

Grantee: Pomona, CA

Grant: B-11-MN-06-0516

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-MN-06-0516

Obligation Date:**Award Date:****Grantee Name:**

Pomona, CA

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,235,629.00

Grant Status:

Active

QPR Contact:

Maria Garcia

Estimated P/RL Funds:

\$0.00

Total Budget:

\$1,235,629.00

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

The City of Pomona will use NSP funds for two 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 \$41,400 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. 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.

| Projects | Activities | Proposed Budget |
|---------------------------------------|-----------------------------------|-----------------|
| 1. Financing Mechanism | - Homebuyer Assistance | \$200,000 |
| 2. Purchase & Rehabilitate Properties | - Acq/Rehab for SF For-Sale: LMMI | \$602,159 |
| | - Acq/Rehab for Rental: LH25% | \$309,907 |
| 3. Administration & Planning | | |

Summary of Distribution and Uses of NSP Funds:

| | | |
|------------------|-----------|-------------|
| - Administration | \$123,563 | |
| Total | | \$1,235,629 |

How Fund Use Addresses Market Conditions:

The foreclosure crisis and the general economic downturn in the United States continue to have adverse impacts on the nation. According to Realty Trac 3rd quarter 2010 US Foreclosure Sales Report, the sale of foreclosed properties in California accounted for 40 percent of all sales in the State and third highest nationwide, and the average sales price was more than 39 percent below the average sales price of non-foreclosure properties. The City of Pomona has not been immune from the adverse impact of these events and as of January 13, 2011 there were 1,505 properties in some stage of foreclosure.

In coordination with the citywide strategy to address foreclosure activity and the efforts effectuated through the City's NSP 1, the City will continue to implement the Neighborhood Stabilization Program.

To determine the areas of greatest need as required under the NSP 3, the City reviewed various available data sources and data from the City's NSP 1 efforts. The main data source used was the HUD NSP 3 Mapping Tool and HUD Foreclosure Need NSP 3 Data Files at <http://www.huduser.org/portal/datasets/NSP.html>. These files provided data for City areas of greatest needs. This data provides estimates of foreclosure need and foreclosure related needs scores at the census tract level by providing the NSP3 Need Score. A formula was used to calculate this score by considering such factors as foreclosure rates, the rate of sub-prime loans, vacancy rates, increase in unemployment rate, and decrease in home values. The NSP 3 Need score is the minimum that each target area must have. This minimum score is based on the State's minimum score, which is the lesser of 17 or 20th percentile of the most needy census tract in the States. For California, the



minimum score is 17.

The mapping tool provided other data including number of housing units in a selected area, percentage of persons 120% and 80% AMI or below, vacancy rate (number of units not receiving mail in last 90 days), number of high cost mortgages executed between 2004 and 2007, estimated rate of mortgages seriously delinquent in June 2010, estimated number of foreclosure starts in the past year, estimated number of completed foreclosures in the past year, percent fall in housing values since peak value, unemployment rate 2005 and 2010.

HUD has developed and provided the NSP3 Mapping Tool to assist NSP grantees in targeting the areas of greatest need within their jurisdictions.

The City of Pomona carefully selected its NSP3 area of greatest need by first mapping the location of all census tract that had a minimum NSP3 needs score of 18-20. The City also mapped the NSP1 area. These maps were then compared to data and information received from Realquest, the foreclosure data that the City has been tracking for the past 2 years. This comparison revealed that the greatest concentration of foreclosed homes continues to be in some NSP 1 areas as well as in areas of south Pomona that have consistently shown high foreclosure activity but were not eligible under NSP1.

The City then compared all the data and used the HUD NSP3 Mapping Tool to map its areas of greatest need, drawing several maps of these areas to obtain impact scores. This impact score is an indicator of the area's need for NSP 3 assistance.

How Fund Use Addresses Market Conditions:

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Some areas turned out to be too large to make a significant impact as required in NSP 3 guidelines. The City then reviewed the areas with the most feasible impact scores and the following criteria: (1) the most supply of foreclosed and/or abandoned properties, (2) the number of foreclosure starts, (3) the number of REOs, and (4) a high percentage of persons (75%) less than 120% AMI. The selected area of greatest need is located in South Pomona and is bound by Garey Avenue to the west, Philadelphia Street to the north, Reservoir St. to the east and County to the south.

The area of greatest needs selected has an NSP 3 score of 18.49. The number of properties needed to make an impact on this area is tied to the probability of acquiring, rehabilitating and selling to an eligible homebuyer, 20% of the REOs recorded during the past year, a HUD performance measure for NSP 3. The total number of foreclosure starts during the past year in the selected area of greatest need is 87 and the total estimated number of properties needed to make an impact in this area is 17.

Ensuring Continued Affordability:

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 | |
| NSP Investment | Affordability Period |
| Less than \$15,000 | 5 years |
| \$15,000-\$40,000 | 10 years |
| More than \$40,000 | 15 years |
| Rental Affordability Period | |
| Acquisition or Rehab of Existing Housing | |
| Less than \$15,000 | 5 years |
| \$15,000-\$40,000 | 10years |
| More than \$40,000 | 15 years |
| New Construction or Acquisition 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.

Definition of Blighted Structure:

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.

This definition conforms to California Community Redevelopment Law at Part I, Chapter I, Article 3, Sections 33030 and 33031.

Definition of Affordable Rents:

The City defines affordable rents as those that conform to State program standards for rents applicable to households at 50% AMI, or less.

Current 2010 rents are as follows:

| | |
|------------|-----------------|
| Unit Size | Affordable Rent |
| Efficiency | \$551 |
| 1 Bedroom | \$630 |
| 2 Bedroom | \$709 |
| 3 Bedroom | \$788 |
| 4 Bedroom | \$851 |
| 5 Bedroom | \$914 |
| 6 Bedroom | \$976 |
| 7 Bedroom | \$1,114 |



Housing Rehabilitation/New Construction Standards:

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 improvements in all NSP activities.

Vicinity Hiring:

The City of Pomona certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The City will administer the NSP 3 Program. The City through an RFP or RFQ process will select one or 2 experienced non-profit or for profit housing developers to acquire, rehabilitate and sell single family houses to qualify low-to moderate income homeowner and acquire and rehabilitate multiple family units to rent to tenants earning less than 50% of the AMI.

Grantee Contact Information:

Name: Beverly Johnson
 Email: beverly_johnson@ci.pomona.ca.us
 Phone: (909) 620-2433
 Fax: (909) 620-4567
 Mailing Address: City of Pomona, 505 S. Garey Avenue, Pomona, CA 91766

| Overall | This Report Period | To Date |
|--|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,235,629.00 |
| Total Budget | \$0.00 | \$1,235,629.00 |
| Total Obligated | \$0.00 | \$123,563.00 |
| Total Funds Drawdown | \$43,423.61 | \$43,423.61 |
| Program Funds Drawdown | \$43,423.61 | \$43,423.61 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$48,716.43 | \$48,716.43 |
| 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 | \$185,344.35 | \$0.00 |
| Limit on Admin/Planning | \$123,562.90 | \$43,423.61 |
| Limit on State Admin | \$0.00 | \$43,423.61 |

Progress Toward Activity Type Targets

| Activity Type | Target | Actual |
|-----------------------|--------------|--------------|
| Administration | \$123,562.90 | \$123,563.00 |



Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

| Target | Actual |
|--------------|--------------|
| \$308,907.25 | \$309,907.00 |

Overall Progress Narrative:

The City's overall implementation has been very slow due to the lack of inventory available within the selected target area. The City is currently working and analyzing patterns of activity and is contemplating an amendment of the NSP target area to follow the activity trend and be able to target an area where an impact can be made. During the past several months, the City has not received any inventory of properties from the NCST within the NSP3 area. The NCST was the main provider of property in the NSP 1 program due to their first look approach which avoided the out bidding by investors. Without this main source, staff is relying on the local agents, as well as the Code Compliance Division and more canvassing of the target area. In addition, the City recently partnered with two experienced housing developers that are working with the City in the acquisition, rehabilitation and resale program.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---------------------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1, Financing Mechanisms | \$0.00 | \$200,000.00 | \$0.00 |
| 2, Purchase & Rehabilitate Properties | \$0.00 | \$912,066.00 | \$0.00 |
| 3, Administration and Planning | \$43,423.61 | \$123,563.00 | \$43,423.61 |



Activities

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP 3 - 1.1 |
| Activity Title: | Homeownership Assistance to low/mod income persons |

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Financing Mechanisms

Projected End Date:

05/01/2014

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 | \$200,000.00 |
| Total Budget | \$0.00 | \$200,000.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| 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:

This activity is designed to address vacant foreclosed properties in the City by facilitating the purchase of these units by low-moderate and middle income homebuyers with FHA, conventional loans. This activity will be carried out in the target area as referenced in Section 1–Areas of Greatest Need. The tenure of beneficiaries shall be homeownership units at 51-120% AMI. The City will provide financing mechanism in the form of soft second equity-sharing loans/grants to assist with subsidy buy down, downpayment assistance or lease to own purchase opportunities. In addition City will provide necessary repairs to ensure safe and decent housing. Applicants will be required to contribute the recurring closing costs depending on the first mortgage closing requirements.

NSP assistance will be in the form of a deferred payment/equity loan with no monthly payments or interest charges. The City Loan will be paid in full at the time of sale, refinance with cash out, or transfer. Assistance will be up to \$65,000 for a household between 81%-120% of the area median income (AMI) and up to \$100,000 for households below 80% of the AMI. Program income generated by the sale/loan payment will be used to implement additional NSP3 activities.

For every NSP home purchased by a homebuyer with this mortgage assistance, there will recorded Deed Restrictions and/or CCR’ to ensure continued affordability.

Eligible properties will be single family detached homes. All properties must meet the definition of abandoned and/or foreclosed as determine by HUD.

Applicants will be required to complete an 8 hour homeownership counseling class prior to loan closing. All counseling must occur with HUD approved counseling agencies.



Location Description:

Project Name : South Pomona D3

Block Group

060379081058072402901U2

060379081058072402901U3

060379081058072402902U2

Total Neighborhood Housing Units: 1472

Neighborhood NSP3 Score: 18.49

State Minimum Threshold NSP3 Score: 17

Activity Progress Narrative:

No financial assistance has been requested during this quarter

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

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP 3 - 2.1 |
| Activity Title: | Acq/Rehab of Rental Units - LH25% |

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

05/11/2014

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 | \$309,907.00 |
| Total Budget | \$0.00 | \$309,907.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| 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:

This activity will allow the City to provide funding to one or two qualified non profit or for profit Housing Developers to purchase and rehabilitate homes. The Housing Developers will be selected through an RFQ or RFP process. Activities include acquisition, demolition and rehabilitation or reconstruction.

This activity will serve to stabilize the priority area. This activity is intended to provide housing for income-qualified households below 50% AMI. The discount rate for acquisition of rental properties shall be at least 1% discount rate. The units will be Deed Restricted for a period of 15 years.

Location Description:

Project Name : South Pomona D3
 Block Group
 060379081058072402901U2
 060379081058072402901U3
 060379081058072402902U2
 Total Neighborhood Housing Units: 1472
 Neighborhood NSP3 Score: 18.49
 State Minimum Threshold NSP3 Score: 17

Activity Progress Narrative:

No funds have been obligated this quarter. The City has experienced a decline in the number of small multi units available for purchase within the target area. It is the goal of the City to acquire 1 or 2 duplexes for lease to eligible tenants within 50% AMI. The City is also exploring the possibility of implementing a lease to own program if feasible.



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



| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP 3 - 2.2 |
| Activity Title: | Acq/Rehab of SF For-Sale Units - LMMI |

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

05/01/2014

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 | \$602,159.00 |
| Total Budget | \$0.00 | \$602,159.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| 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:

This activity will allow the City to provide funding to one or two qualified non profit or for profit Housing Developers to purchase and rehabilitate homes. The Housing Developers will be selected through an RFQ or RFP process. Activities include acquisition, demolition and rehabilitation or reconstruction. The discount rate for acquisition of properties shall be at least 1% discount rate on individual units.

The housing developer will rehabilitate the unit and will address all code violations, promote energy conservation and/or energy efficiency and eliminate signs of blight. Prior to commencement of the rehabilitation work, Housing Developer will provide the City for review and approval with a scope of the work to be performed. Upon completion of the rehabilitation, Housing Developer will resale the unit to an eligible homebuyer. 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. For every NSP home purchased by a homebuyer with this mortgage assistance, there will be a recorded Deed Restrictions and/or CCR's to ensure continued affordability. Applicants will be required to complete an 8 hour homeownership counseling class prior to loan closing. All counseling must occur with HUD approved counseling agencies. Program income generated by the sale/loan payment will be used to implement additional NSP3 activities.

Location Description:

Project Name : South Pomona D3
 Block Group
 060379081058072402901U2
 060379081058072402901U3
 060379081058072402902U2
 Total Neighborhood Housing Units: 1472
 Neighborhood NSP3 Score: 18.49
 State Minimum Threshold NSP3 Score: 17



Activity Progress Narrative:

No properties have been available during this quarter. The City has not received properties from the NCST in the past couple of months. It is the goal of the City that during the next quarter and with the assistance of the recently approved housing developers, the City will be able to purchase at least 2 units within the target area. The City also continues to monitor the MLS and work with local lenders and agents.

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



Grantee Activity Number: NSP 3 - 3.1

Activity Title: Administration & Planning

Activity Category:

Administration

Activity Status:

Planned

Project Number:

3

Project Title:

Administration and Planning

Projected Start Date:

05/01/2011

Projected End Date:

05/01/2014

Benefit Type:

()

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 | \$123,563.00 |
| Total Budget | \$0.00 | \$123,563.00 |
| Total Obligated | \$0.00 | \$123,563.00 |
| Total Funds Drawdown | \$43,423.61 | \$43,423.61 |
| Program Funds Drawdown | \$43,423.61 | \$43,423.61 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$48,716.43 | \$48,716.43 |
| City of Pomona | \$48,716.43 | \$48,716.43 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

This activity will cover necessary planning and administration costs necessary to administer all aspects of the NSP3 Program.

Location Description:

N/A

Activity Progress Narrative:

Staff continues to monitor the foreclosure activity within the City. Within the last two months, the City has noticed a substantial drop in the number of properties in any stage of foreclosure. The City also developed a Request for Proposal to seek Housing Developers that will partner with the City in the implementation of the NSP. In August 2012, the City Council selected two developers that will acquire, rehab and sell properties to eligible homebuyers. Since the NCST has not provided any inventory in the past couple of months, staff continues to actively seek properties listed in the MLS and/or listed by local agents. Staff is also exploring the possibility of a Consolidated Plan amendment to consider the re-design of the target area. Staff has provided brochures and flyers and has discussed the program with local lenders and agents in order to make the program known and increase opportunities.

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

