

**Grantee: Pomona, CA**

**Grant: B-08-MN-06-0516**

**July 1, 2010 thru September 30, 2010 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	\$492,135.81	\$2,100,002.21
Program Funds Obligated	\$1,533,737.70	\$3,530,825.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
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	\$142,119.83
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 the last two quarters there has been a decline in the number of properties available within the City's target area. During this quarter there were 24 properties within the target area. The City purchased 2 SFH and closed escrow in a multi-family property, exceeding its obligations under LH25%. The majority of the referrals have come from the National Community Stabilization Trust (NCST), MLS, field survey and referrals from local brokers.

### Progress Toward National Objective Targets

The City saw an increase in multiple family properties available during this quarter eligible under the LH-25 activities and completed the acquisition of a substandard foreclosed triplex. As of September 30, 2010, the City has expended \$633,607.28 (72%) of the LH 25 set aside and has obligated an additional \$467,488 (52%).

### Overall Progress Narrative:

The City fulfilled its goal of obligating all NSP 1 funds by the program deadline. The City has been monitoring the City's foreclosure activities for the last 22 months and has reviewed over 400 properties. The implementation of the program was very difficult during the first 10 months of the program as most of the available foreclosed properties were located outside the NSP target areas. In addition, the City had fierce competition from investors and was out-bid in most of the offers. During this quarter, the City amended the Action Plan for NSP to re-allocate unused funds and to add service areas with Risk Score 8. The approval of the Action Plan provided the City opportunities to exceed the LH-25 activity. The City purchased two foreclosed properties, a duplex and a triplex. These properties are substandard and were a detriment to the neighborhoods. The City also purchased two additional single family homes for homeownership. In August 2010, the City awarded a contract to IVEDC, a City NSP Housing Developer Partner for the rehabilitation of the duplex and awarded a contract to Mayans Development for the rehabilitation of the triplex. The properties will be brought up to code and will be rented to very low income households.

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 has been completed. The rehabilitation of a large single family home acquired for rental (Activity 2.2.1) will be completed at the end of October 2010. The rehabilitation of the duplex to be re-developed into a neighborhood community center (Activity 4.1) is underway and is expected to be completed in February 2011.

The City continues to have good experience with the lenders participating in the NCST as well outside the NCST. The four properties purchased during this reporting period were from Wells Fargo and Bank of America and were purchased through the NCST. In all instances the City closed escrow and expended funds with no undue delays and it was a positive experience working with these lenders.

## 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	\$400,043.35	\$2,674,611.25	\$1,712,277.63
3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
4, Revelop demolished or vacant properties	\$84,355.00	\$503,130.75	\$245,604.75
5, Administration	\$7,737.46	\$353,083.00	\$142,119.83
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	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

There was no request for financing assistance since the inception of the program. During this quarter, an Action Plan Amendment was made and this activity was cancelled and the funds reallocated to activity 2.1.

### 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)

<b>Activity Category:</b> Acquisition - general	<b>Activity Status:</b> Planned
<b>Project Number:</b> 2	<b>Project Title:</b> Purchase & Rehabilitate Properties
<b>Projected Start Date:</b> 01/01/2009	<b>Projected End Date:</b> 07/30/2013
<b>Benefit Type:</b> Direct Benefit (Households)	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> City of Pomona

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,521,173.27
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,521,173.27
<b>Program Funds Drawdown</b>	\$392,475.35	\$1,069,450.35
<b>Program Funds Obligated</b>	\$843,346.32	\$1,521,173.27
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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, 55 properties were reviewed under the NCST's first look program and 12 properties were located within the target area. The City acquired and closed escrow on two properties, 1290 Colfax Court which closed escrow in August 2010 and 550 W Orange Grove Avenue which closed escrow in September 2010. Through the MLS 23 properties were reviewed and three SFH were located within the target area. Towards the end of the reporting period, the City stopped searching for additional properties as all funds were obligated for this activity. .

Two properties: 655 N Signal Avenue and 1230 Selkirk Avenue were transfer to ANR Industries and Mayans Development for rehabilitation and resale to an eligible homebuyer. Both properties will be available for sale to an eligible homebuyers by November 2010. It is the goal of the City to enter into contract with the developer partners for the four 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	0	0	0	0/0	0/6	0/6	0

**Activity Locations**

Address	City	State	Zip
1290 Colfax Court	Pomona	NA	91766
550 W. Orange Grove Ave.	Pomona	NA	91768

**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	Jul 1 thru Sep 30, 2010	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	\$5,724.00	\$176,547.00
Program Funds Obligated	(\$56,101.60)	\$283,568.00
Program Funds Expended	\$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:**

On June 24, 2010 the City awarded a rehabilitation contract to Mayans Development for \$99,702 for the rehab of this property. The property will have 4 bedrooms and 2 baths and will be leased to a VL-L income household. Completion of this project is expected by early November 2010 with occupancy by December 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/1
# of buildings (non-residential)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/2

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	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:** 2.2.2  
**Activity Title:** Acq/Rehab of MF Rental Unit (LH-25 0-50% AMI)

**Activity Category:**

Acquisition - general

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

Purchase & Rehabilitate Properties

**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 - LH - 25% Set-Aside

**Responsible Organization:**

City of Pomona

Overall	Jul 1 thru Sep 30, 2010	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	\$808.00	\$181,826.33
Program Funds Obligated	\$118,982.33	\$300,702.33
Program Funds Expended	\$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:**

Activity Progress Narrative

On June 10, 2010, the City conducted a job walk with the City's Housing Developers for the rehabilitation of the subject substandard duplex. Bids were received in July 2010, and contract awarded in August 2010 for \$107,860.00 to Inland Valley Economic Development Corporation (IVEDC) for the rehab of the duplex. Completion of this project is expected by January 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	0	0	0	0/0	0/0	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:** 2.2.3  
**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	Jul 1 thru Sep 30, 2010	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	\$1,036.00	\$284,453.95
Program Funds Obligated	\$285,749.65	\$569,167.65
Program Funds Expended	\$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 and 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 units for lease to an eligible tenant (50% of AMI)

**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

**Project Number:**

3

**Projected Start Date:**

01/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Demolition of Blighted Structures

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Pomona

Overall	Jul 1 thru Sep 30, 2010	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 demolition of blighted structures was done and in August 2010, an Action Plan Amendment was made and this activity was cancelled and the funds reallocated to activity 2.2.3.

**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	Jul 1 thru Sep 30, 2010	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	\$84,355.00	\$245,604.75
Program Funds Obligated	\$341,761.00	\$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. Last quarter, the City prepared an RFP for a design-build team to assist the City with the rehabilitation and conversion of the building to neighborhood community center. Bids were received on April 13, 2010 and the City awarded the contract to New Creation Builders on May 2, 2010. Environmental assessments and award of contract have been completed during this reporting period. A Notice to Proceed was issued on June 21, 2010. The project has experienced some unforeseen delays and it is expected that it will be completed by February 2011.

Once completed the 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**

<b>Activity Category:</b> Administration	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 5	<b>Project Title:</b> Administration
<b>Projected Start Date:</b> 04/03/2009	<b>Projected End Date:</b> 07/31/2013
<b>Benefit Type:</b> N/A	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> N/A	<b>Responsible Organization:</b> City of Pomona

Overall	Jul 1 thru Sep 30, 2010	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	\$7,737.46	\$142,119.83
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 and 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 acquisition of 2 single family homes and multiple family properties. Staff also reviewed the bids for Activity 4.1 the conversion of a duplex into a neighborhood community center and held several pre-proposal job walks for the acquisition/rehab and resale of several single family units and one duplex. In addition, two properties were entered into escrow and sold to two NSP developer partners for the rehab and resale to eligible homebuyers.

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 properties. During this quarter it appears that the foreclosure activities have shifted towards areas outside the NSP target area.

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 NCST provided 24 properties within the target area.

**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	

---