

Action Plan

Grantee: Fontana, CA

Grant: B-08-MN-06-0507

LOCCS Authorized Amount:	\$ 5,953,309.00
Grant Award Amount:	\$ 5,953,309.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 7,000,000.00
Total Budget:	\$ 12,953,309.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
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1	NSP Program	1	NSP Administration
		2	NSP Acq/Rehab/Resale SF
		3	NSP Acq/Rehab/Rental
		4	NSP Acq/Rehab/Rental LMMI

9999 Restricted Balance *No activities in this project*



Activities

Project # / 1 / NSP Program

Grantee Activity Number: 1

Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

1

Projected Start Date:

11/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP Program

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450,932.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 450,932.39

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fontana1

Organization Type

Unknown

Proposed Budget

\$ 450,932.39

Location Description:

8353 Sierra Ave. Fontana, Ca 92335

Activity Description:

For the Administration of NSP funds.



Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 2

Activity Title: NSP Acq/Rehab/Resale SF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

11/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NSP Program

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 4,973,120.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,973,120.50

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

16

2

12.50

of Households

16

2

12.50

Proposed Accomplishments

of Singlefamily Units

Total

16

of Housing Units

16

of Properties

16

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Fontana1

Organization Type

Unknown

Proposed Budget

\$ 4,973,120.50

Location Description:

Staff has identified the following neighborhoods and (census tracts) as the target areas to focus NSP funds: Sierra Lakes (27.01) Southridge (26.01, 26.02, 26.03) Citrus Heights (20.10, 23.03) Central Core (23.01, 23.02, 25.02, 28.00, 29.01, 29.02, 30.00, 32.00, 34.01)

Activity Description:

This activity is for acquisition/rehabilitation/resale to low to moderate-income homebuyers as defined by NSP Notice. The tenure of beneficiaries is home ownership. The duration of assistance will last as long as title or ownership remains the same. Should there be an affordability gap, some portion of the City's original investment of acquisition and rehabilitation funds will remain in the property as a "silent second" (no monthly payments due) to be repaid upon change in title or status as owner-occupied housing. The property will have an affordability covenant recorded against it, for a period of 55 years. Continued affordability will be ensured through an annual monitoring process. Initial acquisition will average 15% below a current appraised value. No interest will be charged. The sales price will be no greater than the total investment by the City (including acquisition, rehabilitation and associated program delivery costs.)

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 3

Activity Title: NSP Acq/Rehab/Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

11/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Program

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 4,947,457.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,947,457.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
# of Properties	7

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Fontana ¹	Unknown	\$ 4,947,457.10

Location Description:

Census tracts 20.10, 27.01, 23.01, 23.02, 23.03, 24.02, 28.00, 30.00, 29.01, 29.02, 34.01, 25.02, 32.00, 33.00, 33.01, 26.01, 26.02, 26.03

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically for veterans earning less than 50% AMI. The City will work with the Department of Veterans Affairs to fill the rental units with Veterans earning less than 50% AMI.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 4

Activity Title: NSP Acq/Rehab/Rental LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

11/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Program

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 812,451.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 812,451.87

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
3		3	100.00
			0.0
3		3	100.00

Owner Households

of Households

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star



#Units with bus/rail access
 #Low flow showerheads
 #Low flow toilets
 #Units with solar panels
 #Dishwashers replaced
 #Clothes washers replaced
 #Refrigerators replaced
 #Light fixtures (outdoors) replaced
 #Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties 3

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Fontana1	Unknown	\$ 812,451.87

Location Description:

Census Tracts: 20.10, 27.01, 23.01, 23.02, 23.03, 24.02, 28.30, 29.01, 29.02, 34.01, 25.02 32.00, 33.00, 33.01, 26.01, 26.02, and 26.03.

Activity Description:

This activity is for the acquisition/rehabilitation/rental properties specifically for households under 120% AMI. The City will work with a property management company to fill the units with eligible households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - Target areas expanded per public meeting on Dec. 21, 2009.



- Reviewer - Revisions to include performance measurements as directed by HQ. Approved 2.17.11 jwy
- Reviewer - Technical amendment to increase estimated PI by \$500,000 and activity budget #3 by the same amount. Approved. 9/5/12. EOO.
- Reviewer - Budget adjustment to Activities 2 and 3 to incorporate PI received to date. Approved. EOO. 2/21/13.
- DiGruccio, Grantee changed were the budget amounts. Moved \$106,098.18 from Resale to Rental. Approved. RMD 718/14.
- DiGruccio, Moved \$100,000 from Resale to Rental. Approved. RMD. 92/14.
- DiGruccio, Approved. RMD. 7/27/16.
- DiGruccio, Budget updates. Approved.. RMD. 10/25/17.
- DiGruccio, Updating activities. Approved. RMD. 12/1/17. no email notification.
- DiGruccio, Approved. RMD. 6/29/18
- DiGruccio, Budget updates. Approved. RMD. 9/11/18
- DiGruccio, Budget modifications. Approved. RMD. 12/4/18.
- DiGruccio, Updates to budget per Clean up report. Approved. RMD. 4/30/19.
- DiGruccio, Updating activities. Approved. RMD. 4/28/2021.
- DiGruccio, Submission error. Approved. RMD. 10/27/2021.

Action Plan History

Version	Date
B-08-MN-06-0507 AP#15	10/27/2021
B-08-MN-06-0507 AP#14	04/28/2021
B-08-MN-06-0507 AP#13	04/30/2019
B-08-MN-06-0507 AP#12	12/04/2018
B-08-MN-06-0507 AP#11	09/11/2018
B-08-MN-06-0507 AP#10	06/29/2018
B-08-MN-06-0507 AP#9	12/01/2017
B-08-MN-06-0507 AP#8	10/25/2017
B-08-MN-06-0507 AP#7	07/27/2016
B-08-MN-06-0507 AP#6	09/02/2014
B-08-MN-06-0507 AP#5	07/18/2014
B-08-MN-06-0507 AP#4	02/21/2013
B-08-MN-06-0507 AP#3	09/05/2012



B-08-MN-06-0507 AP#2

04/07/2011

B-08-MN-06-0507 AP#1

12/07/2009

