

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-MN-06-0516

Obligation Date:

04/03/2009

Award Date:

03/09/2009

Grantee Name:

Pomona, CA

Contract End Date:

03/09/2013

Review by HUD:

Rejected - Await for Modification

Grant Amount:

\$3,530,825.00

Grant Status:

Active

QPR Contact:

Maria Garcia

Estimated P/RL Funds:

\$1,000,000.00

Total Budget:

\$4,530,825.00

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	\$4,087,679.44
Total Budget	\$0.00	\$4,087,679.44
Total Obligated	\$0.00	\$4,187,679.44
Total Funds Drawdown	\$111,988.13	\$3,797,496.34
Program Funds Drawdown	\$25,922.89	\$3,181,372.51
Program Income Drawdown	\$86,065.24	\$616,123.83
Program Income Received	\$0.00	\$556,853.98
Total Funds Expended	\$3,880,100.75	\$3,880,100.75
Match Contributed	\$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	\$375,472.05
Limit on State Admin	\$0.00	\$375,472.05

Progress Toward Activity Type Targets



Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$882,706.25	\$1,214,209.47

Overall Progress Narrative:

The City completed the rehabilitation of the last of the single family units and is currently in escrow with an eligible homebuyer due to close early August. The City continues to monitor the citywide foreclosure activities and once a developer partner is selected, it will continue to implement the program with the remaining program income. The City will use the remaining of the program income in the acquisition, rehab and resale of 1 or 2 additional single family homes and / or assisting homebuyers until all remaining funds are depleted. Due to issues that have occurred in previous QPRs, the City has utilized this QPR to correct and clarify and to update on all activities done and previous unreported expenses.

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	\$266,223.00	\$0.00
2, Purchase & Rehabilitate Properties	\$0.00	\$2,901,653.01	\$2,496,886.83
3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
4, Revelop demolished or vacant properties	\$0.00	\$511,035.23	\$413,527.48
5, Administration	\$25,922.89	\$408,768.20	\$270,958.20
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

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Homeownership Assistance - LMMI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$266,223.00
Total Budget	\$0.00	\$266,223.00
Total Obligated	\$0.00	\$366,223.00
Total Funds Drawdown	\$0.00	\$40,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$40,000.00
Program Income Received	\$0.00	\$166,223.00
Total Funds Expended	\$40,000.00	\$40,000.00
City of Pomona	\$40,000.00	\$40,000.00
Match Contributed	\$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 financial assistance was requested during this quarter. Total funds expended reported this period serves to correct



cumulative expenditure that occurred in previous quarter. One household has been assisted under this activity and the beneficiary data was reported under activity 2.1.1 in December 2011.

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

Address	City	County	State	Zip	Status / Accept
1245 Mroning Sun	Pomona		California	91768-	Not Validated / 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: 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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$1,687,443.54

Total Budget

\$0.00

\$1,687,443.54

Total Obligated

\$0.00

\$1,687,443.54

Total Funds Drawdown

\$27,016.03

\$1,611,805.85

Program Funds Drawdown

\$0.00

\$1,370,890.57

Program Income Drawdown

\$27,016.03

\$240,915.28

Program Income Received

\$0.00

\$372,161.98

Total Funds Expended

\$1,760,992.56

\$1,760,992.56

City of Pomona

\$1,760,992.56

\$1,760,992.56

Match Contributed

\$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 was rehabilitated (1011 Arroyo Park Avenue) and one eligible homebuyer was selected and is currently in escrow. It is expected that escrow will close in August 2012. The City will select a housing developer partner during next quarter and will acquire, rehab and resale one or two additional units with the program income received.

As of today, the City has expended \$1,760,993 for the acquisition, rehab and resale of 7 units. The expenditure was not reported in previous quarters as the City was utilizing funds drawn as funds expended.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	6/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	3/0	3/6	6/6	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1290 Colfax Court	Pomona		California	91766-	Not Validated / 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: 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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$297,853.22
Total Budget	\$0.00	\$297,853.22
Total Obligated	\$0.00	\$297,853.22
Total Funds Drawdown	\$0.00	\$297,853.22
Program Funds Drawdown	\$0.00	\$296,691.02
Program Income Drawdown	\$0.00	\$1,162.20
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$297,853.22	\$297,853.22
City of Pomona	\$297,853.22	\$297,853.22
Match Contributed	\$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:

This activity was completed in February 2011. The expended funds reported is to reflect actual expenditure of this activity.

Accomplishments Performance Measures

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



# of buildings (non-residential)	0	0/1
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/2

Beneficiaries Performance Measures

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$326,181.69
Total Budget	\$0.00	\$326,181.69
Total Obligated	\$0.00	\$326,181.69
Total Funds Drawdown	\$0.00	\$325,925.88
Program Funds Drawdown	\$0.00	\$322,131.52
Program Income Drawdown	\$0.00	\$3,794.36
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$326,569.76	\$326,569.76
City of Pomona	\$326,569.76	\$326,569.76
Match Contributed	\$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:

This activity was completed in July 2011 with beneficiaries reported in the actual quarter. City expenditures also occurred in previous quarter but was not reported in the QPR. This activity and activities 2.2.1 & 2.2.3 met and exceeded the City's commitment of the LH 25%.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$590,174.56
Total Budget	\$0.00	\$590,174.56
Total Obligated	\$0.00	\$590,174.56
Total Funds Drawdown	\$58,506.98	\$636,604.11
Program Funds Drawdown	\$0.00	\$507,173.72
Program Income Drawdown	\$58,506.98	\$129,430.39
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$579,535.36	\$579,535.36
City of Pomona	\$579,535.36	\$579,535.36
Match Contributed	\$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:

This activity was completed and reported in January 2012.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	3/4	0/0	3/4	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: 4.1

Activity Title: Redevelopment - LMMI

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

4

Projected Start Date:

01/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Revelop demolished or vacant properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

06/04/2011

Responsible Organization:

City of Pomona

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$511,035.23
Total Budget	\$0.00	\$511,035.23
Total Obligated	\$0.00	\$511,035.23
Total Funds Drawdown	\$0.00	\$509,835.23
Program Funds Drawdown	\$0.00	\$413,527.48
Program Income Drawdown	\$0.00	\$96,307.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$491,409.36	\$491,409.36
City of Pomona	\$491,409.36	\$491,409.36
Match Contributed	\$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:

This activity was completed in June 2011.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
563-565 N Mountain View	Pomona		California	91767-	Not Validated / 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: 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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$408,768.20

Total Budget

\$0.00

\$408,768.20

Total Obligated

\$0.00

\$408,768.20

Total Funds Drawdown

\$26,465.12

\$375,472.05

Program Funds Drawdown

\$25,922.89

\$270,958.20

Program Income Drawdown

\$542.23

\$104,513.85

Program Income Received

\$0.00

\$18,469.00

Total Funds Expended

\$383,740.49

\$383,740.49

City of Pomona

\$383,740.49

\$383,740.49

Match Contributed

\$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 NSP1 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. funds expended reported during this quarter is to correct previous unreported expenditures.

During this reporting period most of the efforts have been geared towards the rehabilitation of one SFH and selection of an eligible homebuyer. In addition, the City prepared and a new RFP to select a housing developer partner for the NSP 3 areas and for the remaining program income of the NSP1. Four proposals were received and a selection will be made in August 2012.

The City continues to monitor the foreclosure activity 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. During this quarter, like in the past two quarters the City's foreclosure activities have averaged in the low 1000 for properties in any stage of foreclosure. The monitoring of these activities assists the City in evaluating the target areas and the need for changes and



implementation of new strategies as appropriate.

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

