

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-08-MN-06-0516

Obligation Date:

04/03/2009

Award Date:

03/09/2009

Grantee Name:

Pomona, CA

Contract End Date:

03/09/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$3,530,825.00

Grant Status:

Active

QPR Contact:

Maria Garcia

Estimated P/RL Funds:

\$1,000,000.00

Total Budget:

\$4,530,825.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Areas of Greatest Need

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

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

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

Distribution and and Uses of Funds:

Distribution and Uses of Funds

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

Funds will be distributed for the following eligible uses:

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

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

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



Definitions and Descriptions:

Definitions and Descriptions

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

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

Low Income Targeting:

Low Income targeting

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

Acquisition and Relocation:

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

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

Public Comment:

No public comments have been received to date.

| Overall | This Report Period | To Date |
|--|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$4,087,679.44 |
| Total Budget | \$0.00 | \$4,087,679.44 |
| Total Obligated | \$0.00 | \$4,187,679.44 |
| Total Funds Drawdown | \$9,518.59 | \$3,805,912.48 |
| Program Funds Drawdown | \$0.00 | \$3,181,372.51 |
| Program Income Drawdown | \$9,518.59 | \$624,539.97 |
| Program Income Received | \$722,416.06 | \$1,279,270.04 |
| Total Funds Expended | \$19,658.82 | \$3,899,759.57 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|---|--------------|--------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$529,623.75 | \$0.00 |
| Limit on Admin/Planning | \$353,082.50 | \$384,811.24 |
| Limit on State Admin | \$0.00 | \$384,811.24 |

Progress Toward Activity Type Targets



Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

| Target | Actual |
|--------------|----------------|
| \$882,706.25 | \$1,214,209.47 |

Overall Progress Narrative:

The City has completed the resale of the last single family unit to an eligible homebuyer. The City has met the expenditure requirement for both the entitlement and the LH 25% requirements and is currently working on appropriation of the remaining program income received to continue the acquisition, rehabilitation and resale program. Staff continues to monitor the foreclosure activity within the City which has substantially declined in the past couple of months. In this quarter, a new Request for Proposal was noticed and posted seeking Housing Developer Partners that could assist the City with the Acquisition, Rehab, Resale for both the NSP 1 and NSP 3. The City received four proposals and the City Council selected 2 partners. It is the goal of the City to acquire at least two additional single family units to be rehab and sold to homebuyers. During this quarter the City encounter a shortage of inventory available for purchase. The City has not received properties from the NCST and it appears that lenders REO Divisions are not as involved in the process as they were when the program originally started.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1, Homeownership Assistance - LMMI | \$0.00 | \$266,223.00 | \$0.00 |
| 2, Purchase & Rehabilitate Properties | \$0.00 | \$2,901,653.01 | \$2,496,087.83 |
| 3, Demolition of Blighted Structures | \$0.00 | \$0.00 | \$0.00 |
| 4, Revelop demolished or vacant properties | \$0.00 | \$511,035.23 | \$413,527.48 |
| 5, Administration | \$0.00 | \$408,768.20 | \$271,757.20 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |



Activities

| | |
|---------------------------------|--|
| Grantee Activity Number: | 1.1 |
| Activity Title: | Homeownership Assistance - LMMI |

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Homeownership Assistance - LMMI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

| Overall | Jul 1 thru Sep 30, 2012 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$266,223.00 |
| Total Budget | \$0.00 | \$266,223.00 |
| Total Obligated | \$0.00 | \$366,223.00 |
| Total Funds Drawdown | \$0.00 | \$40,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$40,000.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$40,000.00 |
| City of Pomona | \$0.00 | \$40,000.00 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

Geographic Target Areas

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

Census Tract/Block Group(s)

4025.01 - 1,2

4027.02 - 1,2,3,4,5

4027.03 - 1,2

4088.00 - 1,2,3,4,5,6,7

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

Activity Progress Narrative:

No financial assistance was requested during this quarter.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 2.1.1

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

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$1,687,443.54

Total Budget

\$0.00

\$1,687,443.54

Total Obligated

\$0.00

\$1,687,443.54

Total Funds Drawdown

\$530.32

\$1,610,434.72

Program Funds Drawdown

\$0.00

\$1,370,091.57

Program Income Drawdown

\$530.32

\$240,343.15

Program Income Received

\$722,416.06

\$1,279,270.04

Total Funds Expended

\$719.26

\$1,761,711.82

City of Pomona

\$719.26

\$1,761,711.82

Match Contributed

\$0.00

\$0.00

Activity Description:

Activity Description:

The City has obligated \$1,521,173.27 and has purchased 6 single family homes that will be rehabilitated and sold to eligible homebuyers that meet the low-moderate income housing requirement (0-120% AMI.). Two of the houses are currently under rehabilitation and will be completed by 12-2010. The City anticipates completion of all rehabilitation and resale by 10-2011.

Location Description:

Location Description:

1230 Selkirk Ave; 665 N. Signal Dr.; 1840 Elaine; 1245 Morning Sun; 1011 Arroyo Park Avenue; 550 W Orange Grove Blvd.

Activity Progress Narrative:

One property at 1011 Arroyo Park Dr was sold in August 2012 to an eligible homebuyer. The City also selected two new Housing Developer Partners to continue implementation of this activity. Staff continues to work with local lenders and agents and with the City Code Compliance Division to identify potential properties for acquisition/rehabilitation/ resale. During the past two quarters, the City has not received inventory from the NCST and only a few properties were available through the MLS. Recently the properties available either REOs or short sales appear to be well above the fair market value, thus not meeting the program goals. With the program income received from the sale of previous units, the City is expecting to purchase at least two additional single family units for resale or a small duplex to lease at 50% AMI.



Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------|-----------------------------|---|
| # of Properties | 1 | 7/6 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|--------------------|-----------------------------|---|
| # of Housing Units | 1 | 7/6 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 1 | 1 | 3/0 | 4/6 | 7/6 | 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: 4.1

Activity Title: Redevelopment - LMMI

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

4

Projected Start Date:

01/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Revelop demolished or vacant properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall

| | Jul 1 thru Sep 30, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$511,035.23 |
| Total Budget | \$0.00 | \$511,035.23 |
| Total Obligated | \$0.00 | \$511,035.23 |
| Total Funds Drawdown | \$448.08 | \$510,283.31 |
| Program Funds Drawdown | \$0.00 | \$413,527.48 |
| Program Income Drawdown | \$448.08 | \$96,755.83 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$448.08 | \$491,857.44 |
| City of Pomona | \$448.08 | \$491,857.44 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

The City intends to redevelop site(s) of demolished properties for use by households at 0-80% AMI. The tenure of beneficiaries shall be homeownership units.

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

Location Description:

Geographic Target Areas

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

Census Tract/Block Group(s)

4025.01 - 1,2

4027.02 - 1,2,3,4,5

4027.03 - 1,2

4088.00 - 1,2,3,4,5,6,7

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

Activity Progress Narrative:

The current draw down was for expenses incurred that were not drawn down in the previous quarters. Through the Consolidated Plan amendment to be process next quarter, the unexpended funds will be deobligated and appropriated to the activity 2.1.1.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 5.1

Activity Title: Administration and Planning

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

5

Project Title:

Administration

Projected Start Date:

04/03/2009

Projected End Date:

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Pomona

Overall

| | Jul 1 thru Sep 30, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$408,768.20 |
| Total Budget | \$0.00 | \$408,768.20 |
| Total Obligated | \$0.00 | \$408,768.20 |
| Total Funds Drawdown | \$8,540.19 | \$384,811.24 |
| Program Funds Drawdown | \$0.00 | \$271,757.20 |
| Program Income Drawdown | \$8,540.19 | \$113,054.04 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$18,491.48 | \$402,231.97 |
| City of Pomona | \$18,491.48 | \$402,231.97 |
| 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:

During this reporting period, the City completed the resale of a single family home to an eligible homebuyer. In addition, staff has continued to monitor the foreclosure activity Citywide. For the past two months, the foreclosure activity citywide has substantially dropped to less than 950 properties in any stage of foreclosure with many of the units at the notice of foreclosure stage. In addition, the City has not received inventory from the NCST in the past couple of months. Staff contacted NCST and verified that all parameters were still valid. Also, staff has stopped receiving inventory from lenders, and only few MLS units have been available but not within the target area. To assist with the implementation of the remaining NSP 1 program income and the NSP 3 program, the City prepared a Request for Proposal for the selection of Housing Developers that will partner with the City in the Acquisition, Rehabilitation, and Resale Program. In August 2012, the City Council selected two partners (Neighborhood Partnership Housing Services and Mayans Development) that will work both the NSP 1 & 3 target areas. It is the goal of the City to be able to acquire 2 additional units with the program income received. Staff is currently working on a Consolidated Plan Amendment to appropriate program income funds received and unexpended funds still available at the closed out of activities 2.2.2, 2.2.3 and 4.1. The funds will be appropriated to continue the Acquisition/Rehab /Resale program.



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

