

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-06-0516

Obligation Date:

04/03/2009

Grantee Name:

Pomona, CA

Award Date:

03/09/2009

Grant Amount:

\$3,530,825.00

Contract End Date:

03/09/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Areas of Greatest Need

HUD has developed and provided criteria to assist NSP grantees in targeting the areas of greatest need within their jurisdictions. Per HUD, the City of Pomona must give priority emphasis to low, moderate and middle-income areas that meet the following criteria as provided, and consider such areas as those with the greatest need:

1. Areas with the greatest percentage of home foreclosures;
2. Areas with the highest percentage of homes financed by subprime mortgage related loans; and
3. Areas with a high probability of foreclosure risk in the future, including high abandonment risk scores.

The City of Pomona will prioritize the use of the NSP funds by targeting the acquisition of foreclosed units in designated priority census tract and block groups.

Distribution and and Uses of Funds:

Distribution and Uses of Funds

The City will distribute funds in targeted Census Tracts/Block Groups, which address the three greatest needs criteria. Accordingly, the City will meet the requirements set forth in Section 2301 (c) (2) of HERA when expending these funds.

Funds will be distributed for the following eligible uses:

1. Establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate-income homebuyers.
2. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties to households below 120% Area Median Income
3. Demolition of Blighted Structures
4. Redevelop demolished, blighted and vacant structures
5. Administration and Planning Funds in an amount not to exceed 10% of the total grant amount, plus 10% of program income will be used for Program Planning and Administration.

Note: The City will require any participant receiving homebuyer assistance to complete at least eight (8) hours of homebuyer counseling services.

The City will ensure that 100% of the NSP funds will be used to benefit households with incomes below 120% AMI. In addition, at least 25% of the NSP funds will be used to benefit households with incomes below 50% AMI. For a family of four in Pomona, that limit is \$37,900 annually. The City of Pomona intends to utilize this 25% set aside for acquisition/rehabilitation of multi-family units to provide affordable rental housing to families at or below 50% of the area median income. The City will work in coordination with established community and faith based organizations to identify the greatest need for this resource and partner with such organizations to ensure a service enriched housing environment.

Definitions and Descriptions:

Definitions and Descriptions

The City of Pomona shall define blighted structure in the context of State Law conforming to California Community Redevelopment Law at Part I, Chapter I, Article 3, Sections 33030 and 33031. In this instance, blighted structure is defined as a structure that exhibits objectively

determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Blight/Deterioration shall be considered an "area-wide" concept. Where conditions of blight/deterioration predominate an area, individual properties that may be in good condition shall be included in this concept if they are part of the area.

The City of Pomona shall define "affordable rents" as those that conform to HOME Program standards for Affordable Housing at 92.252 (rental housing) and 92.254 (homeownership).

Low Income Targeting:

Low income targeting

The City of Pomona will appropriate \$882,706 under the NSP for families whose incomes do not exceed 50% AMI. Such funds will be targeted for the acquisition of rental units to house families with an income not to exceed 50% of the AMI.

Acquisition and Relocation:

The City of Pomona will appropriate \$3,177,742 under the NSP for eligible activities, including acquisition of property. The remaining \$353,083 will be used for Program Planning/Administration.

The City does not anticipate relocation of families, as all units acquired will be vacant.

Public Comment:

No public comments have been received to date.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,530,825.00
Total CDBG Program Funds Budgeted	N/A	\$3,530,825.00
Program Funds Drawdown	\$498,743.15	\$2,806,976.81
Program Funds Obligated	\$0.00	\$3,530,825.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$205,177.62	\$205,177.62
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$529,623.75	\$0.00
Limit on Admin/Planning	\$353,082.50	\$245,010.31
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$882,706.25	\$1,153,437.98

Overall Progress Narrative:

Progress Toward Activity Type Targets:

During this quarter, the City completed the rehabilitation of a duplex and rehabilitation of a single family home. The City has continued to implement the rehabilitation of the NSP properties acquired. A total of four properties (1640 Elaine Street, 1290 Colfax Court, 1845 Morning Sun Drive, and 1011 Arroyo Park) were transferred to the City's Housing Developer partners to rehabilitate and resale the units. One property is currently under rehabilitation with completion and available for resale by the end of March 2011. Three other properties that transferred to the Housing Developers will commence rehabilitation in April 2011. Completion of these properties is expected during the next quarter. Two units have been rented to eligible income tenants (1137 W 8th Street and 560 E 8th Street) and one property(1230 Selkirk Avenue) was sold to an eligible homebuyer. The City has continued to monitor the foreclosure activity in the NSP target areas.

Progress Toward National Objective Targets:

As of the end of this quarter, the City has expended \$903,976.49 (102.%) of the required LH 25 set aside and has obligated an additional \$275,000 for the rehabilitation of a triplex. Two units have been rented to households less than 50% of the median income. A third unit is currently listed for rent.

Overall Progress Narrative:

The City fulfilled its goal of obligating all NSP 1 funds by the program deadline and has concentrated its efforts during this quarter to continue with the rehabilitation of the acquired properties. The City continues to monitor the City's foreclosure activities and has reviewed over 415 properties. During this quarter, the rehabilitation of 2 rental units and 1 for sale home were completed and the rehabilitation of 2 additional for sale single family homes were initiated. The rehabilitation of the neighborhood community center will be completed by the end of April 2011.

The City has entered into contract with 4 Housing Developers to acquire, rehab and resale a total of 7 single family homes (Activity 2.1.1) Contracts have been approved and rehabilitation of two houses (1290 Colfax Court and 1845 Morning Sun Drive) started rehabilitation in March 2011. One house (665 N Signal Dr.) is currently for sale. The rehabilitation of the duplex to be re-developed into a neighborhood community center (Activity 4.1) is expected to be completed in April 2011.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Homeownership Assistance - LMMI	\$0.00	\$0.00	\$0.00
2, Purchase & Rehabilitate Properties	\$251,271.17	\$2,674,611.25	\$2,171,565.25
3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
4, Revelop demolished or vacant properties	\$144,581.50	\$503,130.75	\$390,401.25
5, Administration	\$102,890.48	\$353,083.00	\$245,010.31
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1.1
Activity Title: Homeownership Assistance - LMMI

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

Activity Status:
 Planned

Project Number:
 1

Project Title:
 Homeownership Assistance - LMMI

Projected Start Date:
 01/01/2009

Projected End Date:
 07/30/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

It is expected that households in the 51-80%AMI range will need subsidy assistance for homeownership. The City will provide a financing mechanism in the form of soft second equity-sharing loans/grants to assist with subsidy buy down. The interest rate for soft second equity-sharing loans shall range from 0-3%.

Location Description:

Geographic Target Areas

Staff has taken a comprehensive citywide look at priority neighborhood needs relative to foreclosures. The following areas located within the City of Pomona that meet priority needs criteria will be targeted for the NSP:

Census Tract/Block Group(s)

- 4025.01 - 1,2
- 4027.02 - 1,2,3,4,5
- 4027.03 - 1,2
- 4088.00 - 1,2,3,4,5,6,7

These areas represent those with a combination of the highest risk abandonment scores, the highest percentage of homes foreclosed and the high probability of foreclosure risk in the future.

Activity Progress Narrative:

No activity during this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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	

Grantee Activity Number: 2.1.1
Activity Title: Acquisition/Rehab of SF For-Sale (LMMI 0-120% AMI)

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,521,173.27
Total CDBG Program Funds Budgeted	N/A	\$1,521,173.27
Program Funds Drawdown	\$158,909.58	\$1,267,933.46
Program Funds Obligated	\$0.00	\$1,521,173.27
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$205,177.62	\$205,177.62
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$1,521,173.27 and has purchased 6 single family homes that will be rehabilitated and sold to eligible homebuyers that meet the low-moderate income housing requirement (0-120% AMI.). Two of the houses are currently under rehabilitation and will be completed by 12-2010. The City anticipates completion of all rehabilitation and resale by 10-2011.

Location Description:

Location Description:

1230 Selkirk Ave; 665 N. Signal Dr.; 1840 Elaine; 1245 Morning Sun; 1011 Arroyo Park Avenue; 550 W Orange Grove Blvd.

Activity Progress Narrative:

During this quarter one property (1230 Selkirk Avenue) was sold to an income eligible homebuyer and one property (655 N Signal Drive) was rehabilitated and is currently listed for sale. In February 2011, the City received an offer for this property but later the buyer backed out as they were bidding on two additional properties. One property (1640 Elaine Street) was transferred on January 3, 2011 to IVEDC, a City non profit Housing Developer. Two additional properties (1290 Colfax Court and 1245 Morning Sun Drive) were transferred on February 28, 2011 to two Housing Developers (ANR Industries and Mayans Development). Developers will commence rehabilitation during this quarter with an expected completion towards the end of next quarter. It is the goal of the City to enter into contract with the developer partners for the two remaining units during the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/6	1/6	100.00

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	

Grantee Activity Number: 2.2.1
Activity Title: Acquisition/Rehab of SF Rental (LH-25 0-50% AMI)

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$296,691.02
Total CDBG Program Funds Budgeted	N/A	\$296,691.02
Program Funds Drawdown	\$67,511.10	\$296,691.02
Program Funds Obligated	\$13,123.02	\$296,691.02
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$290,038 (LH 25% obligation) for the acquisition of a large single family home for rehabilitation and lease to an eligible household (0-50% AMI). The unit is currently being rehabilitated and will be available for lease by the end of 11-2010.

Location Description:

Location Description:

1137 W 8th Street

Activity Progress Narrative:

Property at 1137 W 8th Street, a 4 bedrooms and 3 baths unit was rented to a VL income eligible large household in February 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/1
# of buildings (non-residential)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/2	0/0	1/2	100.00

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	

Grantee Activity Number: 2.2.2
Activity Title: Acq/Rehab of MF Rental Unit (LH-25 0-50% AMI)

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$322,387.33
Total CDBG Program Funds Budgeted	N/A	\$322,387.33
Program Funds Drawdown	\$24,640.49	\$321,786.82
Program Funds Obligated	\$21,685.00	\$322,387.33
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$294,232 (LH 25% obligation) for the acquisition of a duplex for rehabilitation and lease to eligible households (0-50% AMI). The units are currently being rehabilitated and will be available for lease by the end of 01-2011.

Location Description:

Location Description:

560-562 E 8th Street

Activity Progress Narrative:

IVEDC, a non profit Housing Developer completed the rehabilitation of a duplex at 560-562 E 8th Street in February 2011. The rental of this unit was delayed due to vandalism that occurred a day prior to the tenant's occupancy. The unit was re-inspected on February 27, 2011 and the leased to an eligible VL-L income household in March 2011. 562 E 8th Street is currently available for lease to a VL-L income household, with occupancy expected by April 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/2	100.00

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	

Grantee Activity Number: 2.2.3
Activity Title: Acq/Rehab MFH Rental Units - LH 25%

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

07/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$534,359.63
Total CDBG Program Funds Budgeted	N/A	\$534,359.63
Program Funds Drawdown	\$210.00	\$285,153.95
Program Funds Obligated	(\$34,808.02)	\$534,359.63
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$565,968 (LH 25% obligation) for the acquisition of a single family unit and a triplex for rehabilitation and lease to eligible households (0-50% AMI). The single family unit will be rehabilitated and the triplex will be re-configure and modify into a functional duplex. Currently the triplex has some illegal additions and conversions that will be upgraded and legalize. City has entered into a contract with one of the City's housing developers. It is estimated that the new units will be available for lease by 5-2011.

Location Description:

Location Description:

1028-1030 N San Antonio Avenue

Activity Progress Narrative:

On June 30, 2010, the City closed escrow on the property at 1028-1030 N. San Antonio Avenue. The property currently has one single family home, 2substandard units and 1 illegal unit. The property is currently non-conforming. It is the intent of the City to rehabilitate the single family home, demolish the illegal addition and re-configure the two substandard units into a 1 bedroom and a 2-bedroom apartment unit for lease to an eligible tenant (50% of AMI).

The City continues to maintain this property and it is expected to initiate rehabilitation in June 2011.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Properties 0 1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/4	0

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	

Grantee Activity Number: 3.1
Activity Title: Demolition - LMMI

Activity Category:
 Clearance and Demolition

Activity Status:
 Planned

Project Number:
 3

Project Title:
 Demolition of Blighted Structures

Projected Start Date:
 01/01/2009

Projected End Date:
 07/30/2013

Benefit Type:
 N/A

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City intends to demolish dilapidated properties and redevelop site for use by households at 0-80% AMI. The tenure of beneficiaries shall be homeownership units.

The expected benefit to income-qualified persons will be decent and affordable housing. The expected benefit to the community will be removal of blighted structures that create a health and safety hazard.

Location Description:

Geographic Target Areas

Staff has taken a comprehensive citywide look at priority neighborhood needs relative to foreclosures. The following areas located within the City of Pomona that meet priority needs criteria will be targeted for the NSP:

Census Tract/Block Group(s)

- 4025.01 - 1,2
- 4027.02 - 1,2,3,4,5
- 4027.03 - 1,2
- 4088.00 - 1,2,3,4,5,6,7

These areas represent those with a combination of the highest risk abandonment scores, the highest percentage of homes foreclosed and the high probability of foreclosure risk in the future.

Activity Progress Narrative:

No activity to report this quarter.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Properties

0

0/2

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

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4.1
Activity Title: Redevelopment - LMMI

Activity Category:
 Acquisition, construction, reconstruction of public facilities

Activity Status:
 Planned

Project Number:
 4

Project Title:
 Revelop demolished or vacant properties

Projected Start Date:
 01/01/2009

Projected End Date:
 07/30/2013

Benefit Type:
 Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$503,130.75
Total CDBG Program Funds Budgeted	N/A	\$503,130.75
Program Funds Drawdown	\$144,581.50	\$390,401.25
Program Funds Obligated	\$0.00	\$503,130.75
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City intends to redevelop site(s) of demolished properties for use by households at 0-80% AMI. The tenure of beneficiaries shall be homeownership units. The expected benefit to income qualified persons will be decent and affordable housing.

Location Description:

Geographic Target Areas
 Staff has taken a comprehensive citywide look at priority neighborhood needs relative to foreclosures. The following areas located within the City of Pomona that meet priority needs criteria will be targeted for the NSP:
 Census Tract/Block Group(s)
 4025.01 - 1,2
 4027.02 - 1,2,3,4,5
 4027.03 - 1,2
 4088.00 - 1,2,3,4,5,6,7
 These areas represent those with a combination of the highest risk abandonment scores, the highest percentage of homes foreclosed and the high probability of foreclosure risk in the future.

Activity Progress Narrative:

The 563-565 North Mountain View property was acquired during the first reporting period. While vacant, this property has required constant monitoring and maintenance to prevent vandalism. The project has experienced some unforeseen delays and it is expected that it will be completed by April 2011. Once completed the Garfield Neighborhood Community Center will provide much needed recreation space for the neighborhood as well as it will be a safe haven for Weed and Seed.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Survey Method			
	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	100.00
# of Persons	0	0	0	0

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	

Grantee Activity Number: 5.1
Activity Title: Administration and Planning

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

5

Project Title:

Administration

Projected Start Date:

04/03/2009

Projected End Date:

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$353,083.00
Total CDBG Program Funds Budgeted	N/A	\$353,083.00
Program Funds Drawdown	\$102,890.48	\$245,010.31
Program Funds Obligated	\$0.00	\$353,083.00
Program Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will cover necessary planning and administration costs necessary to administer all aspects of the NSP Program.

Location Description:

City of Pomona
 505 S. Garey Avenue
 Pomona, CA 91767

Activity Progress Narrative:

Under this activity the City conducts all monitoring and implementation of the City's NSP Program. It includes the search of potential lender owned properties, site inspections, purchase offers, contracts, monitoring of rehab works and final disposition either as a rental or for sale to an eligible household. During this reporting period most of the efforts have been geared towards the disposition of properties to the City's Housing Developer Partners and the day to day management and inspections of the on-going rehabilitation.

The City continues to monitor the foreclosure activity by tracking the foreclosure issues in the City. Data is collected, mapped and analyzed on a monthly basis to determine where foreclosures are occurring and looking at trends where problems may arise. This also assists the City in evaluating the target areas and the need for changes and implementation of new strategies as appropriate. The City also works with the Code Compliance and Building Divisions to identify potential abandoned/ vacant properties.

City continues to participate with the National Community Stabilization Trust (NCST) and the participating lenders. The NCST has provided many opportunities to the City with the first look program which allows for the purchase and negotiation with lenders before properties are placed in the open market, therefore bypassing the competition with investors which has been a challenge in the implementation of the NSP. During this reporting period the City has not pursued additional properties from

the NCST as all funds were committed in previous quarters. The City continues to monitor the Fannie Mae first look program to identify potential properties for future acquisition.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

No Other Funding Sources Found

Total Other Funding Sources
