

Grantee: Rancho Cucamonga, CA

Grant: B-08-MN-06-0517

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-MN-06-0517	Obligation Date: 04/07/2009	Award Date: 03/05/2009
Grantee Name: Rancho Cucamonga, CA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,133,397.00	Grant Status: Active	QPR Contact: David Munoz
LOCCS Authorized Amount: \$2,133,397.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$2,133,397.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

A. Areas of Greatest Need

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

Response: The City of Rancho Cucamonga is situated in western San Bernardino County and is located within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA). Within the geographic boundaries of this MSA there are two counties, San Bernardino and Riverside. Based on information contained in the 2000 Census there are 24 incorporated cities in San Bernardino County and 24 incorporated cities in Riverside County. As of January 1, 2009, the City of Rancho Cucamonga encompasses an area of approximately 40 square miles, contains 55,716 housing units, and has a population of 177,736 persons.

California is a non-judicial foreclosure state, meaning that foreclosures do not occur under the supervision of the court, but with the mortgagee (the lienholder) filing a recorded Notice of Default (NOD). The NOD is a public notification that the mortgagor (the borrower) has fallen behind on their monthly mortgage payments. If the mortgagor does not cure the default, or the loan is not renegotiated or replaced, then after a ninety day period the NOD is followed by a Notice of Trustee's Sale (NOTS). The Trustee's Sale is a public auction, cannot occur until 20 days after public notice, and anyone may place a bid, including the lender and any junior lien holders. The foreclosure process may be stopped if the default is cured 5 days in advance of the sale date. If no one bids and the foreclosure process was not stopped, title to the property reverts to the lender as REO (Real Estate Owned) property. In California, the typical foreclosure process takes at least 117 days. Between July 1, 2007 and September 30, 2008 there were a total of 49,973 properties taken all the way through the foreclosure process in the MSA (this includes 20,366 properties in San Bernardino County and 29,607 properties in Riverside County). As estimated by California Department of Finance figures, this represents 3.42 percent of all housing units for the MSA (2.97 percent in San Bernardino County and 3.83 percent in Riverside County). By way of comparison, this figure corresponds to 1 in 29 homes becoming REO during this period. Foreclosures have occurred throughout the City of Rancho Cucamonga, but are concentrated in certain areas. The US Department of Housing and Urban Development (HUD) has compiled data sets that include the following information:

- Area unemployment rate,
- Area average housing sales price decline (since the peak of the market),
- High cost loan rate (mortgages with interest-only payment options, stated income mortgages, mortgages with high loan to value ratios, etc.)
- The predicted 18 month underlying foreclosure rate; and
- Housing units that have been vacant for at least 90 days.

This data is available at the Census Tract Block Group level for the entire country. The data for Rancho Cucamonga was evaluated and a 10-step priority ranking for those Census Tracts most at risk of becoming blighted due to large numbers of vacant, foreclosed units was developed. A visual representation of these impacts is shown on the NSP Substantial Amendment Map, which plots the number of houses that have become REO as of November 2008.
HUD Neighborhood Stabilizati



Areas of Greatest Need:

on Program (NSP) data estimates that there are 37,709 loans with in the City, and that there are 2,373 units in foreclosure (a local foreclosure rate of 6.3 percent). HUD data identifies that between 2004 and 2006 there were a total of 33,927 loans made within the City, with 7,196 (21.2 percent) considered high cost loans. Within Rancho Cucamonga the distribution of homes in foreclosure occurs citywide. Areas of the City with the highest need are situated in the southern and west-central portions of the City, with high concentrations occurring in the Southwest Cucamonga area.

Distribution and and Uses of Funds:

B. Distribution and Uses of Funds

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

Response:

The City of Rancho Cucamonga will prioritize the use of NSP funds first, to those areas of the City with the highest concentration of foreclosed and abandoned homes, and second, to those low moderate middle-income clientele (LMMC) who meet the income eligibility requirements for assistance. The use of NSP funds will be targeted to those Census Tracts with a high risk factor of foreclosure; this includes Census Tracts 22.03, 21.00, 20.04, 20.05, 13.04, 20.07, 8.12, 20.03, and 20.06.

The funds will be used in two primary activities, plus program administration:

- 1. Acquisition/rehabilitation and resale to first time homebuyers;
- 2. Acquisition/rehabilitation and rental, in which 25 percent of the funds will be used to serve residents earning at or below 50 percent of the area median income in partnership with local non-profit housing developers; and
- 3. Administration of the program will not exceed 10 percent of the NSP grant and 10 percent of program income.

NSP Acquisition/Rehabilitation and Resale – First Time Homebuyer Program

This revised activity is two pronged. Under the first prong, the City will acquire and rehabilitate foreclosed and abandoned single family and multi-family (i.e., condo and townhome) units and resell them to income eligible homebuyers. All acquisitions will be for at least 1 percent below the fair market value determined no more than 60 days prior to the offer to purchase. The final sales price will be no greater than the initial acquisition and rehabilitation costs; and rehabilitation costs may not exceed 75 percent of the acquisition cost. Under the second prong, the City will continue assist eligible participants in the originally approved NSP First Time Homebuyer program. Under this activity the City will provide up to \$80,000 per unit as a silent second, and up to \$10,000 for rehabilitation costs towards the purchase of a home.

Under the second prong of this activity, the City will continue to assist those persons who have prequalified under the original First Time Homebuyer Program, but have been unable to acquire a home to date. The City will close the application list as of February 26, 2010, and will continue to offer the soft second option to those homeowners who enter escrow prior to March 31, 2010.

Income eligible participants may not earn greater than 120 percent of the AMI as defined by HUD, adjusted for family size. Additionally, all prospective buyers will be required to attend 8 hours of pre-acquisition HUD certified homebuyer counseling. This activity will be Rancho Cucamonga's primary use of NSP funds.

NSP Acquisition/Rehabilitation and Rentl – Affordable Housing Program

The City will acquire and rehabilitate foreclosed and abandoned single family and multi-family(condo and townhome) units in partnership

Distribution and and Uses of Funds:

with local non-profit housing developers for housing opportunities for those persons at or below 50 percent of the AMI. The NSP funds will be used in the acquisition of 2 or more homes, provide rehabilitation (depending on availability of funds), and provide the homes in partnership with local non-profit housing assistance groups. Title will be held by the non-profit, with a silent-second for the recapture of NSP funds should the activity cease or the unit be sold. All acquisitions will be for at least 1 percent below the fair market value determined no more than 60 days prior to the offer to purchase.

NSP Administration

Administrative of the program will not exceed 10 percent of the NSP grant and 10 percent of program income.

C. Definitions and Descriptions

(1) Definition of "blighted structure" in context of state or local law.

Response:

The City of Rancho Cucamonga utilizes the definition of blight contained in California Heath & Safety Code Sections 33030 and 33031.

(2) Definition of "affordable rents."

Response:

HUD's Fair Market Rent schedule for the Riverside-San Bernardino-Ontario MSA will be used to determine fair rents for the Housing Acquisition activity. Income limits for those persons at or below 50 percent of the area median income and at or below 120 percent of the area median income. The identified income limits are based on 2008 income limits. These limits will be updated yearly at the release of revised income limits.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The continued affordability of those units acquired through the Housing Acquisition activity will be ensured through the entire period of affordability through monitoring, and following the specific HOME monitoring requirements as defined in 24 CFR Part 92.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.Both of the proposed NSP funded programs will use the rehabilitation standards associated with the City's Home Improvement Program:

Response:

• Building Code/Health & Safety Repairs – All rehabilitation projects must correct any pre-existing code deficiencies and/or health & safety related repairs needed including: preexisting construction done without City building permits (room additions, garage conversions, patio additions, etc). All pre-existing construction must be either brought up to code requirements and obtain approved building permits, or must be demolished as part of the rehabilitation project.

• Lead Based Paint Hazards – A Lead-Based Paint test and a Risk Assessment are required on all rehabilitation projects to identify the existence and scope of any lead based paint hazards in the homeThe standards of "Lead-Based Paint Poisoning



Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 apply.

- Termite Repairs – A Termite Inspection Report shall be prepared for every home by a licensed inspector. The report should identify any termite activity in the home as well as whether or not there are any active termite infestations. Any termite

Low Income Targeting:

Distribution and and Uses of Funds:

or dry rot damage shall be repaired due to the health and safety risk they pose to the structural integrity of the home. Fumigation or other treatments recommended to eliminate any active termite infestations are required.,

- General Property Improvements – Once the cost of repairing all code deficiencies, health and safety items, lead based paint hazards, and termite repairs are completed, any additional program funding may be used to address general property improvements. General property improvements may include a wide variety of items such as painting, replacement of fixtures, replacement of cabinets and vanities, replacement of flooring, energy efficiency improvements, etc. General property improvements may NOT include any materials or items that are of a type and quality which exceeds the standards for similar properties in the area, or that far exceed the basic standards of "decent, safe, and sanitary housing". The minimally acceptable standards may be found at 24 CFR 983.101

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

Note: At least 25 percent of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Rancho Cucamonga will make a minimum of \$533,350 available to individuals and families whose income does not exceed 50 percent of the area median income, as required by NSP guidelines. These funds are allocated to the Housing Acquisition activity funded through Activity 1712.

E. Acquisitions & Relocation

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

If so, include:

- The number of low- and moderate-income dwelling units (i.e., 80 percent of area median income) reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households (i.e., 120 percent of area median income) reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

The City does not propose utilizing any NSP funds for the demolition or conversion of any existing foreclosed or abandoned homes. Through the two proposed housing related programs, the City anticipates acquiring 2 homes under the Acquisition/Rehabilitation and Rental – Affordable Housing Program (available to persons whose income does not exceed 50 percent of the area median income) and 15 homes under the Acquisition/Rehabilitation and Resale – First Time Homebuyer Program (available to persons whose income does not exceed 120 percent of the area median income).

F. Public Comment

Distribution and and Uses of Funds:

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

Response:

The City of Rancho Cucamonga Draft NSP Substantial Amendment was scheduled for City Council consideration on November 5, 2008, was made available for public comment on November 12, 2008 on the City's website, and was also announced in the Inland Valley Daily Bulletin newspaper.

In accordance with NSP requirements, the draft NSP Substantial Amendment was posted on the City's website on November 12, 2008 for a minimum of 15 days of public review prior to submittal of the final NSP Substantial Amendment. No comments regarding the Draft NSP Substantial Amendment were received through November 26, 2008.

The Substantial Amendment to the City's Neighborhood Stabilization Plan was scheduled for City Council consideration on February 17, 2010, was made available for public comment on February 1, 2010, and was also announced in the Inland Valley Daily Bulletin newspaper on February 1, 2010.

In accordance with NSP requirements, the draft Substantial Amendment to the City's Neighborhood Stabilization Program was posted on the City's website on February 2, 2009 for a minimum of 15 days of public review prior to submittal of the revised NSP Substantial Amendment. No comments regarding the Draft Substantial Amendment to the City's Neighborhood Stabilization Program were received through February 17, 2010.

Definitions and Descriptions:

Acquisition and Relocation:



Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,133,397.00
Total Budget	\$0.00	\$2,133,397.00
Total Obligated	\$0.00	\$2,133,397.00
Total Funds Drawdown	\$0.00	\$2,133,397.00
Program Funds Drawdown	\$0.00	\$2,133,397.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$508,602.00
Total Funds Expended	\$0.00	\$2,133,397.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Rancho Cucamonga	\$ 0.00	\$ 2,133,397.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$213,318,366.03	\$.00	\$.00
Limit on Public Services	\$320,009.55	\$.00	\$.00
Limit on Admin/Planning	\$213,339.70	\$213,330.00	\$213,330.00
Limit on Admin	\$.00	\$213,330.00	\$213,330.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$533,349.25		\$659,438.56

Overall Progress Narrative:

As of December 31, 2020, the City of Rancho Cucamonga is undergoing a financial reconciliation of the program and anticipates closing out the grant during this next quarter.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1710, NSP Administration	\$0.00	\$213,330.00	\$213,330.00
1711, Acquisition/Rehab and Resale - FTHB Program	\$0.00	\$1,260,628.44	\$1,260,628.44
1712, Acquisition/Rehab and Reuse - Affordable Housing	\$0.00	\$659,438.56	\$659,438.56

Activities





Grantee Activity Number:	1710
Activity Title:	NSP Administration

Activity Type:

Administration

Activity Status:

Completed

Project Number:

1710

Project Title:

NSP Administration

Projected Start Date:

12/01/2008

Projected End Date:

06/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Rancho Cucamonga

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$213,330.00
Total Budget	\$0.00	\$213,330.00
Total Obligated	\$0.00	\$213,330.00
Total Funds Drawdown	\$0.00	\$213,330.00
Program Funds Drawdown	\$0.00	\$213,330.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$213,330.00
City of Rancho Cucamonga	\$0.00	\$213,330.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Activity Name: NSP Administration (Activity 1710)
 Activity Type: CDBG Eligible Activity – 24 CFR 570.206 Program administrative costs.
 National Objective: Beneficiaries of the units acquired through this activity will be restricted to LMMC as defined in the NSP notice. All participants will be restricted to the income level below 120 percent of the area median income.
 Activity Description: Administration of the NSP grant.
 Total Budget: \$213,330.00 (initial funding equals 10 percent of Rancho Cucamonga’s NSP allocation, additional funding may include 10 percent of any program income received).
 Performance Measures: Administration of the NSP grant and assistance in the purchase and rehabilitation of a minimum of 17 foreclosed or abandoned homes. The timely submittal of the NSP Substantial Amendment application, and the timely reporting of program accomplishments in the Disaster Recovery Grant Reporting System (DRGR).

Location Description:

Rancho Cucamonga City Hall, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730.

Activity Progress Narrative:

As of December 31, 2020, the City of Rancho Cucamonga is undergoing a financial reconciliation of the program and anticipates to closeout the grant during the next quarter.
 The City has continued to perform the administrative functions for the NSP Program, including but not limited to



listing homes for sale, finalizing the resale components of the program, program reporting, and financial management.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HCDA NSP	\$0.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None

Project # / 1711 / Acquisition/Rehab and Resale - FTHB Program

Grantee Activity Number: 1711

Activity Title: Acquisition/Rehabilitation and Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

1711

Project Title:

Acquisition/Rehab and Resale - FTHB Program

Projected Start Date:

12/01/2008

Projected End Date:

06/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Rancho Cucamonga

Program Income Account:

Acquisition/Rehabilitation and Resale

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,260,628.44
Total Budget	\$0.00	\$1,260,628.44
Total Obligated	\$0.00	\$1,260,628.44
Total Funds Drawdown	\$0.00	\$1,260,628.44
Program Funds Drawdown	\$0.00	\$1,260,628.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$508,602.00
Total Funds Expended	\$0.00	\$1,260,628.44
City of Rancho Cucamonga	\$0.00	\$1,260,628.44
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Activity Name: NSP Acquisition/Rehabilitation and Resale – First Time Homebuyer Program (Activity 1711)

Activity Type: NSP Eligible Use – (A) Establish financing mechanism for purchase and redevelopment of foreclosed upon homes and residential properties and (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon; CDBG Eligible Activity – 24 CFR 570.201(a) Acquisition, (b) Disposition, and 570.202 Rehabilitation.

National Objective: Beneficiaries of the units acquired through this activity will be restricted to LMMC as defined in the NSP notice. All participants will be restricted to the income level at or below 120 percent of the AMI.

Activity Description: This revised activity is two pronged. Under the first prong, the City will acquire and rehabilitate foreclosed and abandoned single-family and multi-family (e.g., condo and townhome) homes with 1 to 4 units and resell them to income eligible homebuyers. The final sales price will be no greater than the initial acquisition and rehabilitation costs; and rehabilitation costs may not exceed 75 percent of the acquisition cost. Under the second prong, the City will continue assist eligible participants in the originally approved NSP First Time Homebuyer program. Under this activity the City will provide up to \$80,000 per unit as a silent second, and up to \$10,000 for rehabilitation costs towards the purchase of a home.

Under the second prong of this activity, the City will continue to assist those persons who have prequalified under the original First Time Homebuyer Program, but have been unable to acquire a home to date. The City will close the application list as of February 26, 2010, and will continue to offer the soft second option to those homeowners who enter escrow prior to March 31, 2010. Those persons unable to enter escrow prior to March 31, 2010 will be allowed to purchase properties under the first prong; however, the soft second option will no longer be available.

Any rehabilitation activities associated with these acquired homes will be coordinated through the City's CDBG funded Home Improvement Program. Once the home is acquired, the City will determine the priority of rehabilitation activity, and coordinate rehabilitation improvements with local contractors. Rehabilitation funds



are not distributed to the program recipient, but are instead coordinated through the City program. All acquisitions will be for at least 1 percent below the fair market value determined no more than 60 days prior to the offer to purchase. Income eligible participants may not earn greater than 120 percent of the AMI as defined by HUD, as adjusted for family size. Additionally, all prospective buyers will be required to attend 8 hours of pre-acquisition HUD certified homebuyer counseling. Total Budget: The initial budget for this program is \$1,259,067.00 providing funds for the Acquisition, Rehabilitation and Resale of foreclosed and abandoned homes and First Time Homebuyer assistance (up to \$80,000) and rehabilitation funds (up to \$10,000) for 15 units. Note that this is the City's primary NSP funded activity and the budget may decrease should additional funds be needed to meet the funding obligations of the Acquisition, Rehabilitation, and Reuse – Affordable Housing Program. Performance Measures: The performance measurement outcomes will be measured by the total number of affordable housing units made available. This activity will assist in the purchase of a minimum of 15 homes to be occupied by persons at or below 120 percent of the AMI.

Location Description:

The use of NSP funds will be targeted to those Census Tracts with a high risk factor of foreclosure; this includes Census Tracts 22.03, 21.00, 20.04, 20.05, 13.04, 20.07, 8.12, 20.03, and 20.06. The acquisition of homes in the southwest Cucamonga area (Census Tract 21.00) is encouraged due to the concentration of lower income households.

Activity Progress Narrative:

No new activity during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/15
# of Singlefamily Units	0	8/15

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	8/15	0.00	
# Owner Households	0	0	0	0/0	0/3	8/15	0.00	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HCDA NSP	\$0.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None

Project # / 1712 / Acquisition/Rehab and Reuse - Affordable Housing



Grantee Activity Number: 1712

Activity Title: Acquisition/Rehabilitation and Reuse

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

1712

Project Title:

Acquisition/Rehab and Reuse - Affordable Housing

Projected Start Date:

12/01/2008

Projected End Date:

06/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Rancho Cucamonga

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$659,438.56
Total Budget	\$0.00	\$659,438.56
Total Obligated	\$0.00	\$659,438.56
Total Funds Drawdown	\$0.00	\$659,438.56
Program Funds Drawdown	\$0.00	\$659,438.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$659,438.56
City of Rancho Cucamonga	\$0.00	\$659,438.56
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Activity Name: NSP Acquisition/Rehabilitation and Reuse – Affordable Housing Program (Activity 1712)

Activity Type: NSP Eligible Use – (A) Establish financing mechanism for purchase and redevelopment of foreclosed upon homes and residential properties and (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon; CDBG Eligible Activity – 24 CFR 570.201(a) Acquisition, (b) Disposition, and 570.202 Rehabilitation.

National Objective: Beneficiaries of the units acquired through this activity will be restricted to LMMC as defined in the NSP notice. All participants will be restricted to the income level below 50 percent of the AMI.

Activity Description: The City will acquire and rehabilitate foreclosed and abandoned single-family and multi-family (e.g., condo and townhome) homes with 1 to 4 units and use them in cooperation with local non-profit housing developers (e.g., Northtown Housing Development Corporation, National CORE, House of Ruth, Foothill Family Shelter, etc.). Available funds will be used for the acquisition of a minimum of 2 homes, and provide any necessary rehabilitation (based on the availability of funds). The homes acquired through this activity will provide affordable rental opportunities for individuals and families earning at or below 50 percent of the AMI. Rents charged will not exceed Fair Market Rents, as published by HUD. Household rent cannot exceed 30 percent of the household monthly income. Title will be held by the non-profit and any assistance provided by the activity will be recorded as a silent-second, which will be repaid, along with any associated NSP funded rehabilitation costs, and will last for the duration of ownership by the non-profit group. Any funds received as program income (acquisition and rehabilitation funds) may be reutilized for the acquisition of additional housing units.

Any rehabilitation activities associated with these acquired homes will be coordinated through the City's CDBG funded Home Improvement Program. Once the home is acquired, the City will determine the priority of rehabilitation activity, and coordinate rehabilitation improvements with local contractors. Rehabilitation funds are not distributed to the program recipient, but are instead coordinated through the City program.



All of the foreclosed or abandoned homes acquired this activity will be minimum of 1 percent below fair market value.
 Total Budget: The initial budget for this program is \$661,000.00 (30 percent of Rancho Cucamonga's NSP allocation) assuming 100 percent financing by the City for the acquisition, rehabilitation and reuse of any acquired properties. Note that additional funds may be transferred from the Acquisition/Rehabilitation and Reuse – First Time Homebuyer program should additional funds be needed to meet this minimum program funding requirement.
 Performance Measures: The performance measurement outcomes will be measured by the total number of affordable housing units made available. This activity will assist in the purchase of a minimum of 2 homes to be occupied by persons at or below 50 percent of the area median income.

Location Description:

The use of NSP funds will be targeted to those Census Tracts with a high risk factor of foreclosure; this includes Census Tracts 22.03, 21.00, 20.04, 20.05, 13.04, 20.07, 8.12, 20.03, and 20.06. The acquisition of homes in the southwest Cucamonga area (Census Tract 21.00) is encouraged due to the concentration of lower income households.

Activity Progress Narrative:

No new activity during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3
# of Multifamily Units	0	2/2
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/3	0/0	4/3	100.00
# Owner Households	0	0	0	2/3	0/0	2/3	100.00
# Renter Households	0	0	0	2/0	0/0	2/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HCDA NSP	\$0.00
Total Other Funding Sources	\$0.00

Activity Supporting Documents: None

