

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

October 1, 2009 thru December 31, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Pomona, CA

Award Date:

Grant Amount:
\$3,530,825.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Reviewed and Approved

QPR Contact:
No QPR Contact Found

Disasters:

Declaration Number
NSP

Plan Description:

OVERVIEW In July 2008, the U.S. Congress adopted the Housing and Economic Recovery Act of 2008, appropriating \$3.8 billion to address foreclosed and/or abandoned housing units. Through the U.S. Department of Housing and Urban Development (HUD), the City of Pomona will receive \$3,530,825 of these funds, now known as the Neighborhood Stabilization Program (NSP) grants. It is required by HUD that the City commit these funds within an 18-month period. The clock begins upon approval of the City's NSP plan by the HUD. This Amendment to the FY 2008-09 Annual Action Plan is necessary to accommodate this new funding that is considered to be a grant under the City's Community Development Block Grant (CDBG) fund. NSP funds may be used for the acquisition and rehabilitation of foreclosed, abandoned units; acquisition and demolition of foreclosed, abandoned units that are beyond reasonable repair; and further allows for new construction on building sites acquired in this manner. These funds may also be used in financing mechanisms for down payment assistance programs. The grant also requires that 25% of these funds must be used to assist very low income households (households earning below 50% of the area median income). The balance of the NSP funds may be used to assist households earning up to 120% of area median income. For a family of four in Pomona, that limit is \$90,950 annually. The units acquired may be sold or rented to income-eligible homebuyers at affordable rates, which means that for renters, the total housing costs do not exceed 30% of the household's monthly income, and for owners, the total housing costs do not exceed 35% of the household's monthly income. The City of Pomona will use NSP funds for four primary activities, plus administration: 1. Establish financing mechanisms 2. Purchase and rehabilitate properties 3. Demolition of Blighted Structures 4. Redevelop demolished, blighted and vacant structures 5. Administration and Planning PROGRAM TARGETING 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 neighborhoods that have been identified as high priority based on the above criteria. Please refer to the map attached as Exhibit A and the Spreadsheet reflecting foreclosure risk factors per HUD's criterion)

Recovery Needs:

Jurisdiction(s):
City of Pomona

Jurisdiction Web Address:
<http://www.ci.pomona.ca.us/foreclosureinformation/NSP>
(URL where NSP Substantial Amendment materials are posted)

NSP Contact Person: Beverly Johnson, Housing Grants Administrator

Address: 505 S. Garey Ave., Pomona, CA 91769
Telephone: (909) 620-2433
Fax: (909) 620-4567
Email: beverly_johnson@ci.pomona.ca.us

A. AREAS OF GREATEST NEED

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

City Response:

The City has reviewed various available data sources, but in particular, based its analysis on the data provided by HUD. This data assisted the City in developing the areas to be targeted for the NSP program. The data used for this analysis included:

- * LMMH Census Tract/Block Group Benefit Information - data showing whether or not a Census Tract/Block Group qualifies as an area of low, moderate, or middle-income (LMMH) benefit, where more than 51% of the people in the area had incomes less than 120% of Area Median Income (AMI).
- * The Estimated Foreclosure Abandonment Risk Score - a score at the census tract level, of 0 (low risk) to 10 (very high risk), that evaluates risk of residential properties that potentially will be abandoned or foreclosed upon. The City looked at areas receiving a score of 9 or more. 19% of the census tracts in the City of Pomona met this criterion.
- * The Predicted 18-month Underlying Problem Foreclosure Rate - a score at the census tract level, of 0 (low risk) to 10 (very high risk), that indicates there is a risk for problems in the future. The City will prioritize areas receiving a score of 9 or more. 34% of the census tracts in the City of Pomona met this criterion.
- * The Home Mortgage Disclosure Act (HMDA) High Cost Loan Rate -Federal Reserve data, at the census tract level, on the percentage of all loans made between 2004 and 2006 that are considered high cost. 26% of the census tracts in the City of Pomona met this criterion.
- * USPS Residential Vacancy Rate - U.S. Postal Service data on residential addresses identified as being vacant for 90 days or longer as of June 2008 at the Census Tract level. 27% of the census tracts in the City of Pomona met this criterion

Neighborhood Stabilization Program (NSP) Targeting

The City of Pomona will give priority emphasis to low, moderate and middle-income (0-120% AMI) areas that meet the following criteria, and will 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.

19% of the census tracts in the City of Pomona met all of the above criterion and are considered to be the NSP target areas for the City of Pomona.

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 ofghessk abandonment scores, the highest percentage of homes

foreclosed and the high probability of foreclosure risk in the future. (See Map of High Priority Areas Based on Risk Factors and Spreadsheet reflecting foreclosure risk factors per HUD's criterion)

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

City Response:

The City will distribute funds in targeted Census Tracts/Block Groups, as identified in Section A - Geographic Target Areas, 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.

C. DEFINITIONS AND DESCRIPTIONS

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

City Response:

The City of Pomona shall adopt the Housing and Economic Recovery Act (HERA) definition of blighted structure, which in the context of State Law conforms 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. 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.

(2) Definition of "affordable rents". Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program-specific requirements such as continued affordability.

City Response:

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).

For Rental Housing, the following costs shall be included in the Affordable Housing Cost calculation:

1. Rent
2. Reasonable utility allowance
3. Fees and service charges paid by the tenant (i.e. sewer)

Rental Housing Affordable Housing Cost Calculation

Low Income: 30% x 50% of AMI/12

For Homeownership, the following costs shall be included in the Affordable Housing Cost calculation:

1. Principal and interest payment
2. Property taxes
3. Insurance
4. Homeowner's association dues
5. Property Maintenance
6. Utility Allowance

Ownership Affordable Housing Cost Calculation

Moderate Income: 30% x 80% of AMI/12

Middle Income: 35% x 120% of AMI/12

Affordable Housing Cost - Affordable Housing Cost includes all housing costs described above under Rental Housing and Homeownership Costs

	Maximum Affordable Housing Cost (mthly)	Low Income 0-50% AMI	Moderate Income 51-80% AMI	Middle Income 81-120%
Studio		\$524	\$838	\$1,467
1-bedroom		\$598	\$956	\$1,673
2-bedroom		\$673	\$1,076	\$1,883
3-bedroom		\$748	\$1,196	\$2,093
4-bedroom		\$808	\$1,292	\$2,261

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

City Response:

The City of Pomona will adopt HOME Program standards for affordability at 24 CFR 92.252 (e) and 92.254 (a) (to ensure continued affordability for NSP assisted housing). Affordability periods shall be based on the amount of the CDBG investment and/or in case of rental units, the type of activity:

HOME BUYER AFFORDABILITY PERIOD

CDBG Investment	Affordability Period
Less than \$15,000	5 years
\$15,000-\$40,000	10 years
More than \$40,000	15 years

RENTAL AFFORDABILITY PERIOD

Activity	CDBG Investment	Affordability Period
Acquisition/Rehab of Existing Housing	Less than \$15,000	5 years
	\$15,000-\$40,000	10 years
	More than \$40,000	15 years

New Construction Any dollar amount 20 years

Affordability periods will be imposed by deed restrictions and/or covenants running with the land, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure.

The City will require any participant receiving homebuyer assistance to complete at least eight (8) hours of homebuyer counseling services from Neighborhood Partnership Housing Services, Inc., a NeighborWorks Affiliate. Additionally, the City will ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank reultos guidance for non-traditional mortgages.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

City Response:

The City of Pomona will adoptHOME Program property standards at 24 CFR 92.251 tha require local written rehabilitation standards. Such written standards include methods and materials to be used during housing rehabilitation and conform to local building codes and the State of California Building Code.

The City will incorporate modern, green building and energy-efficiency improvements in all NSP activities.

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated, or otherwise made available, under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of area median income: \$ 882,706

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

City Response:

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.

In utilizing these funds, the City will work in coordination with established community and faith based organizations to identify the greatest need for this housing resource. For over 10 years, the City of Pomona has worked in partnership with the Pomona Continuum of Care Coalitions. It is anticipated that in providing this portion of the NSP funds the City will seek the Coalitions input. It is the Citys intention to partner with such organizations to ensure a service enriched housing environment for the families that will rent these units.

E. ACQUISITIONS & RELOCATION

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

If so, include:

* The number of low and moderate-income dwelling units (i.e., <=80% of area median income) reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

* The number of NSP affordable housing units made available to low, moderate, and middle-income households (i.e., <=120% of area median income) reasonably expected to be produced by activity and income level as provided for in Disaster Recovery Grant Reporting System (DRGR), by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

* The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50% of area median income.

City Response:

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

It is anticipated that two (2) units will be demolished and the properties will be redeveloped and/or rehabilitated.

It is anticipated that the two (2) units demolished will be redeveloped and made available for use by an individual or family at less than 80% AMI.

Timeline	Eligible Activity	Proposed # of Units				Targeted Income
		0-50	51-80	81-120		
1/09-7/13	Financing Mechanisms	2	0	2	0	
1/09-7/13	Purchase/Rehabilitate	8	2	2	4	
1/09-7/13	Demolish Blighted Structures	2	N/A	N/A	N/A	
1/09-7/13	Redevelop Demolished Property	2	0	2	0	
1/09-7/13	Administration & Planning	N/A	N/A	N/A	N/A	

F. PUBLIC COMMENT

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

Summary of Comments

During a public hearing held on November 17, 2008, the following comments were received:

Comment #1:

Councilmember Carrizosa We need to take a look at more current data relevant to the number of foreclosures in the community.

Staff Response: The information presented was current through October, 2008 and reflected by both data provided by HUD and recent foreclosure data.

Comment #2:

Mayor Torres I would like to thank staff on a job well done and hope that staff does an even better job of serving the community through this program.

Staff Response: Staff will continue to serve the needs of low-income households through housing opportunities.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Activity #1

- (1) Activity Name: Financing
- (2) Activity Type: Financing Mechanisms 24 CFR 570.206
- (3) National Objective: N/A
- (4) Projected Start Date: 1/2009
- (5) Projected End Date: 7/2013
- (6) Responsible Organization:

City of Pomona
505 S. Garey Avenue
Pomona, CA 91767
Benita DeFrank, Housing Manager

(7) Location Description:

Census Tracts/Block Groups (CT/BGs): See Section A Geographic Target Areas

(8) Activity Description:

This activity will address all three areas of greatest need, which include:

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 expected benefit to income qualified persons will be affordable housing.

The tenure of beneficiaries shall be homeownership units at 51-80% AMI.

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%.

The City anticipates that the term of assistance to complete assistance to homebuyers shall be from 1/2009-7/2013.

The City will record Deed Restrictions and/or CCRs to ensure continued affordability.

Activity #2

- (1) Activity Name: Purchase and Rehabilitation
- (2) Activity Type: Purchase and Rehabilitation 24 CFR 570.201(a)(b)(i)(n) and 24 CFR 570.202
- (3) National Objective: LMMH (Low, Moderate, Middle-Income Housing)
- (4) Projected Start Date: 1/2009
- (5) Projected End Date: 7/2013
- (6) Responsible Organization:

City of Pomona
505 S. Garey Avenue
Pomona, CA 91767
Benita DeFrank, Housing Manager

(7) Location Description:

Census Tracts/Block Groups (CT/BGs): See Section A Geographic Target Areas

(8) Activity Description:

This activity will address all three areas of greatest need, which include:

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

The expected benefit to income qualified persons will be affordable housing.

At least 25% of the amount will be used to meet the low income housing requirement (0-50% AMI).

The tenure of beneficiaries shall include both rental and homeownership units. The 25% allocated for low income households will be targeted to rental units, with remaining funds for homeownership for households at 51-120% of AMI.

The City anticipates that the term of assistance to complete acquisition and rehabilitation of units for the NSP Grant shall be from 1/2009-7/2013

The City will record Deed Restrictions and/or CCRs to ensure continued affordability.

The discount rate for acquisition of properties shall be an average 15% discount rate for the total portfolio, with a minimum 5% discount rate on individual units.

Activity #3

- (1) Activity Name: Demolition of Blighted Structures
- (2) Activity Type: Demolition 24 CFR 570.201(d)
- (3) National Objective: LMMA (Low, Moderate, Middle-Income Area)
- (4) Projected Start Date: 1/2009
- (5) Projected End Date: 7/2013
- (6) Responsible Organization:

City of Pomona
505 S. Garey Avenue
Pomona, CA 91767
Benita DeFrank, Housing Manager

(7) Location Description:

Census Tracts/Block Groups (CT/BGs): See Section A Geographic Target Areas

(8) Activity Description:

This activity will address all three areas of greatest need, which include:

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 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.

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 City anticipates that the term of assistance to complete demolition of blighted structures shall be from 1/2009-7/2013.

The City will record Deed Restrictions and/or CCRs to ensure affordability of these units.

Activity #4

- (1) Activity Name: Redevelop demolished or vacant properties
- (2) Activity Type: Redevelopment 24 CFR 570.201(a)(b)(c)(e)(i)(n)
- (3) National Objective: LMMA (Low, Moderate, Middle-Income Area)
- (4) Projected Start Date: 1/2009
- (5) Projected End Date: 7/2013
- (6) Responsible Organization:

City of Pomona
505 S. Garey Avenue
Pomona, CA 91767
Benita DeFrank, Housing Manager

(7) Location Description:

Census Tracts/Block Groups (CT/BGs): See Section A Geographic Target Areas

(8) Activity Description:

This activity will address all three areas of greatest need, which include:

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 expected benefit to income qualified persons will be decent and affordable housing.

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 City anticipates that the term of assistance to complete redevelopment activities shall be from 1/2009-7/2013.

The City will record Deed Restrictions and/or CCRs to ensure continued affordability.

Activity #5

- (1) Activity Name: Administration
- (2) Activity Type: Admin/Planning 24 CFR 570.205 and 570.206
- (3) National Objective: N/A
- (4) Projected Start Date: 1/2009
- (5) Projected End Date: 7/2013
- (6) Responsible Organization:

City of Pomona
 505 S. Garey Avenue
 Pomona, CA 91767
 Benita DeFrank, Housing Manager

- (7) Location Description:

Census Tracts/Block Groups (CT/BGs): See Section A Geographic Target Areas

- (8) Activity Description:

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

H. TOTAL BUDGET (Include public and private components)

Eligible Use(s)	Proposed Funding
1. Financing Mechanisms	\$200,000
2. Purchase & rehabilitate homes	\$2,077,742
3. Demolish blighted structures	\$100,000
4. Redevelop demolished/vacant structures	\$800,000
5. Planning/Administration	\$353,083
TOTAL ALLOCATIONS	\$3,530,825

I. PERFORMANCE MEASURES

e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

Performance measurement standards shall coincide with standards identified in the City's Consolidated Plan to ensure decent housing. Performance indicators, in relation to each eligible activity, shall include the following:

Eligible Activity	Performance Indicator(s)
Financing Mechanisms	Loan/grant to (2) households
Purchase/Rehab Properties	Assist (8) households; (8) units

Demolish Blighted Structures Demolish (2) housing units
 Redevelop Demolished/Vacant Redevelop (2) demolished units
 properties

Eligible Activity Proposed	# of Units Targeted Income			
	0-50	51-80	81-120	
Financing Mechanisms	2	0	2	0
Purchase/Rehabilitate	8	2	2	4
Demolish Blighted Structures	2		N/A	N/A
Redevelop Demolished Property	2	0	2	0

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	\$494,257.40	\$494,257.40
Obligated CDBG DR Funds	\$2,035,789.00	\$2,035,789.00
Expended CDBG DR Funds	\$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
Minimum Overall Benefit Percentage	99.99%	20.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$529,623.75	\$0.00
Limit on Admin/Planning	\$353,082.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Progress Toward Activity Type Targets

City closed escrow on two properties: a SFH to be leased to tenants below 50% of AMI and a duplex that will be redeveloped into a community center. A third property (rental), the seller cancelled escrow due to existing issues not resolved prior to escrow. The City has developed relationships with lenders and local brokers and agents to assist the City with the implementation of the program. The City entered into an MOU with the National Community Stabilization Trust (NCST) to facilitate the purchase of REO properties through a first look program. During this quarter, 17 properties were reviewed and 1 property was located within the target area. The property was inspected and an offer to purchase was made and accepted.

Progress Toward National Objective Targets

Affordability will follow HOME Program Standards to ensure that acquired properties will be maintained as Low Moderate Income Housing.

Overall Progress Narrative:

Implementation continues to be slow. Several factors have affected the process. Fewer bank owned properties are available for purchase; a great portion of the properties that are available are located outside the City's NSP target areas approved by HUD; and when eligible properties are available, investors are out-bidding the City with cash offers well above listing price and in some cases above market value.

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	\$200,000.00	\$0.00
2, Purchase & Rehabilitate Properties	\$326,717.65	\$2,077,742.00	\$326,717.65
3, Demolition of Blighted Structures	\$0.00	\$100,000.00	\$0.00
4, Revelop demolished or vacant properties	\$136,594.75	\$800,000.00	\$136,594.75
5, Administration	\$30,945.00	\$353,083.00	\$30,945.00
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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

The City has developed program manual and legal documents for the implementation of this activity. The required 8-hour homebuyer counseling will be provided by Neighborhood Partnership, Inc. Financing mechanisms are in place to assist homebuyers purchasing lender owned properties within the NSP target areas. The program will follow the established program procedures of the City's Mortgage Assistance Program. During this reporting period, no assistance was requested. The City met with several local brokers to promote these funding.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/2

# of Households benefitting	0	0	0	0/0	0/2	0/2
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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	Activity Status: Planned
Project Number: 2	Project Title: Purchase & Rehabilitate Properties
Projected Start Date: 01/01/2009	Projected End Date: 07/30/2013
National Objective: NSP Only - LMMI	Responsible Organization: City of Pomona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,195,036.00
Total CDBG Program Funds Budgeted	N/A	\$1,195,036.00
Program Funds Drawdown	\$157,024.65	\$157,024.65
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

Grant funds will be used to acquire and rehabilitate housing for rental or for sale to low-income persons that meet the low income housing requirement (0-120% AMI).
 The tenure of beneficiaries shall include both rental and homeownership units. At least 25% of the total NSP grant amount will be allocated for acquisition and rehabilitation of housing units for rental to low income households (0-50% AMI), with remaining funds for homeownership households (51-120% of AMI).
 The City anticipates that the term of assistance to complete acquisition and rehabilitation of units for the NSP Grant shall be from 1/2009-7/2013

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:

During this reporting period a total of 26 properties were located within the HUD approved NSP target area and 127 were located outside the target area. The City made 13 offers of which 3 were accepted and 9 were out bid by much higher offers which surpassed the NSP criteria of purchasing at 1% below market value. The remaining 10 properties already had multiple cash offers above asking price already being considered by the sellers. Through the NCST the City received an offer from Wells Fargo to purchase a single family home. The property will be acquired, rehabilitated and sold to an eligible homebuyer.. Not reported during the previous quarter. Towards the end of last quarter the City made 1 offer on a substandard home and the offers was out bid. The remaining 27 properties considered were all located outside the HUD approved NSP target area. The City is collecting information by Census Tract to determine if new target areas should be established and an Action

Plan Amendment made.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

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	Activity Status: Planned
Project Number: 2	Project Title: Purchase & Rehabilitate Properties
Projected Start Date: 01/01/2009	Projected End Date: 07/30/2013
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: City of Pomona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$702,706.00
Total CDBG Program Funds Budgeted	N/A	\$702,706.00
Program Funds Drawdown	\$169,693.00	\$169,693.00
Obligated CDBG DR Funds	\$882,706.00	\$882,706.00
Expended CDBG DR Funds	\$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:

At least 25% of the total NSP grant amount (\$882,706) will be allocated for acquisition and rehabilitation of housing units for low income households (0-50% AMI), with remaining funds for households at 51-120% of AMI. The tenure of beneficiaries shall be rental units.

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:

Two properties, a single family home and a duplex were in escrow this reporting period with the single family house closing escrow in early November. The property was in disrepair and had several code violations and substandard improvements. The house was purchased at a 14% discount. The duplex located at 551-555 N. Claremont Place, 91767 was due to close in Mid November when one day before closing, the seller cancelled the escrow due to undisclosed legal matters. The acquired house will be rehabilitated in January 2010 and be available for rental to a household less than 50% of the AMI. The affordability period will be a minimum of 15 years.

Few multiple family properties were available this reporting period and only three were located within the NSP target area (Claremont Place, 1 property that had multiple offers and one duplex that the City is currently considering.) The City also arranged with Chase Bank Commercial Division to be informed of lender owned multiple family properties as they become available.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/2
# of buildings (non-residential)	0	0	0	0/0	0/0	0/1
# of Households benefitting	1	0	1	1/2	0/0	1/2

Activity Locations

Address	City	State	Zip
1137 W. 8th Street	Pomona	NA	91766

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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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 properties for demolition were acquired this reporting period. The City and the developing partners continued to look for opportunities to acquired substandard and/or blighted structures to be demolished and develop new housing units.

Performance Measures

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

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:
 Construction of new housing

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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Pomona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$136,594.75	\$136,594.75
Obligated CDBG DR Funds	\$800,000.00	\$800,000.00
Expended CDBG DR Funds	\$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:

A substandard 2-unit structure owned by GAP Fund LLC was acquired and will be converted into a community center. The current property is in very poor condition and was acquired at 15% discount. The improvements are scheduled to take place within the next five months. 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.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

Activity Locations

Address	City	State	Zip
563 N. Mountain Ave.	Pomona	NA	91767

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:
Activity Title:

5.1
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

National Objective:
N/A

Responsible Organization:
City of Pomona

Overall	Oct 1 thru Dec 31, 2009	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	\$30,945.00	\$30,945.00
Obligated CDBG DR Funds	\$353,083.00	\$353,083.00
Expended CDBG DR Funds	\$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:

During this reporting period the City continued to monitor and implement the City's NSP Program. This activity includes the day to day search of potential lender owned properties, site inspections, offers, and follow up. The City met and provided technical assistance to 8 non profits and for profit partners that the City Council approved to assist the City with the acquisition and rehabilitation process. All legal documents and program policies and procedures manual were developed. A brochure outlining the benefits and the parameters of the NSP program was also developed and will be distributed to local lenders and real estate agencies.

The City has created relationship with local brokers and real estate agents that are providing the City with a first look option prior to properties being made available. Unfortunately all properties presented through this process were located outside the HUD target area. The City entered into a MOU with the National Community Stabilization Trust (NCST). The NCST is an National Organization that is assisting the City bridge the communication between lenders and communities for the purchase of lender owned properties, giving the City a First look opportunity. NCST is currently working with Wells Fargo, Chase, Bank of America, Fannie Mae and Freddie Mac. During this reporting period, NCST provided 19 properties all of them located outside the NSP target area.

The City also continues to track 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. Staff conducts several weekly field inspections to check on unoccupied properties and various departments coordinate and work to maintain the integrity of neighborhood by securing properties and addressing vandalism and illegal occupation.

Performance Measures

No 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	
