
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Light Fixtures (indoors) replaced	0	0/18

#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Multifamily Units	0	0/0
# 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	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

Address	City	State	Zip
216 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$86,339.50
Total Other Funding Sources	\$86,339.50

Grantee Activity Number:	NSP-3d1
Activity Title:	223 North Begonia Avenue - Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPB2

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected Start Date:

10/19/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

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

NSP Only - LMMI

Responsible Organization:

Ontario Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$609,044.00
Total CDBG Program Funds Budgeted	N/A	\$17,723.00
Program Funds Drawdown	\$0.00	\$17,723.00
Program Funds Obligated	\$0.00	\$17,723.00
Program Funds Expended	\$0.00	\$18,079.40
City of Ontario	\$0.00	\$18,079.40
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for the rehabilitation of a four-unit multi-family residential property that was foreclosed upon located at 223 North Begonia Avenue. Three units at this property will be restricted to tenants at or below 120% of area median income adjusted for family size and one unit will be restricted to tenants at or below 80% of area median income adjusted for family size.

Location Description:

223 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

During the reporting period, rehabilitation work continued at this property. As of June 30, 2011 most of the exterior finishes have been installed, rough plumbing and electrical have been installed, and installation of the new FAU and HVAC systems are underway. Rehabilitation work is expected to be complete by Fall 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/22
#Additional Attic/Roof Insulation	0	0/4
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	0/4

#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/25
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/4
#Low flow toilets	0	0/7
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4
#Sites re-used	0	0/1

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

Activity Locations

Address	City	State	Zip
223 N Begonia Ave	Ontario	NA	91762

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$175,536.00
LMIHF	\$415,785.00
Total Other Funding Sources	\$591,321.00