

Action Plan

Grantee: Ontario, CA

Grant: B-08-MN-06-0514

LOCCS Authorized Amount:	\$ 2,738,309.00
Grant Award Amount:	\$ 2,738,309.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,738,309.00

Funding Sources

Funding Source	Funding Type
HOME	Other Federal Funds
LMIHF	Other Local Government Funds

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/commdev/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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSPA	Financing Mechanisms	NSP-1	Mortgage Assistance Program
NSPAdmin	Administration	NSP-6	NSP Administration
NSPB1	Purchase and Rehabilitate Single	NSP-2	Single Family Acq. Rehab. Resale Program
NSPB2	Multi-Family Acquisition and	NSP-3a	231 North Begonia Avenue - Acquisition
		NSP-3a1	231 North Begonia Avenue - Acquisition LH
		NSP-3a2	231 North Begonia Avenue - Rehabilitation
		NSP-3a3	231 North Begonia Avenue - Rehabilitation LH
		NSP-3b	209 North Begonia Avenue - Acquisition
		NSP-3b1	209 North Begonia Avenue - Acquisition LH
		NSP-3b2	209 North Begonia Avenue - Rehabilitation
		NSP-3b3	209 North Begonia Avenue - Rehabilitation LH
		NSP-3c	216 North Begonia Avenue - Acquisition
		NSP-3c1	216 North Begonia Avenue - Acquisition LH
		NSP-3c2	216 North Begonia Avenue - Rehabilitation
		NSP-3c3	216 North Begonia Avenue - Rehabilitation LH
		NSP-3d	223 North Begonia Avenue - Acquisition
		NSP-3d1	223 North Begonia Avenue - Rehabilitation
NSPC	Land Banking	NSP-4	Establish Land Banks
NSPD	Demolition	NSP-5	Acquisition, Demolition, and Redevelopment



Activities

Project # / Title: NSPA / Financing Mechanisms

Grantee Activity Number: NSP-1
Activity Title: Mortgage Assistance Program

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 NSPA

Projected Start Date:
 03/01/2009

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

Environmental Assessment:

Activity Status:
 Cancelled

Project Title:
 Financing Mechanisms

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units
 # of Housing Units

Total



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ontario

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00

Location Description:

This activity is available to income-qualified homebuyers citywide.

Activity Description:

This activity will include the down payment, closing cost, interest rate buy downs, soft seconds, loan loss reserves, and shared equity loans for low-, moderate-, and middle-income homebuyers. This activity will include direct homeownership assistance provided to homebuyers purchasing foreclosed upon or abandoned properties. All homebuyers assisted under this activity will complete the required 8-hour homebuyer counseling training by a HUD-certified counseling agency.

This activity has been cancelled.

Project # / Title: NSPAdmin / Administration

Grantee Activity Number:	NSP-6
Activity Title:	NSP Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSPAdmin

Project Title:

Administration

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Total Budget: \$ 60,000.00

Other Funds: \$ 0.00



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

Total Funds: \$ 60,000.00

Environmental Assessment:
EXEMPT

Benefit Report Type:
NA

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
City of Ontario

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 60,000.00

Location Description:
N/A

Activity Description:

This activity is grant administration which includes, but is not limited to the following activities: wages and salaries for those persons involved with administering NSP-funded activities, including program compliance staff, inspection staff, and other related staff; environmental review for compliance with the National Environmental Policies Act (NEPA); procurement (including letting of appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); financial data collection and reporting; quarterly reporting; data entry and reporting through DRGR; providing technical assistance to activity sponsors; and ensuring public participation.

Project # / Title: NSPB1 / Purchase and Rehabilitate Single Family

Grantee Activity Number: NSP-2
Activity Title: Single Family Acq. Rehab. Resale Program

Activity Type:
Acquisition - general

Activity Status:
Cancelled

Project Number:
NSPB1

Project Title:
Purchase and Rehabilitate Single Family

Projected Start Date:

Projected End Date:



03/01/2009

06/30/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ontario

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

This activity is restricted to areas with a foreclosure and abandonment score equal to or greater than seven.

Activity Description:

This activity will include the acquisition, rehabilitation, and resale of foreclosed or abandoned single-family homes that require rehabilitation located within areas with a foreclosure and abandonment risk score equal to or greater than seven. The program is designed to enable partnerships with private and/or non-profit housing developers. Properties will be acquired and rehabilitated by either the City of Ontario or its development partners, as established by a development agreement or Subrecipient agreement. Private and/or non-profit housing partners will be encouraged to obtain financing for the up-front acquisition and rehabilitation costs. After completion of the rehabilitation, the property will be sold to a LMMI-eligible buyer with down payment assistance provided by the City. All homebuyers assisted under this activity will complete the required 8-hour homebuyer counseling training by a



HUD-certified counseling agency.

This activity has been cancelled.

Project # / Title: NSPB2 / Multi-Family Acquisition and Rehabilitation Program

Grantee Activity Number: NSP-3a
Activity Title: 231 North Begonia Avenue - Acquisition

Activity Type: Acquisition - general	Activity Status: Completed
Project Number: NSPB2	Project Title: Multi-Family Acquisition and Rehabilitation
Projected Start Date: 03/01/2009	Projected End Date: 06/30/2013
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Total Budget: \$ 309,687.99
Environmental Assessment: EXEMPT	Other Funds: \$ 0.00
Benefit Report Type: Direct (Households)	Total Funds: \$ 309,687.99

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0
Proposed Accomplishments	Total			
# of Multifamily Units				
# of Housing Units				
# of Parcels acquired voluntarily	1			
# of Properties	1			



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 316,607.25

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 231 North Begonia Avenue. This activity is for acquisition 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.



Grantee Activity Number: NSP-3a1
Activity Title: 231 North Begonia Avenue - Acquisition LH

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 103,229.33

Other Funds: \$ 0.00

Total Funds: \$ 103,229.33

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 105,535.75



Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 231 North Begonia Avenue. This activity is for acquisition 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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 232,285.26
Other Funds: \$ 256,963.18
Total Funds: \$ 489,248.44

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Multifamily Units	3
# of Housing Units	3
#Sites re-used	1
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	6
#Low flow toilets	6
#Dishwashers replaced	3
#Clothes washers replaced	1
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	18
#Replaced hot water heaters	1
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	15
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 470,816.25

Funding Source Name	Matching Funds	Funding Amount
HOME	No	\$ 131,652.00
LMIHF	No	\$ 125,311.18

Location Description:

231 North Begonia Avenue, Ontario, California 91762

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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 77,428.42

Other Funds: \$ 85,654.40

Total Funds: \$ 163,082.82

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Multifamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	6
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Energy Star Replacement Windows	5



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Ontario Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 156,938.75

Funding Source Name

HOME

LMIHF

Matching Funds

No

No

Funding Amount

\$ 43,884.00

\$ 41,770.40

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

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.



Grantee Activity Number: NSP-3b
Activity Title: 209 North Begonia Avenue - Acquisition

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 322,414.56
Other Funds: \$ 0.00
Total Funds: \$ 322,414.56

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	
# of Parcels acquired voluntarily	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 322,414.56

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 209 North Begonia Avenue. This activity is for acquisition 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.



Grantee Activity Number: NSP-3b1
Activity Title: 209 North Begonia Avenue - Acquisition LH

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:

Completed

Project Title:

Multi-Family Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 107,471.52

Other Funds: \$ 0.00

Total Funds: \$ 107,471.52

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Ontario Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 107,471.52



Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 209 North Begonia Avenue. This activity is for acquisition 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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,519.69
Other Funds: \$ 71,503.93
Total Funds: \$ 312,023.62

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Multifamily Units	3
# of Housing Units	3
#Sites re-used	1
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	6
#Dishwashers replaced	3
#Clothes washers replaced	1
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	27
#Replaced hot water heaters	1
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3



#Energy Star Replacement Windows 18
 # of Properties 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 441,759.69

Funding Source Name	Matching Funds	Funding Amount
LMIHF	No	\$ 71,503.93

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPB2

Projected Start Date:
 03/01/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 80,173.23

Other Funds: \$ 23,834.64

Total Funds: \$ 104,007.87

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Multifamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	9
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Energy Star Replacement Windows	6



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Ontario Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 147,253.23

Funding Source Name

LMIHF

Matching Funds

No

Funding Amount

\$ 23,834.64

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

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.



Grantee Activity Number: NSP-3c
Activity Title: 216 North Begonia Avenue - Acquisition

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 09/16/2009

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

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 210,119.82
Other Funds: \$ 0.00
Total Funds: \$ 210,119.82

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	
# of Parcels acquired voluntarily	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 211,071.50



Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 216 North Begonia Avenue. This activity is for acquisition 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.



Grantee Activity Number: NSP-3c1
Activity Title: 216 North Begonia Avenue - Acquisition LH

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 09/16/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:

Completed

Project Title:

Multi-Family Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 210,119.82

Other Funds: \$ 0.00

Total Funds: \$ 210,119.82

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Ontario Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 211,071.50



Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 216 North Begonia Avenue. This activity is for acquisition 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.



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

09/16/2009

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Multi-Family Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,728.18

Other Funds: \$ 71,171.31

Total Funds: \$ 271,899.49

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
#Sites re-used	1
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	4
#Dishwashers replaced	2
#Clothes washers replaced	1
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	18
#Replaced hot water heaters	1
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2



#Energy Star Replacement Windows 12
 # of Properties 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 286,116.00

Funding Source Name	Matching Funds	Funding Amount
LMIHF	No	\$ 71,171.31

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPB2

Projected Start Date:
 09/16/2009

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.

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 09/16/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,728.18
Other Funds: \$ 71,171.31
Total Funds: \$ 271,899.49

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Multifamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	4
#Dishwashers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	18
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Energy Star Replacement Windows	12



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 286,116.00

Funding Source Name	Matching Funds	Funding Amount
LMIHF	No	\$ 71,171.31

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

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.



Grantee Activity Number: NSP-3d
Activity Title: 223 North Begonia Avenue - Acquisition

Activity Type:
 Acquisition - general

Project Number:
 NSPB2

Projected Start Date:
 10/19/2009

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

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Multi-Family Acquisition and Rehabilitation

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 365,680.00
Other Funds: \$ 0.00
Total Funds: \$ 365,680.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	
# of Parcels acquired voluntarily	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 365,080.00

Location Description:

223 North Begonia Avenue, Ontario, California

Activity Description:

This activity is for the acquisition of a four-unit multi-family residential property that was foreclosed upon located at 223 North Begonia Avenue. This activity is for acquisition of this property. Three units 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.



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

10/19/2009

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Multi-Family Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 17,723.00

Other Funds: \$ 578,351.96

Total Funds: \$ 596,074.96

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
#Sites re-used	1
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	8
#Low flow toilets	8
#Dishwashers replaced	4
#Clothes washers replaced	1
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	24
#Replaced hot water heaters	1
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	20
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ontario Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00
Ontario Housing Authority	Non-Profit	\$ 609,044.00

Funding Source Name	Matching Funds	Funding Amount
HOME	No	\$ 175,536.00
LMIHF	No	\$ 402,815.96

Location Description:

223 North Begonia Avenue, Ontario, CA 91762

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.

Project # / Title: NSPC / Land Banking

Grantee Activity Number: NSP-4
Activity Title: Establish Land Banks

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSPC

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Activity Status:

Cancelled

Project Title:

Land Banking

Projected End Date:

06/30/2013

Project Draw Block Date 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

Environmental Assessment:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# of Persons			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

LMI%:	
-------	--

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ontario

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Ontario	Local Government	\$ 0.00

Location Description:

This activity is restricted to areas with a foreclosure and abandonment risk score equal to or greater than seven.

Activity Description:

This activity would include the acquisition and demolition of foreclosed or abandoned blighted homes and/or residential properties and/or those properties which have lost their legal non-conforming use status due to vacancy beyond the legislated limits.

This activity has been cancelled.



Project # / Title: NSPD / Demolition

Grantee Activity Number: NSP-5
Activity Title: Acquisition, Demolition, and Redevelopment

Activity Type:

Acquisition - general

Project Number:

NSPD

Projected Start Date:

03/01/2009

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

Environmental Assessment:

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Cancelled

Project Title:

Demolition

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ontario

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ontario

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

This activity is restricted to areas with a foreclosure and abandonment risk score equal to or greater than seven.

Activity Description:

This activity would include the acquisition, demolition, and redevelopment of foreclosed or abandoned blighted homes and/or residential properties.

This activity has been cancelled.

Action Plan Comments:

- Reviewer - Budget total is \$2,718,148.09. Grant amount is \$2,738,309. Add totals for Low and Mod activities. RMD. 1/27/10
- Reviewer - Per our conversation please correct budget amount & add "Low." totals.RMD. 2/12/10.
- Reviewer - Per conversation. System problem with budget. Will correct. Approved as is with noted problem. RMD.2/12/10.
- Reviewer - Correction by grantee requested prior to approval. RMD. 4/9/10.
- Reviewer - Grantee reallocated projects to show individual activities. All of the above approved. RMD. 4/9/10
- Reviewer - Grantee rebudgetting activity, however, other changes required before this change. Grantee to resubmit. RMD. 5/14/10.
- Reviewer - Grantee is rebudgetting amounts to properly reflect LH25 and LMMI Activities. Approved. RMD. 6/3/10.
- Reviewer - Action Plan will be rejected so grantee can modify "proposed accomplishments." Other reporting activities ok. RMD. 2/3/11.
- Reviewer - NSP-5 needs modification. RMD. 2/3/11.
- Reviewer - All correction made. Approved. RMD. 2/3/11.
- Reviewer - Minor budget amendment for reconciliation purposes. Adjustments in the following activities: NSP-3a, NSP-3a1, NSP-3a2, NSP-3a3, NSP-3c, NSP-3c1, NSP-3c2, and NSP-3c3. Approved. 10/27/11 mea
- Reviewer - The grantee has made changes to teh performance measurements from Single-Family to MultiFamily. The error is corrected now due to system updates and inability of grantee to report in correct field. The Grantee will also update related QPR's. hjb 6/21/2012



Reviewer - Rejected per grantee's request. EOO. 1/30/13.

Reviewer - Minor adjustments to complete activities and remove duplicative performance measures. Approved. EOO. 3/13/13.

Reviewer - Minor change to reflect environmental review status of exempt on activity # NSP-3a3. Approved. RMD. 10/6/16

Action Plan History

Version	Date
B-08-MN-06-0514 AP#1	10/06/2016
B-08-MN-06-0514 AP#2	03/14/2013
B-08-MN-06-0514 AP#3	06/21/2012
B-08-MN-06-0514 AP#4	10/27/2011
B-08-MN-06-0514 AP#5	04/09/2010

