

Action Plan

Grantee: Pomona, CA

Grant: B-08-MN-06-0516

LOCCS Authorized Amount:	\$ 3,530,825.00
Grant Award Amount:	\$ 3,530,825.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,423,049.58
Total Budget:	\$ 4,953,874.58

Funding Sources

Funding Source	Funding Type
NSP1	Program Income

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 and 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 for owner occupied SFH or 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 \$1,239,949 under the NSP for families whose incomes do not exceed 50% AMI. Such funds will be targeted for the acquisition of owner occupied or 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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Homeownership Assistance - LMMI	1.1	Homeownership Assistance - LMMI
2	Purchase & Rehabilitate Properties	2.1.1	Acquisition/Rehab of SF For-Sale (LMMI 0-120% AMI)
		2.1.2	Acq/Rehab/Resale of SFH units LH25%
		2.2.1	Acquisition/Rehab of SF Rental (LH-25 0-50% AMI)
		2.2.2	Acq/Rehab of MF Rental Unit (LH-25 0-50% AMI)
		2.2.3	Acq/Rehab MFH Rental Units - LH 25%
3	Demolition of Blighted Structures	3.1	Demolition - LMMI
4	Revelop demolished or vacant	4.1	Redevelopment - LMMI
		4.2	Redevelopment -Public Facility-LMMI
5	Administration	5.1	Administration and Planning
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Homeownership Assistance - LMMI

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

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 1

Projected Start Date:
 01/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed

Project Title:
 Homeownership Assistance - LMMI

Projected End Date:
 09/23/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 115,758.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 115,758.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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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 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%.

Environmental Assessment: COMPLETED

Environmental Reviews: None

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 Type: Acquisition - general	Activity Status: Completed
Project Number: 2	Project Title: Purchase & Rehabilitate Properties
Projected Start Date: 01/01/2009	Projected End Date: 07/30/2013
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 2,008,886.73



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 2,008,886.73

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

6

6

100.00

of Households

6

6

100.00

Proposed Accomplishments

of Housing Units

Total

6

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pomona1

Organization Type

Unknown

Proposed Budget

\$ 2,008,886.73

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 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.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 2.1.2
Activity Title: Acq/Rehab/Resale of SFH units LH25%

Activity Type:
 Acquisition - general

Project Number:
 2

Projected Start Date:
 02/02/2017

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way
Project Title:
 Purchase & Rehabilitate Properties

Projected End Date:
 10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 37,507.93
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 37,507.93

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Pomona2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pomona2	Local Government	\$ 37,507.93

Funding Source Name	Matching Funds	Funding Amount
NSP1	No	\$ 0.00



Location Description:

1174 Casa Vista

Activity Description:

Acquisition, construction and sale of single family home to an eligible low income household (0% - 50% AMI).

Environmental Assessment: COMPLETED

Environmental Reviews: None



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

Activity Type:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 297,853.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 297,853.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

Proposed Accomplishments

of Housing Units

of buildings (non-residential)

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pomona1

Organization Type

Unknown

Proposed Budget

\$ 297,853.22



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 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.

Environmental Assessment: COMPLETED

Environmental Reviews: None



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

Activity Type:

Acquisition - general

Project Number:

2

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Purchase & Rehabilitate Properties

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 325,925.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 325,925.88

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2			0.00

Proposed Accomplishments

of Housing Units

of Properties

Total

2

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pomona2

Organization Type

Local Government

Proposed Budget

\$ 180,000.00

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 Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2.2.3
Activity Title: Acq/Rehab MFH Rental Units - LH 25%

Activity Type:
 Acquisition - general

Project Number:
 2

Projected Start Date:
 07/31/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Completed

Project Title:
 Purchase & Rehabilitate Properties

Projected End Date:
 07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 578,662.13
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 578,662.13

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Housing Units	4
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Pomona2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pomona2	Local Government	\$ 578,662.13

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 Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3 / Demolition of Blighted Structures

Grantee Activity Number: 3.1
Activity Title: Demolition - LMMI

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective

Activity Status:

Cancelled

Project Title:

Demolition of Blighted Structures

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00



for NSP Only

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pomona1	Unknown	\$ 0.00

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 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.

Environmental Assessment:

Environmental Reviews: None



Project # / Title: 4 / Revelop demolished or vacant properties

Grantee Activity Number: 4.1
Activity Title: Redevelopment - LMMI

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

4

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Revelop demolished or vacant properties

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 509,624.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 509,624.23

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of public facilities

of Properties

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pomona1

Organization Type

Unknown

Proposed Budget

\$ 509,624.23



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 Description:

The City acquired an abandoned duplex located at 563-565 N. Mountain View Avenue(Census Tract #4027.024). The property is located within the CDBG Low/Mod Area and within the NSP1 eligible area. After substantial rehabilitation, the building will be converted into a community center with organized recreational activities benefiting the area residents.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 4.2
Activity Title: Redevelopment -Public Facility-LMMI

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

4

Projected Start Date:

08/07/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Revelop demolished or vacant properties

Projected End Date:

12/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 584,424.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 584,424.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of public facilities

of Properties

Total

1

1

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pomona2

Organization Type

Local Government

Proposed Budget

\$ 584,424.00

Location Description:

1390 E Mission Boulevard

Activity Description:



The City will acquire the property to be use as the annex to the future Centralized Services Center / Emergency Shelter site adjacent to the property at 1400 E Mission Blvd. The total acquisition is \$861,300 with \$316,876 from the City's Water Resources Department. The subject property is approximately 1.34. acres in size and improved with 7 single story bungalows. The City Council held a public hearing on August 7, 2017 and approved the amendment to the Action Plan. It is projected that escrow will close by December 2017.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 5 / Administration

Grantee Activity Number: 5.1
Activity Title: Administration and Planning

Activity Type:

Administration

Project Number:

5

Projected Start Date:

04/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 495,232.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 495,232.46

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pomona1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pomona1	Unknown	\$ 495,232.46

Location Description:

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

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Supporting Documents

Document City of Pomona Approval Ltr transfer PI .pdf

Action Plan Comments:

Reviewer - Returned to grantee to include activities and narratives.



- Reviewer - Accepted and Approved 2/15/11 hjb
- Reviewer - Regular Amendment - \$3,000 moved from one activity to another, both of which are acquisition/rehab activities (2.2.2 and 2.2.3) Acceptable and Approved 3/30/11 hjb
- Reviewer - Budget Change by Grantee. Confirmed that Grantee has documentation in file. Approved 9/29/11 mea.
- Reviewer - Budget changes for Program Income to accommodate new release:
 Activity 1.1 Budget increased by \$166,223
 Activity 2.1.1 Budget increased by \$27,405.70
 Activity 5.1 Budget increased by \$55,685.20
 Activity 4.1 National Objective changed from LMMH to LMMI, Public Facility. The household performance data will be corrected in the upcoming QPR. The original Action Plan was identified and approved as redevelopment and it was indicated as LMMA. Through later reviews we were asked to change it to LMMI and now we are modifying it back to the original intent of LMMA to reflect the actual activity which was redevelopment into a public facility.
 Closed out Activity 4.1 and the unobligated funds distributed to activities 2.1.1 and activity 2.2.3. Although the final obligation and disbursement is \$511,035.23 we are not able to decrease the project budget or the activity as it is giving us an error message that the project budget must be greater than or equal to the amount available from the associated grant.
 All changes approved. 12/19/11 mea
- Reviewer - Grantee made minor budget amendment: moved \$14,000 from activity 2.1.1 to activity 2.2.3. Information was noted in the file, will be noted in the next QPR and it is in compliance with the Citizen Participation Plan. Approved MEA 1/23/12.
- Reviewer - Grantee corrected error PI budgeting hjb 4/26
- Reviewer - Activity status not revised for the following activities: 1.1, 2.1.1, 2.2.2, and 3.1. Rejected. EOO. 10/25/12.
- Reviewer - Grantee changed individual activity statuses to the appropriate designation. Approved. EOO. 10/31/2012.
- Reviewer - the subject Action Plan Amendment is to budget and allocate the last of the PI that we previously received (\$722,415.) All the funds were allocated to Project 2 Activity 2.1.1 for Acquisition, Rehabilitation and Resale and \$72,241 to Project 5 Activity 5.1 to continue to administer the NSP1 program. Grantee also closed out activities 2.2.1, 2.2.2, 2.2.3 and 4.1 and unappropriated a small amount of unused funds into activity 2.1.1. Public notice was published on October 29, 2012 and the City Council held a public hearing on November 19, 2012. No public comments were received. All these actions will be reported in the current QPR. Approved. EOO. 11/28/12.
- Reviewer - Substantial Amendment approved on January 28, 2013 to add new NSP1 target area. Approved by EOO for CVC. 3/29/13.
- Reviewer - Reviewer: Daysi Hernandez - Activity description and location updated for Activities 2.1.1, 2.2.1, 2.2.2 and 2.2.3 to be consistent with original, approved action plan. A current timeframe and confirmation of additional, previously approved census tracts was included. Also, status of Activity 3.1 changed from planned to canceled, and status of Activity 4.1 changed from underway to completed. Approved 07/18/13 DCH
- Reviewer - Description for Activity 4.1 amended to accurately reflect true activity. Approved by EOO for CVC. 10/30/13.
- Reviewer - Technical amendment to account for program income receipted. Increased budget amounts for Activities 2.1.1 Purchase and Rehab of Properties (LMMI); Activity 2.2.1 Purchase & Rehab of Properties (LH25); and 5.1 Administration. Approved. CVC. 10.21.2014.
- Reviewer - Technical Amendment to update Activity budgets (2.1.1, 2.2.1, 5.1) for program income received. CVC. 10.30.2014

- Reviewer - NSP1 Approved by City Council 7-6-2015 Updated Budget in DRGR
 Activity 2.1.1 - 120%AMI 65% \$ 4,985.00 \$2,496,454.78
 Activity 2.2.1 - 50% AMI 25% \$ 1,918.00 \$ 354,454.22
 Activity 5.1 - Admin 10% \$ 767.00 \$ 503,649.20
 \$ 7,670.00 . Approved. RMD. 7/16/15.
- Reviewer - Program income we received. The budget for three activities were increased as follows:

 NSP1 City Council approved on 05-02-16
 Activity 2.1.1 - 120%AMI 65% \$ 5,538.00
 Activity 2.2.1 - 50% AMI 25% \$ 2,130.00
 Activity 5.1 - Admin 10% \$ 852.00
 TOTAL \$ 8,520.00 Approved. RMD. 2/26/16.
- Reviewer - Budget updates. RMD. Approved. 10/25/16.
- Reviewer - Update the budget for interest income received in the amount of \$3,214.46. Approved. RMD. 11/15/16.
- Reviewer - Grantee submitted revised Action Plan for review and approval. The changes that we made to the NSP 1 fund was to reduce the estimated Program Income from \$1,714,169.44 to the actual Program Income as of today of \$1,511,292.18. Closed out two activities (2.2.1 & 2.2.3) that were closed a while back but still have balances in the system. Approved RMD. 3/22/17.
- Reviewer - Budget modification. Approved. RMD. 4/14/17.
- Reviewer - The Plan reflects the reduction in program income that will be transferred to the CDBG.
- Reviewer - upload supporting documents. Other budget items already updated. Approved. RMD. 5/31/17.
- Reviewer - Updating budget. Approved. RMD. 10/10/17.
- Reviewer - Updating DRGR for close out. Approve. RMD. 8/14/18.
- Reviewer - Updating QPRs and Action Plan in preparation for closeout. Revision to activity 2.1.2 acq/rehab /resale LH 25% from \$40,000 to \$37,507.93 to match the actual drawdown. Approved. RMD. 9/7/18.
- Reviewer - Budget modifications for close out. Approved. RMD. 9/11/18.
- Reviewer - Budget modifications in prep for close out. Approved. RMD. 10/12/18.

Action Plan History

Version	Date
B-08-MN-06-0516 AP#1	06/28/2010
B-08-MN-06-0516 AP#2	09/29/2011
B-08-MN-06-0516 AP#3	12/19/2011
B-08-MN-06-0516 AP#4	01/23/2012
B-08-MN-06-0516 AP#5	04/26/2012
B-08-MN-06-0516 AP#6	10/31/2012
B-08-MN-06-0516 AP#7	11/28/2012
B-08-MN-06-0516 AP#8	03/29/2013
B-08-MN-06-0516 AP#9	07/18/2013



B-08-MN-06-0516 AP#10	10/30/2013
B-08-MN-06-0516 AP#11	10/21/2014
B-08-MN-06-0516 AP#12	10/30/2014
B-08-MN-06-0516 AP#13	07/16/2015
B-08-MN-06-0516 AP#14	07/26/2016
B-08-MN-06-0516 AP#15	10/25/2016
B-08-MN-06-0516 AP#16	11/15/2016
B-08-MN-06-0516 AP#17	03/22/2017
B-08-MN-06-0516 AP#18	04/14/2017
B-08-MN-06-0516 AP#19	05/31/2017
B-08-MN-06-0516 AP#20	05/31/2017
B-08-MN-06-0516 AP#21	10/10/2017
B-08-MN-06-0516 AP#22	08/14/2018
B-08-MN-06-0516 AP#23	09/07/2018
B-08-MN-06-0516 AP#24	09/11/2018
B-08-MN-06-0516 AP#25	10/12/2018

