

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

January 1, 2012 thru March 31, 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:

Reviewed and Approved

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 Uses of Funds:

Distribution and Uses of Funds

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

Funds will be distributed for the following eligible uses:

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

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

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



Definitions and Descriptions:

Definitions and Descriptions

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

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

Low Income Targeting:

Low Income targeting

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

Acquisition and Relocation:

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

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

Public Comment:

No public comments have been received to date.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,087,679.44
Total Budget	(\$88,403.27)	\$4,087,679.44
Total Obligated	\$0.00	\$4,187,679.44
Total Funds Drawdown	\$139,827.17	\$3,685,508.21
Program Funds Drawdown	\$53,482.57	\$3,155,449.62
Program Income Drawdown	\$86,344.60	\$530,058.59
Program Income Received	\$0.00	\$556,853.98
Total Funds Expended	\$0.00	\$0.00
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	\$349,006.93
Limit on State Admin	\$0.00	\$349,006.93

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 transferred the last of the single family properties to a City housing developer partner in January 2012 for rehabilitation and resale. The City continues to monitor the foreclosure activities citywide although at this time there are not enough funds to pursue an additional acquisition. The City will use the remaining program income funds to assist homebuyers with the purchase of foreclosed homes until all remaining funds are depleted. During this quarter the rehabilitation of one unit was completed and the leasing of 2 very low income units was also completed.

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	\$53,482.57	\$2,901,653.01	\$53,482.57
3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
4, Revelop demolished or vacant properties	\$0.00	\$511,035.23	\$0.00
5, Administration	\$0.00	\$408,768.20	\$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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$266,223.00
Total Budget	\$0.00	\$266,223.00
Total Obligated	\$0.00	\$366,223.00
Total Funds Drawdown	\$0.00	\$40,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$40,000.00
Program Income Received	\$0.00	\$166,223.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
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 (HouseHold)

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

Jan 1 thru Mar 31, 2012

N/A

To Date

\$1,687,443.54

Total Budget

(\$14,000.00)

\$1,687,443.54

Total Obligated

(\$14,000.00)

\$1,687,443.54

Total Funds Drawdown

\$69,397.90

\$1,584,789.82

Program Funds Drawdown

\$35,384.90

\$1,370,890.57

Program Income Drawdown

\$34,013.00

\$213,899.25

Program Income Received

\$0.00

\$372,161.98

Total Funds Expended

\$0.00

\$0.00

City of Pomona

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Activity Description:

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

Location Description:

Location Description:

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

Activity Progress Narrative:

During this quarter one property was sold to an eligible homebuyer which closed escrow in January 2012. The property at 1011 Arroyo Park Avenue has received several offers which are currently being reviewed by Habitat for Humanity one of the City housing developer partners. The property is expected to be sold to an eligible homebuyer during the next quarter. In early January 2012, the City closed escrow with IVEDC, a City housing developer partner for property at 550 W. Orange Grove. IVEDC completed the rehabilitation of the property during this quarter and an eligible homebuyer entered into escrow to purchase the home.



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	2/6	5/6	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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$297,853.22
Total Budget	\$0.00	\$297,853.22
Total Obligated	\$0.00	\$297,853.22
Total Funds Drawdown	\$0.00	\$297,853.22
Program Funds Drawdown	\$0.00	\$296,691.02
Program Income Drawdown	\$0.00	\$1,162.20
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$290,038 (LH 25% obligation) for the acquisition of a large single family home for rehabilitation and lease to an eligible household (0-50% AMI). The unit is currently being rehabilitated and will be available for lease by the end of 11-2010.

Location Description:

Location Description:

1137 W 8th Street

Activity Progress Narrative:

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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	2.2.2
Activity Title:	Acq/Rehab of MF Rental Unit (LH-25 0-50% AMI)

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$326,181.69
Total Budget	\$0.00	\$326,181.69
Total Obligated	\$0.00	\$326,181.69
Total Funds Drawdown	\$0.00	\$325,925.88
Program Funds Drawdown	\$0.00	\$322,131.52
Program Income Drawdown	\$0.00	\$3,794.36
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$294,232 (LH 25% obligation) for the acquisition of a duplex for rehabilitation and lease to eligible households (0-50% AMI). The units are currently being rehabilitated and will be available for lease by the end of 01-2011.

Location Description:

Location Description:

560-562 E 8th Street

Activity Progress Narrative:

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 2.2.3

Activity Title: Acq/Rehab MFH Rental Units - LH 25%

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

07/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Pomona

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$590,174.56
Total Budget	\$14,000.00	\$590,174.56
Total Obligated	\$14,000.00	\$590,174.56
Total Funds Drawdown	\$21,261.10	\$578,097.13
Program Funds Drawdown	\$18,097.67	\$507,173.72
Program Income Drawdown	\$3,163.43	\$70,923.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity Description:

The City has obligated \$565,968 (LH 25% obligation) for the acquisition of a single family unit and a triplex for rehabilitation and lease to eligible households (0-50% AMI). The single family unit will be rehabilitated and the triplex will be re-configure and modify into a functional duplex. Currently the triplex has some illegal additions and conversions that will be upgraded and legalize. City has entered into a contract with one of the City's housing developers. It is estimated that the new units will be available for lease by 5-2011.

Location Description:

Location Description:

1028-1030 N San Antonio Avenue

Activity Progress Narrative:

On June 30, 2010, the City closed escrow on the property at 1028-1032 N. San Antonio Avenue. The property had a single family home, 2 substandard units and 1 illegal unit. The project was reconfigured to maintain the single family home, demolished the illegal addition and re-configure the two substandard units into a 1 bedroom and a 2-bedroom apartment unit for lease to an eligible tenant (50% of AMI).

On January 26, 2012, the City held an open house/ribbon cutting. The residents of the community were invited to tour the site. The City took the opportunity not only to show an NSP project to the community, but also distributed over 50 applications to potential tenants. The three units were leased to 3 income eligible tenants during this quarter.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/4	0/0	3/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 4.1

Activity Title: Redevelopment - LMMI

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

4

Projected Start Date:

01/01/2009

Benefit Type:

Area ()

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$511,035.23
Total Budget	(\$88,403.27)	\$511,035.23
Total Obligated	\$0.00	\$511,035.23
Total Funds Drawdown	\$0.00	\$509,835.23
Program Funds Drawdown	\$0.00	\$413,527.48
Program Income Drawdown	\$0.00	\$96,307.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
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:



Accomplishments Performance Measures

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

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	0/0	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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Pomona

Overall

	Jan 1 thru Mar 31, 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	\$49,168.17	\$349,006.93
Program Funds Drawdown	\$0.00	\$245,035.31
Program Income Drawdown	\$49,168.17	\$103,971.62
Program Income Received	\$0.00	\$18,469.00
Total Funds Expended	\$0.00	\$0.00
City of Pomona	\$0.00	\$0.00
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 NSP1 Program. It includes the search of potential lender owned properties, site inspections, purchase offers, contracts, monitoring of rehabilitation work 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 monitoring and inspection of the active rehabilitation properties, review and income qualification of potential tenants and buyers and the disposition of properties to the housing developer partners. The City is in the process of preparing a new RFP to select a housing developer partner for the NSP 3 areas and for the remaining program income from the NSP1.

The City continues to monitor the foreclosure activity in the City. Data is collected, mapped and analyzed on a monthly basis to determine where foreclosures are occurring and looking at trends where problems may arise. During this quarter the number of properties in any stage of foreclosure has averaged 1,080, slightly lower than the previous quarter. 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. The City continues to work with the Code Compliance and Building Divisions to identify potential abandoned/vacant properties that have become a nuisance in the neighborhood

City continues to participate with the National Community Stabilization Trust (NCST) and the participating lenders although at



this time the City has no additional funds to purchase properties. The City will continue to monitor the availability of units from the Trust, HUD and Fannie Mae to identify potential properties for future acquisition as program income becomes available.

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	
