

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

October 1, 2015 thru December 31, 2015 Performance



Grant Number:

B-08-MN-06-0516

Obligation Date:**Award Date:**

03/09/2009

Grantee Name:

Pomona, CA

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$3,530,825.00

Grant Status:

Active

QPR Contact:

Stella Chu

LOCCS Authorized Amount:

\$3,530,825.00

Estimated PI/RL Funds:

\$1,714,169.44

Total Budget:

\$5,244,994.44

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Areas of Greatest Need

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

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

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

Distribution and and Uses of Funds:

Distribution and Uses of Funds

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

Funds will be distributed for the following eligible uses:

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

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

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



Definitions and Descriptions:

Definitions and Descriptions

The City of Pomona shall define blighted structure in the context of State Law conforming to California Community Redevelopment Law at Part I, Chapter I, Article 3, Sections 33030 and 33031. In this instance, blighted structure is defined as a structure that exhibits objectively determinable signs of deterioraion sufficient to constitute a threat to human health, safety, and public welfare. Blight/Deterioration shall be considered an "area-wide" concept. Where conditions of blight/deterioration predominate an area, individual properties that may be in good condition shall be included in this concept if they are part of the area.

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

Low Income Targeting:

Low Income targeting

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

Acquisition and Relocation:

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

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

Public Comment:

No public comments have been received to date.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,136,283.44
Total Budget	\$0.00	\$5,136,283.44
Total Obligated	\$0.00	\$5,036,283.44
Total Funds Drawdown	\$0.00	\$4,396,249.90
Program Funds Drawdown	\$0.00	\$3,181,372.51
Program Income Drawdown	\$0.00	\$1,214,877.39
Program Income Received	\$0.00	\$1,501,491.38
Total Funds Expended	\$0.00	\$4,534,980.03
Match Contributed	\$0.00	\$99,500.00



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	\$99,500.00
Limit on Public Services	\$529,623.75	\$0.00
Limit on Admin/Planning	\$353,082.50	\$493,502.88
Limit on State Admin	\$0.00	\$493,502.88

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$882,706.25	\$1,259,132.23

Overall Progress Narrative:

Grantee prepared on an amendment with the developer for the property at 1174 Casa Vista Drive, and the City Council approved it on October 5, 2015. Foreclosed properties are being monitored by Grantee for acquisition, rehabilitation, and resale. An offer was made for a property but was rejected. Grantee staff continues to work with and submit information to HUD CPD in order to resolve audit issues. Annual income recertification for rental units and occupancy recertification for owner-occupied units started in December.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Homeownership Assistance - LMMI	\$0.00	\$266,223.00	\$0.00
2, Purchase & Rehabilitate Properties	\$0.00	\$3,755,587.01	\$2,496,087.83
3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
4, Revelop demolished or vacant properties	\$0.00	\$510,824.23	\$413,527.48
5, Administration	\$0.00	\$503,649.20	\$271,757.20
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 1 / Homeownership Assistance - LMMI

Grantee Activity Number: 1.1

Activity Title: Homeownership Assistance - LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homeownership Assistance - LMMI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona1

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$366,223.00
Total Budget	\$0.00	\$366,223.00
Total Obligated	\$0.00	\$266,223.00
Total Funds Drawdown	\$0.00	\$112,516.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$112,516.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$112,516.00
City of Pomona1	\$0.00	\$112,516.00
Match Contributed	\$0.00	\$99,500.00

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 new activities to report for this period. Currently, funding is available to fund two loans. Since the foreclosure inventory has decreased significantly, funds are not being expended.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 2 / Purchase & Rehabilitate Properties

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

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

Activity Status:

Under Way

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 Pomona1

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,496,454.78
Total Budget	\$0.00	\$2,496,454.78
Total Obligated	\$0.00	\$2,496,454.78
Total Funds Drawdown	\$0.00	\$2,078,165.56
Program Funds Drawdown	\$0.00	\$1,370,091.57
Program Income Drawdown	\$0.00	\$708,073.99
Program Income Received	\$0.00	\$1,501,491.38
Total Funds Expended	\$0.00	\$2,191,124.05
City of Pomona1	\$0.00	\$2,191,124.05
Match Contributed	\$0.00	\$0.00

Activity Description:

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 requirements (0-120% of 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.

On January 28, 2013, an amendment was made to the Consolidated Plan and 2012-2013 Action Plan to add additional census tract areas in order to address more foreclosures. Census tracts added were: 402301.1 and 402704.3 (based on year 2000 census tract numbers).

Activity Progress Narrative:

An Amendment for the property located at 1174 Casa Vista Drive was approved by City Council on October 5, 2015. Detailed terms are negotiated and documented in an amendment to the original Owner Participation Agreement with the developer. The main amended terms are: (1) Developer will hire a third-party general contractor to perform the work and receive a GC fee; (2) Developer fee in the original agreement was \$16,000 which was meant for smaller rehabilitation projects. The subject property is a new construction project which requires more time, staffing, and liability. Therefore, the developer fee is increased to 15% of the direct hard and soft costs; (3) The number of reimbursement draws are increased from three to seven; (4) Receipts and invoices are required for material and labor costs in order for the developer to be reimbursed. The amendment also includes a timeline and scope with budget. Liquidated damages will be assessed if the project is delayed. The environmental



review for this project was prepared at the time of original acquisition in 2013. An update was prepared to ensure that the project will not cause any negative environmental impact.

The property located at 971 W. 2nd Street was available for auction by the Los Angeles County Treasurer and Tax Collector. The property had a single-family home that was burned down in 2014 and demolished thereafter. Grantee and developing partner decided not to pursue the property due to the total project cost and property location.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/0	7/6	10/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona1

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$354,454.22
Total Budget	\$0.00	\$354,454.22
Total Obligated	\$0.00	\$354,454.22
Total Funds Drawdown	\$0.00	\$297,853.22
Program Funds Drawdown	\$0.00	\$296,691.02
Program Income Drawdown	\$0.00	\$1,162.20
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$297,853.22
City of Pomona1	\$0.00	\$297,853.22
Match Contributed	\$0.00	\$0.00

Activity Description:

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:

Location Description:

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.

On January 28, 2013, an amendment was made to the Consolidated Plan and 2012-2013 Action Plan to



add additional census tract areas in order to address more foreclosures. Census tracts added were: 402301.1 and 402704.3 (based on year 2000 census tract numbers).

Activity Progress Narrative:

No activity to report for this reporting period. Existing program income set-aside for this activity is not sufficient to acquire another property.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 5 / Administration

Grantee Activity Number: 5.1
Activity Title: Administration and Planning

Activity Category:

Administration

Project Number:

5

Projected Start Date:

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:



04/03/2009

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Pomona1

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$503,649.20
Total Budget	\$0.00	\$503,649.20
Total Obligated	\$0.00	\$503,649.20
Total Funds Drawdown	\$0.00	\$493,502.88
Program Funds Drawdown	\$0.00	\$271,757.20
Program Income Drawdown	\$0.00	\$221,745.68
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$535,524.20
City of Pomona1	\$0.00	\$535,524.20
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Under this activity the City conducts all monitoring and implementation of the City’s NSP1 Program. It includes the onsite inspections, contract reviews, monitoring of rehab works, final disposition to an eligible household, and other NSP related activities.

During this reporting period most of the efforts have been geared toward coordinating with HUD on the audit. Staff has been working with the developer for the project at 1174 Casa Vista Drive to execute the Second Amendment which was approved by the City Council in October. Environmental review was also updated for this project. Annual income and owner occupancy recertification also started.

The City continues to monitor the foreclosure activity in the City. The developing partners have access to MLS listing to monitor foreclosures for sale. Staff also monitors the potential foreclosures in the National Community Stabilization Trust REO Match system. The monitoring of these activities assists the City in evaluating the target areas and the need for changes and implementation of new strategies as appropriate.

Accomplishments Performance Measures

No Accomplishments Performance Measures



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

