



City of Pomona
Planning Division
505 South Garey Avenue
Pomona, CA 91766
Phone: (909) 620-2191
Fax: (909) 469-2082

MILLS ACT PROGRAM APPLICATION

GENERAL REQUIREMENTS (Print or Type)

Property Owner: Jeffrey Geibel, Dana Geibel
Address: 350 East McKinley Avenue, Pomona, CA 91767
Telephone No.: (909) 538-8019 Fax No.: -
(909) 538-8563 JeffGeibel@GMail.com
DanaGeibel@GMail.com

Applicant: Jeffrey Geibel, Dana Geibel
Address: 350 East McKinley Avenue, Pomona, CA 91767
Telephone No.: (909) 538-8019 Fax No.: -
(909) 538-8563

Applicant's Representative: _____
Address _____
Telephone No.: _____ Fax No.: _____

(staff use only)

File No.: _____

Related Files: _____

Date: _____

Rec'd by: _____

Fees Paid: _____

Receipt No.: _____

TYPE OF REVIEW REQUESTED (Please check all applicable boxes)

☒ New Mills Act Contract ☐ Mills Act Contract Non-renewal ☐ Mills Act Contract Cancellation

PROJECT DESCRIPTION (Include information on how project is consistent with the program objectives. Attach additional sheets if necessary)

To restore and preserve our home we will need to paint the interior and exterior, including removing of a lot of flaking paint. We also need to refinish our heavily trafficked wood floors. If the Mills act can help us with the costs of these projects it will be greatly appreciated. To repair and paint the whole exterior and interior as well as refinish the floors is a large expense.

Note, beyond the plans to paint outlined in this application, we have other plans to preserve and restore the home including repeated termite inspections with possible treatment, refinishing the front door, repairing gates, repiping due to corroded steel plumbing, repairing our many broken sash cords within our double-hung windows, and repairing or replacing a damaged tub. With so much to do to maintain the property, again, help from the Mills Act would be greatly appreciated



Project Location / Zoning Information

PROJECT LOCATION

General Location/Address of Project: 350 East McKinley Avenue, Pomona, CA 91767

Assessor's Parcel No.: ID No: 8339-008-002

ZONING / LAND USE INFORMATION

Existing Zoning: R-1-6000

Existing General Plan Land Use: Single Family (min lot size 6000 sq ft)

Historical Resource Designation Type: **Local** **State** **National** Date of Designation: April 9, AD2004

Located in Historic District:

Y

N

Name of District: Lincoln Park Historic District

Contributing Structure:

Y

N

Exempt Structure:

Y

N

Single Historic Landmark:

Y

N



Financial Analysis Form

FINANCIAL ANALYSIS FORM

Please complete the following form. See instructions for completing the form following this page.

Property Address: 350 East McKinley Avenue, Pomona, CA 91767

	current year	year two	year three	year four	year five	year six	year seven	year eight	year nine	year ten		EXPLANATION
Step 1: Determine Annual Income of Property												
1.	Monthly Rental Income	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	Even if a property is owner-occupied, an estimated monthly rental income is needed as a basis for this worksheet formula.
2.	Annual Rental Income	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	Line item # 1 X 12 months
Step 2: Calculated Annual Operating Expenses												
3.	Insurance	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129	Fire, liability, etc.
4.	Utilities	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	Water, gas, electric.
5.	Management	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	
6.	Other Expenses	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	Do not include property taxes and mortgage payments.
7.	Total Annual Expenses	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	\$9,634	Add lines 3 through 6.
Step 3: Determine Net Operating Income												
8.	Net Operating Income	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	\$23,366	Line 2 minus Line 7.



		current year	year two	year three	year four	year five	year six	year seven	year eight	year nine	year ten	
Step 4: Determine Capitalization Rate												
9.	Interest Component	4.20%	4.20%	4.20%	4.20%	4.20%	4.20%	4.20%	4.20%	4.20%	4.20%	Average of the rates determined by the State Board of Equalization over the past five years = 4%**
10.	Historical Property Risk Component	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	Single family home = 4% All other property = 2%
11.	Amortization Component	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	If the life of the improvements is 20 years, use $100 \times 1/20 = 5\%$
12.	Property Tax Component	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	.01 times the assessment ratio of 100% = 1%
13.	Capitalization Rate	14.2%	14.2%	14.2%	14.2%	14.2%	14.2%	14.2%	14.2%	14.2%	14.2%	Add lines 9 through 12.
Step 5: Determine Estimated Tax Savings												
14.	Mills Act Assessment Value	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	\$164,549	Line 8 divided by line 13.
15.	Mills Act Taxes	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	\$1,645.50	Line 14 x .01
16.	Current Taxes	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	\$5,385.00	General tax levy only – don't include voted indebtedness or direct assessments.
17.	Estimated Tax Savings	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	\$3,739.51	Line 16 minus line 15.
18.	ESTIMATED TOTAL SAVINGS OVER TEN YEAR PERIOD = \$37,395											Sum of all figures in line 17.

**Rates for past five years: 2018 = 4.00%; 2017 = 3.75%; 2016 = 4.25%; 2015 = 4.25%; 2014 = 4.00% (Source: Board of Equalization)

Assumptions: Appraised home value \$525,000



Restoration, Rehabilitation and Preservation Plan

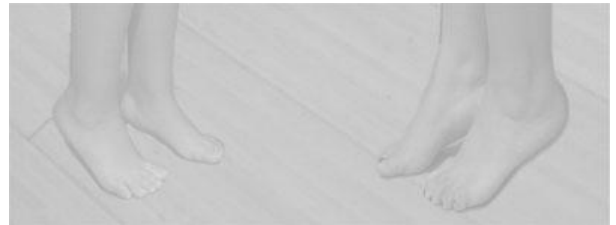
RESTORATION, REHABILITATION AND PRESERVATION PLAN (attach additional sheets if necessary)

A Restoration, Rehabilitation and Preservation Plan is required for the processing of the Mills Act program application. At a minimum, the Restoration, Rehabilitation and Preservation Plan must include the following:

1. A list and detailed written description of all work to be completed within the first ten years of the contract period.
2. For all work to be completed during the first ten years of the contract, the year in which the work will be completed must be identified.
3. For all work to be completed during the first ten years of the contract, cost estimates must be provided. (Cost estimates are subject to verification by City staff.)
4. Fully labeled photographs of the following must be provided:
 - a. Front of the main building and its relationship to the public right-of-way (street, parkway, sidewalk)
 - b. Each elevation of all buildings on the property;
 - c. The interior of any room where any work is proposed;
 - d. Structural and architectural details of any building proposed to be restored, rehabilitated or preserved; and
 - e. Any portions of the property where landscaping or paving work is proposed.
5. Plans, drawings, material samples, brochures, etc. as needed to depict the location and characteristics of all proposed work.
6. Additional information may be required during the review process for clarification.

Please fill in the table below by indicating the year in which the work will be done, the type of work proposed, a detailed description of the work, and the estimated cost of the work.

Year		Type of Work	Description of Work	Estimated Cost
1.	2024	Exterior Painting	Full exterior painting due to fading, paint flaking, and aging.	\$22,440.00
2.	2026	Refinish Wood Flooring	Sand & finish 1,166 sq.ft. 3 bedrooms, hallways, living room & dinning room area	\$5,900.00
3.	2028	Interior Painting	Full interior painting due to dirt, damage, and aging.	\$13,050.00
4.				



www.mariodiazflooring.net (323)816-8390 E-MAIL: info@mariodiazflooring.net

INVOICE

CUSTOMER INFO		JOB SITE
Name:	Jeff Geibel	350 E.Mckinley ave. Pomona,CA. 91767
Address:	909-538-8019	
Phone:		

DESCRIPTION	AMOUNT
Sand & finish 1,166sq.ft.3 bedrooms,hallways, living room & dinning room area natural color with 3 top coats of oil base modified polyurthane.	
Labor & material	\$5,900
Install new kitchen floor area with new waterproof Luxury vinyl click system 165 sq. Feet	
Labor & material	\$1,500
Total	\$7,400
Material Deposit	
Progress Payment	
Additional	
Balance Total	

Sign: _____ Date: _____

INSTALL, SAND, FINISH, WOOD STARIRS & MOLDINGS
HARWOOD FLOOR SPECIALIST

LICENSE AND BONDED Lic#877412



Home2Renovate

EST. 1992 | LIC. 635033-B

Investment Review

Date: 9/23/20

Rep(s): Michael Cuceras

Cust. Name(s): Jeffery & Dana Griebel

Address: 350 E. McKinley Ave.
Pomona, CA 91767

~~Retail Price:~~ _____

~~Savings for Today:~~ _____

(EXTERIOR)

(INTERIOR)

~~CoolWall~~

Reg. Paint

Int. Paint

Investment for Today: ~~\$16,350~~

\$22,440

\$13,050

Option 1: Cash/Check/Credit Card/HELOC	Option 2: Payment Plan
10% Deposit: <u>\$1,000</u>	10% Deposit: \$1,000
30% Rescope Payment: \$450 / 7146 / 4,016	\$488 / \$429 / \$241
30% Phase 1 Payment: \$450 / 7146 / 4,016	
Balance upon Completion: \$450 / 7146 / 4,016	

60
months

Prices include taxes, material, labor & ~~wash~~ warranties

Pale Cadet, Brital Blue, Pearl White

{Base: Dunn-Edwards Paints}
{Trim: Dunn-Edwards Paints}



350 E. McKinley Avenue



B A S E

T R I M

Silver Fox
DE6289

Warm White
DEW380

Old Mill
DEA185