Grantee: Ontario, CA

Grant: B-08-MN-06-0514

January 1, 2012 thru March 31, 2012 Performance Report



 Grant Number:
 Obligation Date:
 Award Date:

 B-08-MN-06-0514
 03/05/2009
 03/03/2009

Grantee Name: Contract End Date: Review by HUD:

Ontario, CA 03/03/2013 Rejected - Await for Modification

Grant Amount:\$2,738,309.00
Active
Grant Status:
QPR Contact:
Katryna Gonzalez

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$2,738,309.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Ontario is located in the Riverside/San Bernardino/Ontario metropolitan statistical area (MSA, also known as the &ldquoInland Empire.&rdquo) 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&rsquos Sale (NOTS). The actual Trustee&rsquos Sale cannot occur less than 20 days after public notice. The Trustee&rsquos 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&rsquos Sales, through RealtyTrac for the period of July 1, 2007 through October 14, 2008. This information was evaluated against census tract block groups in the City with at least 51% of the residents with income levels at or below 120 percent of the Area Median Income (AMI). For the purposes of this amendment, the low, moderate, and middle-income areas will be noted as LMMI areas. This data was provided by the U.S. Department of Housing and Urban Development (HUD) and can be found on the HUD web site at http://www.huduser.org/publications/commdevl/nsp_target.html. There are a total of 92 census tract block groups in the City of which 73 census tractblock 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&rsquos unemployment rate is 8.3%);
- Area average housing sales price decline (Ontario&rsquos 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&rsquos rate of high cost loans ranges between 19.9% and 45.4%);
- The predicted 18 month underlying foreclosure rate (Ontario&rsquos 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&rsquos 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&rsquos 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) &ndash 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) &ndash 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) & ndash 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 todefine 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&rsquos 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&rsquos website at www.ci.ontario.ca.us. Several questions were received via e-mail from a citizen representing a condominium homeowner&rsquos association in response to the NSP Substantial Amendment. The questions and the City&rsquos response are included with this Amendment as Appendix E.

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,896,959.73
Total Budget	\$0.00	\$2,738,309.00
Total Obligated	\$0.00	\$2,738,309.00
Total Funds Drawdown	\$4,479.09	\$2,738,309.00
Program Funds Drawdown	\$4,479.09	\$2,738,309.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26.71	\$2,738,309.00
Match Contributed	\$908,578.82	\$908,578.82

Progress Toward Required Numeric Targets

Requirement	Required	To Date	
Overall Benefit Percentage (Projected)		0.00%	
Overall Benefit Percentage (Actual)		0.00%	
Minimum Non-Federal Match	\$0.00	\$908,578.82	
Limit on Public Services	\$410,746.35	\$0.00	
Limit on Admin/Planning	\$273,830.90	\$60,000.00	
Limit on State Admin	\$0.00	\$60,000.00	

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:



During the reporting period of January 1, 2012 through March 31, 2012, the construction work for the rehabilitation of all NSP-funded units was completed. In addition, leasing began during this reporting period. As of March 31, 2012, 7 of the 16 units were leased. One unit was leased using a project-based Shelter + Care Voucher in cooperation with the Housing Authority of San Bernardino County and the San Bernardino County Department of Behavioral Health.

Project Summary

Project #, Project Title	This Report Period		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSPA, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSPAdmin, Administration	\$26.71	\$60,000.00	\$60,000.00
NSPB1, Purchase and Rehabilitate Single Family	\$0.00	\$0.00	\$0.00
NSPB2, Multi-Family Acquisition and Rehabilitation Program	\$4,452.38	\$2,678,309.00	\$2,678,309.00
NSPC, Land Banking	\$0.00	\$0.00	\$0.00
NSPD, Demolition	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: NSP-3a

Activity Title: 231 North Begonia Avenue - Acquisition

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

03/01/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:
Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LMMI Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$309,687.99
Total Budget	\$0.00	\$309,687.99
Total Obligated	\$0.00	\$309,687.99
Total Funds Drawdown	\$0.00	\$309,687.99
Program Funds Drawdown	\$0.00	\$309,687.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$309,687.99
City of Ontario	\$0.00	\$309,687.99
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on May 7, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. Two of the three units reserved for moderate-income households have been leased as of March 31, 2012. One of these units was leased utilizing a project-based Shelter + Care Voucher in cooperation with the Housing Authority of the County of San Bernardino and the San Bernardino County Department of Behavioral Health.

Accomplishments Performance Measures

This Report Period

Cumulative Actual Total / Expected
Total



# of Properties	1	1/1
# of Parcels acquired voluntarily	1	1/1

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	0	2	2	0/0	2/3	2/3	100.00
# Renter Households	0	2	2	0/0	2/3	2/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
231 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP-3a1

Activity Title: 231 North Begonia Avenue - Acquisition LH

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

03/01/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$103,229.33
Total Budget	\$0.00	\$103,229.33
Total Obligated	\$0.00	\$103,229.33
Total Funds Drawdown	\$0.00	\$103,229.33
Program Funds Drawdown	\$0.00	\$103,229.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$103,229.33
City of Ontario	\$0.00	\$0.00
Ontario Housing Authority	\$0.00	\$103,229.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Direct Benefit (Households)

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.

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on May 7, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. The unit reserved for very low-income households was leased as of March 31, 2012.

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



	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
231 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3a2

Activity Title: 231 North Begonia Avenue - Rehabilitation

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$232,285.26
Total Budget	\$0.00	\$232,285.26
Total Obligated	\$0.00	\$232,285.26
Total Funds Drawdown	\$0.00	\$232,285.26
Program Funds Drawdown	\$0.00	\$232,285.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$232,285.26
City of Ontario	\$0.00	\$216,277.57
Ontario Housing Authority	\$0.00	\$16,007.69
Match Contributed	\$274,874.05	\$274,874.05

Activity Description:

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

Location Description:

231 North Begonia Avenue, Ontario, California 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. Two of the three units reserved for moderate-income households were leased as of March 31, 2012. One of these units was leased utilizing a project-based Shelter + Care Voucher in cooperation with the Housing Authority of the County of San Bernardino and the San Bernardino County Department of Behavioral Health.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	10	10/17



#Additional Attic/Roof Insulation	1	1/3
#High efficiency heating plants	2	2/3
#Efficient AC added/replaced	2	2/3
#Replaced thermostats	2	2/3
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	12	12/19
#Light fixtures (outdoors) replaced	2	2/4
#Refrigerators replaced	2	2/3
#Clothes washers replaced	1	1/1
#Dishwashers replaced	2	2/3
#Low flow toilets	4	4/6
#Low flow showerheads	4	4/6
#Units with bus/rail access	2	2/3
#Units exceeding Energy Star	2	2/3
#Sites re-used	1	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/3
# of Multifamily Units	2	2/3

	This	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	0	2	2	0/0	2/3	2/3	100.00
# Renter Households	0	2	2	0/0	2/3	2/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
231 N. Regonia Ave	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$131,652.00
LMIHF	\$125,311.18
Total Other Funding Sources	\$256,963.18



Grantee Activity Number: NSP-3a3

Activity Title: 231 North Begonia Avenue - Rehabilitation LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$77,428.42
Total Budget	\$0.00	\$77,428.42
Total Obligated	\$0.00	\$77,428.42
Total Funds Drawdown	\$0.00	\$77,428.42
Program Funds Drawdown	\$0.00	\$77,428.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$77,428.42
City of Ontario	\$0.00	\$72,092.53
Ontario Housing Authority	\$0.00	\$5,335.89
Match Contributed	\$91,624.68	\$91,624.68

Activity Description:

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

Location Description:

231 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. The unit reserved for very low-income households was leased as of March 31, 2012.

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



#Efficient AC added/replaced	1	1/1
#Replaced thermostats	1	1/1
#Light Fixtures (indoors) replaced	6	6/6
#Light fixtures (outdoors) replaced	1	1/1
#Refrigerators replaced	1	1/1
#Dishwashers replaced	1	1/1
#Low flow toilets	2	2/1
#Low flow showerheads	2	2/1
#Units with bus/rail access	1	1/1
#Units exceeding Energy Star	1	1/1
# ELI Households (0-30% AMI)	0	0/0

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
231 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$43,884.00
LMIHF	\$41,770.40
Total Other Funding Sources	\$85,654.40



Grantee Activity Number: NSP-3b

Activity Title: 209 North Begonia Avenue - Acquisition

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

03/01/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$322,414.56
Total Budget	\$0.00	\$322,414.56
Total Obligated	\$0.00	\$322,414.56
Total Funds Drawdown	\$0.00	\$322,414.56
Program Funds Drawdown	\$0.00	\$322,414.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$322,414.56
City of Ontario	\$0.00	\$322,414.56
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Direct Benefit (Households)

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.

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on June 17, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. None of the three units reserved for moderate-income households have been leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of Parcels acquired voluntarily	1	1/1



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

	This	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	/Mod%	
# of Households	0	0	0	0/0	0/3	0/3	0	
# Renter Households	0	0	0	0/0	0/3	0/3	0	

Activity Locations

Address	City	County	State	Zip	Status / Accept
209 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3b1

Activity Title: 209 North Begonia Avenue - Acquisition LH

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

03/01/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$107,471.52
Total Budget	\$0.00	\$107,471.52
Total Obligated	\$0.00	\$107,471.52
Total Funds Drawdown	\$0.00	\$107,471.52
Program Funds Drawdown	\$0.00	\$107,471.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$107,471.52
City of Ontario	\$0.00	\$0.00
Ontario Housing Authority	\$0.00	\$107,471.52
Match Contributed	\$0.00	\$0.00

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.

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on June 17, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing on the units began. The unit reserved for very low-income households was leased as of March 31, 2012.

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



	Thi	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%	
# of Households	1	0	1	1/1	0/0	1/1	100.00	
# Renter Households	1	0	1	1/1	0/0	1/1	100.00	

Activity Locations

Address	City	County	State	Zip	Status / Accept
209 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3b2

Activity Title: 209 North Begonia Avenue - Rehabilitation

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$240,519.69
Total Budget	\$0.00	\$240,519.69
Total Obligated	\$0.00	\$240,519.69
Total Funds Drawdown	\$3,339.27	\$240,519.69
Program Funds Drawdown	\$3,339.27	\$240,519.69
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$240,519.69
City of Ontario	\$0.00	\$226,921.93
Ontario Housing Authority	\$0.00	\$13,597.76
Match Contributed	\$224,161.43	\$224,161.43

Activity Description:

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

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. None of the three units reserved for moderate-income households were leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	0	0/18
#High efficiency heating plants	0	0/3



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

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	/Mod%
# of Households	0	0	0	0/0	0/3	0/3	0
# Renter Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
209 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$71,503.93
Total Other Funding Sources	\$71,503.93



Grantee Activity Number: NSP-3b3

Activity Title: 209 North Begonia Avenue - Rehabilitation LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$80,173.23
Total Budget	\$0.00	\$80,173.23
Total Obligated	\$0.00	\$80,173.23
Total Funds Drawdown	\$1,113.10	\$80,173.23
Program Funds Drawdown	\$1,113.10	\$80,173.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$80,173.23
City of Ontario	\$0.00	\$75,640.65
Ontario Housing Authority	\$0.00	\$4,532.58
Match Contributed	\$74,720.48	\$74,720.48

Activity Description:

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

Location Description:

209 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. The unit reserved for very low-income households was leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	6	6/6
#High efficiency heating plants	1	1/1
#Efficient AC added/replaced	1	1/1



#Replaced thermostats	1	1/1
#Light Fixtures (indoors) replaced	9	9/9
#Light fixtures (outdoors) replaced	1	1/1
#Refrigerators replaced	1	1/1
#Dishwashers replaced	1	1/1
#Low flow toilets	2	2/2
#Low flow showerheads	1	1/1
#Units with bus/rail access	1	1/1
#Units exceeding Energy Star	1	1/1
# ELI Households (0-30% AMI)	0	0/0

This Report Period Cumulative Actual Total / Expected
Total Total

of Housing Units 1 1/1

of Multifamily Units 1 1/1

Beneficiaries Performance Measures

	This	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
209 N. Begonia Ave	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding SourcesAmountLMIHF\$23,834.64Total Other Funding Sources\$23,834.64



Grantee Activity Number: NSP-3c

Activity Title: 216 North Begonia Avenue - Acquisition

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

09/16/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$210,119.82
Total Budget	\$0.00	\$210,119.82
Total Obligated	\$0.00	\$210,119.82
Total Funds Drawdown	\$0.00	\$210,119.82
Program Funds Drawdown	\$0.00	\$210,119.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$210,119.82
City of Ontario	\$0.00	\$210,119.82
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Direct Benefit (Households)

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.

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on September 9, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. None of the two units reserved for moderate-income households have been leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of Parcels acquired voluntarily	1	1/1



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

	This	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
216 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3c1

Activity Title: 216 North Begonia Avenue - Acquisition LH

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Projected Start Date: Projected End Date:

09/16/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$210,119.82
Total Budget	\$0.00	\$210,119.82
Total Obligated	\$0.00	\$210,119.82
Total Funds Drawdown	\$0.00	\$210,119.82
Program Funds Drawdown	\$0.00	\$210,119.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$210,119.82
City of Ontario	\$0.00	\$5,320.25
Ontario Housing Authority	\$0.00	\$204,799.57
Match Contributed	\$0.00	\$0.00

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.

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The acquisition of the property was completed on September 9, 2009. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. The two units reserved for very low-income households were leased as of March 31, 2012.

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



	THE	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	/Mod%
# of Households	2	0	2	2/2	0/0	2/2	100.00
# Renter Households	2	0	2	2/2	0/0	2/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
216 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3c2

Activity Title: 216 North Begonia Avenue - Rehabilitation

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

09/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$200,728.18
Total Budget	\$0.00	\$200,728.18
Total Obligated	\$0.00	\$200,728.18
Total Funds Drawdown	\$0.00	\$200,728.18
Program Funds Drawdown	\$0.00	\$200,728.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$200,728.18
City of Ontario	\$0.00	\$172,699.86
Ontario Housing Authority	\$0.00	\$28,028.32
Match Contributed	\$95,455.81	\$95,455.81

Activity Description:

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

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. None of the two units reserved for moderate-income households were leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	0	0/12
#High efficiency heating plants	0	0/2



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

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
216 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMIHF	\$71,171.31
Total Other Funding Sources	\$71,171.31



Grantee Activity Number: NSP-3c3

Activity Title: 216 North Begonia Avenue - Rehabilitation LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

09/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

09/16/2009

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$200,728.18
Total Budget	\$0.00	\$200,728.18
Total Obligated	\$0.00	\$200,728.18
Total Funds Drawdown	\$0.01	\$200,728.18
Program Funds Drawdown	\$0.01	\$200,728.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$200,728.18
City of Ontario	\$0.00	\$172,699.87
Ontario Housing Authority	\$0.00	\$28,028.31
Match Contributed	\$95,455.81	\$95,455.81

Activity Description:

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

Location Description:

216 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. The two units reserved for very low-income households were leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	12	12/12
#High efficiency heating plants	2	2/2
#Efficient AC added/replaced	2	2/2



#Replaced thermostats	2	2/2
#Light Fixtures (indoors) replaced	18	18/18
#Light fixtures (outdoors) replaced	2	2/2
#Refrigerators replaced	2	2/2
#Dishwashers replaced	2	2/2
#Low flow toilets	4	4/4
#Low flow showerheads	2	2/2
#Units with bus/rail access	2	2/2
#Units exceeding Energy Star	2	2/2
# ELI Households (0-30% AMI)	0	0/0

This Report Period Cumulative Actual Total / Expected
Total Total

of Housing Units 2 2/2 # of Multifamily Units 2 2/2

Beneficiaries Performance Measures

This Report Period Cumulative Actual Total / Expected Low Mod Total Low Mod **Total Low/Mod%** # of Households 2 2 2/2 0/0 2/2 100.00 2 # Renter Households 2 0 2/2 0/0 2/2 100.00

Activity Locations

AddressCityCountyStateZipStatus / Accept216 N. Begonia Ave.OntarioCalifornia91762-Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding SourcesAmountLMIHF\$71,171.31Total Other Funding Sources\$71,171.31



Grantee Activity Number: NSP-3d

Activity Title: 223 North Begonia Avenue - Acquisition

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

NSPB2 Multi-Family Acquisition and Rehabilitation Program

Responsible Organization:

Projected Start Date: Projected End Date:

10/19/2009 06/30/2013

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

NSP Only - LMMI Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$365,680.00
Total Budget	\$0.00	\$365,680.00
Total Obligated	\$0.00	\$365,680.00
Total Funds Drawdown	\$0.00	\$365,680.00
Program Funds Drawdown	\$0.00	\$365,680.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$365,680.00
City of Ontario	\$0.00	\$365,680.00
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

National Objective:

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.

Location Description:

223 North Begonia Avenue, Ontario, California

Activity Progress Narrative:

The acquisition of the property was completed on January 25, 2010. During the reporting period of January 1, 2012 through March 31, 2012, leasing of the units began. One of the four units reserved for moderate-income households was leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of Parcels acquired voluntarily	1	1/1



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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	0	1	1	0/0	1/4	1/4	100.00
# Renter Households	0	1	1	0/0	1/4	1/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
223 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: NSP-3d1

Activity Title: 223 North Begonia Avenue - Rehabilitation

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPB2

Projected Start Date:

10/19/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multi-Family Acquisition and Rehabilitation Program

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Ontario Housing Authority

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$17,723.00
Total Budget	\$0.00	\$17,723.00
Total Obligated	\$0.00	\$17,723.00
Total Funds Drawdown	\$0.00	\$17,723.00
Program Funds Drawdown	\$0.00	\$17,723.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$17,723.00
City of Ontario	\$0.00	\$17,723.00
Ontario Housing Authority	\$0.00	\$0.00
Match Contributed	\$52,286.56	\$52,286.56

Activity Description:

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

Location Description:

223 North Begonia Avenue, Ontario, CA 91762

Activity Progress Narrative:

The rehabilitation of the property was completed on January 13, 2012. During the reporting period of January 1, 2012 through March 31, 2012, leasing began on the units. One of the four units reserved for moderate-income housheolds was leased as of March 31, 2012.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	5	5/22
#Additional Attic/Roof Insulation	1	1/4



#High efficiency heating plants	1	1/4
#Efficient AC added/replaced	1	1/4
#Replaced thermostats	1	1/4
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	6	6/25
#Light fixtures (outdoors) replaced	1	1/5
#Refrigerators replaced	1	1/4
#Clothes washers replaced	1	1/1
#Dishwashers replaced	1	1/4
#Low flow toilets	2	2/7
#Low flow showerheads	2	2/7
#Units with bus/rail access	1	1/4
#Units exceeding Energy Star	1	1/4
#Sites re-used	1	1/1

This Report Period Cumulative Actual Total / Expected

Total Total

of Housing Units 1 1/4

of Multifamily Units 1 1/4

Beneficiaries Performance Measures

	This	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	0	1	1	0/0	1/4	1/4	100.00
# Renter Households	0	1	1	0/0	1/4	1/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
223 N. Begonia Ave.	Ontario		California	91762-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$175,536.00
LMIHF	\$402,815.96
Total Other Funding Sources	\$578,351.96



Grantee Activity Number: NSP-6

Activity Title: NSP Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

NSPAdmin Administration

03/01/2009 06/30/2013

33/33/2313

Benefit Type: Completed Activity Actual End Date:

N/A

Projected Start Date:

National Objective: Responsible Organization:

N/A City of Ontario

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$60,000.00
Total Budget	\$0.00	\$60,000.00
Total Obligated	\$0.00	\$60,000.00
Total Funds Drawdown	\$26.71	\$60,000.00
Program Funds Drawdown	\$26.71	\$60,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26.71	\$60,000.00
City of Ontario	\$26.71	\$60,000.00
Match Contributed	\$0.00	\$0.00

Projected End Date:

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.

Location Description:

N/A

Activity Progress Narrative:

During the reporting period of January 1, 2012 through March 31, 2012, the construction work for the rehabilitation of the NSP-funded properties at 209, 216, 223, and 231 North Begonia Avenue was completed. In addition, leasing began of these units.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



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

No Other Funding Sources Found Total Other Funding Sources

