

**Grantee: Pomona, CA**

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

**April 1, 2010 thru June 30, 2010 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:**

Maria Garcia

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:****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.

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 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
  - a. As required, 25% of the NSP funds will be used to serve residents earning at or below 50% of the area median income. For a family of four in Pomona, that limit is \$37,900 annually.
  - b. 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.
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.

**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)

**Distribution and and Uses of Funds:**

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](mailto: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 &ndash 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). 78% of the census tracts in the City of Pomona met this criterion

§ The Estimated Foreclosure Abandonment Risk Score &ndash 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 8 or more. 47% of the census tracts in the City of Pomona met this criterion.

§ The Predicted 18-month Underlying Problem Foreclosure Rate &ndash 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 8 or more. 45% of the census tracts in the City of Pomona met this criterion.

§ The Home Mortgage Disclosure Act (HMDA) High Cost Loan Rate &ndash Federal Reserve data, at the census tract level, on the percentage of all loans made between 2004 and 2006 that are considered high cost. 40% of the census tracts in the City of Pomona met this criterion.

§ USPS Residential Vacancy Rate &ndash 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. 31% 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 percened by subprime mortgage related loans; and
3. Areas with a high probability of foreclosure risk in the future, including high abandonment risk scores.

47% 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(s)	Block Group(s)
4021.01	1,2,3
4023.01	1,2
4023.02	1,2,3,4,5,6
4025.01	1,2
4026.00	1,2,3,6
4027.02	1,2,3,4,5
4027.03	1,2
4027.04	1,2,4,5
4028.01	1,2,3
4030.00	1,2,3
4800.00	1,2,3,4,5,6,7

These areas represent those with a combination of the highest risk abandonment scores, the highest percetage 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 &ndash 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 &ndash 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 conforms to 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. 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.

(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 (Based on actual bedroom size of the unit or 30% of family's monthly gross income)	Low Income 0-50% AMI (Monthly)	Moderate Income 51-80% AMI (Monthly)	Middle Income 81-120% AMI (Monthly)
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:

Homebuyer 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 or Rehab of Existing Housing	Less than \$15,000	5 years

	\$15,000-\$40,000	10 years
	More than \$40,000	15 years
New Construction or Acq of New Housing	Any\$ 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 regulators' guidance for non-traditional mortgages.

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

City Response:

The City of Pomona will adopt HOME Program property standards at 24 CFR 92.251 that 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 improvement in all NP activities.

D. Low Income targeting

Identify the estimate 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. 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 Coalition. It is anticipated that in providing this portion of the NSP funds the City will seek the Coalition's input. It is the City's 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., &le 80% of area median income). If so, include:

- The number of low and moderate-income dwelling units (i.e., &le 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., &le 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 Level		
			(0-50%)	(51-80%)	(81-120%)
1/09-7/13	Financing Mechanisms	2	0	2	0
1/09-7/13	Purchase/Rehabilitation	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	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

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: Homeownership Assistance - LMMI

(2) Activity Type: Homeownership Assistance to low- & moderate-income persons

(3) National Objective: LMMI

(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/BG&rsquos): See Section A &ndash 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 CCR&rsquos to ensure continued affordability.

#### Activity #2.1

(1) Activity Name: Acquisition & Rehabilitation of Single-Family For-Sale Units - LMMI  
(2) Activity Type: Acquisition - General  
(3) National Objective: LMMI  
(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

Census Tracts/Block Groups (CT/BG&rsquos): See Section A &ndash 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. Low income households will be targeted 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 CCR&rsquos to ensure continued affordability.  
The discount rate for acquisition of properties shall be an average 1% discount rate on individual units.

#### Activity #2.2

(1) Activity Name: Acquisition & Rehabilitation of Single-Family Rental Units &ndash LH 25%  
(2) Activity Type: Acquisition - General  
(3) National Objective: LH-25  
(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/BG&rsquos): See Section A &ndash 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 grant amount will be used to meet the low income housing requirement (0-50% AMI). The tenure of beneficiaries shall

include both rental units.

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 CCR's to ensure continued affordability.

The discount rate for acquisition of properties shall be an average 1% discount rate on individual units.

#### Activity #3

(1) Activity Name: Demolition - LMMI

(2) Activity Type: Clearance & Demolition

(3) National Objective: LMMI

(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/BG's): 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 CCR's to ensure affordability of these units.

#### Activity #4

(1) Activity Name: Redevelopment - LMMI

(2) Activity Type: Construction of New Housing

(3) National Objective: LMMI

(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/BG's): 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 or access to public facilities.

The City intends to redevelop site(s) of demolished properties for benefit to households at 0-80% AMI. The tenure of beneficiaries may be homeownership units or public facilities.

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 CCR's to ensure continued affordability.

#### Activity #5

(1) Activity Name: Administration and Planning

(2) Activity Type: Administration

(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 Aven  
 Pomona, CA 91767

Benita DeFrank Housing Manager (7) Location Description:  
 Census Tracts/Block Groups (CT/BG): 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 Uses	Proposed Funding
1. Financing Mechanisms	\$200,000
2.1 Purchase & Rehab Homes (LMMI)	\$1,195,036
2.2 Purchase & Rehab Homes (LH-25%)	\$882,706
3. Demolish Blighted Structures	\$100,000
4. Redevelop Demolished Structures	\$800,000
5. Administration	\$353,083

**Total** \$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)
Homeownership Assistance	Loan/grant to two households
Purchase/Rehab Properties	8 household; 8 housing units
Demolition	2 housing units
Redevelopment	2 housing units

Eligible Activity	Proposed # of Units	Targeted Income Level		
		(0-50%)	(51-80%)	(81-120%)
Homeownership Assistance	2	0	2	0
Purchase/Rehabilitation	8	2	2	4
Demolition	2	n/a	n/a	n/a
Redevelop Demolished Property	2	0	2	0
Admin and Planning	n/a	n/a	n/a	n/a

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**



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	\$705,834.82	\$1,607,866.40
Obligated CDBG DR Funds	\$639,099.25	\$1,997,087.30
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
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	\$0.00
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

The end of the 3rd quarter and the entire fourth quarter has been fairly slow as few properties were available within the NSP target area. During this quarter there were 18 properties within the target area. The City purchased 1 SFH, closed escrow in a multi-family property, and entered into escrow on a single family property. Of the properties inspected and not purchased, one property was a mix used development and seven properties were priced too high for the potential homebuyers and four did not meet program characteristics. Few properties in the open market were available but were located outside the NSP target area. The City has completed the purchase of all the properties under LH25% and completed job walks on two of the properties. Awards of contract for rehabilitation of these rental properties will take place in July 2010. The City is currently concentrating its efforts in the acquisition of single family homes for rehab and resale to eligible homebuyers. The city continues to build and maintain relationship with local brokers and agents to assist with the implementation of the NSP program.

### 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 triplex property. As of June 30, 2010, the City has expended \$633,086 (71%) of the LH 25 set aside and has obligated an additional \$207,562 (24%) for a total of 95 % LH25%

funds obligated and expended. The obligated amounts will be used to rehabilitate a single family home and a duplex to be leased to households less than 50% of AMI. During the next quarter, the remaining funds and additional funds to be re-allocated to the LH25% activity will be used for the redevelopment of the 1028-1030 San Antonio Avenue property.

**Overall Progress Narrative:**

The City has been monitoring the City’s foreclosure activities for the last 19 months. During the last quarter the City amended the Action Plan for NSP to add service areas with Risk Score 8. The approval of the Action Plan provided the City opportunities to achieve the LH 25 activity by purchasing an abandoned duplex and a triplex. These properties are substandard and were a detriment to the neighborhoods. On July 2010, the City will award a contract to IVEDC, a City NSP Housing Developer Partner for the rehabilitation of the duplex. The properties will be brought up to code and will be rented to very low income households.

The City has entered into contract with a Housing Developer to acquire, rehab and resale 1 single family home (Activity 2.1.1) and is in the process of entering into contract with 2 additional Housing Developers for acquisition, rehab and resale of two additional single family homes also under Activity 2.1.1. Contract has been approved and rehabilitation is expected to start soon on a large single family home acquired for rental (Activity 2.2.1). The award of contract for the rehabilitation of a duplex (Activity 2.2.2) will be completed in early July 2010 and the rehabilitation of the duplex to be re-developed into a neighborhood community center (Activity 4.1) was awarded contract and rehabilitation is under way. In addition, the City will continue to pursue the purchase of additional single family homes for sale (Activity 2.1.1)

The City continues to have good experience with the lenders participating in the NCST as well outside the NCST. The three properties purchased during this reporting period were from Fidelity, Wells Fargo and Bank of America. In all instances the City closed escrow and expended funds with no undue delays and it was a positive experience working with these lenders. The City continues to struggle with the properties available under Fannie Mae as the prices exceed what the City homebuyers could comfortably afford.

**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	\$626,550.90	\$2,077,742.00	\$1,313,557.90
3, Demolition of Blighted Structures	\$0.00	\$100,000.00	\$0.00
4, Revelop demolished or vacant properties	\$24,055.00	\$800,000.00	\$161,369.75
5, Administration	\$55,228.92	\$353,083.00	\$132,938.75
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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Pomona

Overall	Apr 1 thru Jun 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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Geographic Target Areas**

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

**Census Tract/Block Group(s)**

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

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

**Activity Progress Narrative:**

No financing has been offered during this quarter. The five acquired single family houses are currently in the job walk / bid process and 2 have been contracted with housing developers to acquire, rehab and resale to an eligible homebuyer. It is expected that the rehabilitation of these units will be completed within the next 60 days.

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

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

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



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

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

01/01/2009

**Activity Status:**

Planned

**Project Title:**

Purchase & Rehabilitate Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Pomona

Overall	Apr 1 thru Jun 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>	\$160,857.95	\$677,676.95
<b>Obligated CDBG DR Funds</b>	\$150,406.25	\$677,826.95
<b>Expended CDBG DR Funds</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:**

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 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 one property, entered escrow on one single family home, is inspecting 2 properties and declined 6 additional single family homes because the offered price by the seller was too high for

the eligible homebuyer. Through the MLS 23 properties were reviewed and three SFH were located within the target area. The City made purchase offers on 2 properties and declined two properties with a pool.

On May 5, 2010 a pre-proposal job walk with the City approved NSP Housing Developer Partner was conducted for the property at 655 N Signal Avenue. Bid for this property was received on May 19, 2010 and the property was assigned to ANR Industries, one of the City's approved Housing Developer Partner. The property at 1230 Selkirk Avenue was awarded to Mayans Development. Both 665 N Signal Dr. and 1230 Selkirk Avenue will enter into escrow to acquire, rehab and resale this property in early July 2010. Escrow is expected to close within 30 days. It is the goal of the City to enter into contract with the developer partners for the three remaining units during the next quarter. The City also entered into escrow to purchase a property at 1290 Colfax Court. This property will close escrow in early August 2010. In addition, it is the goal of the City to acquire one additional unit in July 2010.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/6

	This Report Period			Cumulative Actual Total / Expected			
	Low	Med	Total	Low	Med	Total	Low/Med%
# of Households benefitting	0	1	1	0/0	5/6	5/6	100.00

### Activity Locations

Address	City	State	Zip
1011 Arroyo Park Drive	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

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

Purchase & Rehabilitate Properties

**Projected Start Date:**

01/01/2009

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Pomona

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$283,568.00
Total CDBG Program Funds Budgeted	N/A	\$283,568.00
Program Funds Drawdown	\$555.00	\$170,743.00
Obligated CDBG DR Funds	\$0.00	\$339,669.60
Expended CDBG DR Funds	\$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:**

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:**

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 August 2010.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	1	3/1
# of buildings (non-residential)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/2

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	0	1	3/2	0/0	3/2	100.00

### Activity Locations

Address	City	State	Zip
1137 W. 8th Street	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	

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**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

**Activity Status:**

Planned

**Project Title:**

Purchase & Rehabilitate Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Pomona

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$300,702.33
Total CDBG Program Funds Budgeted	N/A	\$300,702.33
Program Funds Drawdown	\$181,720.00	\$181,720.00
Obligated CDBG DR Funds	\$181,720.00	\$181,720.00
Expended CDBG DR Funds	\$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:**

**Location Description:**

**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. It is estimated that the rehabilitation will be \$105,000 and the contract will be awarded in early July 2010. Completion of this project is expected by late August 2010.

**Accomplishments Performance Measures**

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

  

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefiting	2	0	2	4/0	0/0	4/2	100.00

### Activity Locations

Address	City	State	Zip
560-562 E. 8th Street	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:** 2.2.3  
**Activity Title:** Acq/Rehab MFH Rental Units - LH 25%

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase & Rehabilitate Properties

**Projected Start Date:**

07/31/2009

**Projected End Date:**

07/31/2012

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Pomona

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$569,167.65
Total CDBG Program Funds Budgeted	N/A	\$569,167.65
Program Funds Drawdown	\$283,417.95	\$283,417.95
Obligated CDBG DR Funds	\$283,418.00	\$283,418.00
Expended CDBG DR Funds	\$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:**

**Location Description:**

**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 2 substandard units. The property is currently non-conforming. It is the intent of the City to redevelop this property with 2 single family homes for either lease or sale to eligible homebuyer 50% of AMI. It is projected that additional funds may have to be re-allocated into the LH25% activity in order to complete the redevelopment of this property.

**Accomplishments Performance Measures**

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

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	4	0	4	4/4	0/0	4/4	100.00

**Activity Locations**

Address	City	State	Zip
1028-1030 N. San Antonio	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:** 3.1  
**Activity Title:** Demolition - LMMI

**Activity Category:**  
 Clearance and Demolition  
**Project Number:**  
 3  
**Projected Start Date:**  
 01/01/2009

**Activity Status:**  
 Planned  
**Project Title:**  
 Demolition of Blighted Structures  
**Projected End Date:**  
 07/30/2013  
**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Pomona

Overall	Apr 1 thru Jun 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>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</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:**

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:**

Funds will be used to demolish 3 substandard/ non conforming units acquired under activity 2.2.3.

**Accomplishments Performance Measures**

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

**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	

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**Grantee Activity Number:**  
**Activity Title:**

**4.1**  
**Redevelopment - LMMI**

**Activity Category:**  
 Construction of new housing  
**Project Number:**  
 4  
**Projected Start Date:**  
 01/01/2009

**Activity Status:**  
 Planned  
**Project Title:**  
 Revelop demolished or vacant properties  
**Projected End Date:**  
 07/30/2013  
**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Pomona

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$503,130.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$503,130.75
<b>Program Funds Drawdown</b>	\$24,055.00	\$161,369.75
<b>Obligated CDBG DR Funds</b>	\$23,555.00	\$161,369.75
<b>Expended CDBG DR Funds</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:**

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. It is expected that the project will be completed during the next reporting period. 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.

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

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

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**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

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Pomona

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$353,083.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$353,083.00
<b>Program Funds Drawdown</b>	\$55,228.92	\$132,938.75
<b>Obligated CDBG DR Funds</b>	\$0.00	\$353,083.00
<b>Expended CDBG DR Funds</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:**

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 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.

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 18 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

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