

2015 Gaps Analysis Update

Housing beds are calculated based on the maximum number of people that could inhabit each unit. It is recognized that not all units can be fully optimized due to family sizes. Pomona and the East San Gabriel region has a total of 2,143 beds/units available to the homeless in Pomona. These are comprised as follows:

#	Type of Housing/Beds
300	Winter Shelter (Seasonal)
92	Emergency Shelter Beds
319	Transitional Housing Beds
7	Rapid Re-Housing Units
75	Rapid Re-Housing Rental Assistance
162	Permanent Supportive Housing Units
75	Permanent Supportive Housing Rental Assistance
876	Affordable Housing Units for Seniors
237	Affordable Housing Units for Families
894	Housing Choice Voucher Rental Assistance (Waiting List in Effect)
84	2016 Projected Affordable Housing Units for Senior
46	2016 Projected Affordable Housing Units for Families
173	2016 Projected Affordable Housing Units for Special Needs Households
50	New Funding Application for Rapid Re-Housing Rental Assistance

HOUSING TYPES DEFINED

Emergency Shelter

This includes Beds, cots or mats that are: 1) located in a residential homeless facility or, 2) beds located in a motel or hotel made available through voucher forms of payments for those who are homeless or, 3) beds located in a church or other facility.

- Year-round Emergency Shelter Beds
Beds that are in service and available throughout the year.
- Voucher/Seasonal/Overflow Emergency Shelter Beds
Beds or vouchers or other housing available on an occasional basis (approx. 3 months annually), shelter provided only during inclement weather.

Transitional Housing Beds

Transitional Housing Beds are for the most part funded through HUD to move homeless families or individuals to permanent housing within a 24 month period.

Rapid Re-housing Provider Programs

Rapid Re-housing offers short-term (up to 3 months) and/or medium-term (3-24 months) rental assistance to help homeless households move as quickly as possible to permanent housing and achieve stability in that housing. This rental assists is only for those who are literally homeless at entry and moved to permanent housing.

Permanent Supportive Housing for Persons with Disabilities

Provides rental assistance for hard-to-serve homeless persons with disabilities (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) in connection with supportive services funded from sources outside the program.

Affordable Housing Beds not supported with Housing Choice Vouchers (Section 8)

Housing is considered affordable when the monthly rent or monthly mortgage payment (including taxes and insurance) is less than 30% of monthly median family income for Los Angeles County, adjusted for family size.

Affordable housing, and who qualifies for that housing, can also be determined by the source of funding used to acquire or develop the housing units. HOME funds, NSP funds, Tax credits, Section 202 (senior) etc. each have their own eligibility requirements that limit who can be housed in the units of the funded project.

The City of Pomona, through the Pomona Housing Authority, administers 894 Housing Choice Vouchers which help to house families with very low incomes. The Housing Choice Voucher program has a waiting list and does not anticipate re-opening for enrollment during the next 12 months. Housing Choice Vouchers can be used to house homeless families, but only if those families are on the current established waiting list. Currently, 17% or 669 of those on the HCV waiting list claimed to be homeless at the time of application.

Many of the emergency shelter and transitional housing beds are currently housing the 324 homeless persons identified as sheltered homeless persons in the 2015 Point in Time Homeless Count.

It is reasonable to estimate that the 2,143 beds operate at 75-100% capacity, depending upon the program. Factoring in A) the % of beds reported by agencies as used to house Pomona homeless averaged across each category, B) the of a number of these units that will house Pomona homeless, C less 75% reduced maximization of available units, D) reduced by 25% to reflect 75% average capacity being used at any given time, results in 194 available beds across all categories at any given time.

A detailed Housing and Services inventory is available below.

Bed Availability

	Total Beds	A % Used for Pomona	B For Pomona Homeless	C Less unit maximization of 75%	D 25% capacity available
HOMELESS SHELTER BEDS	92 Year Round	35%	32	24	6 Year Round
	325 Seasonal	50%	163	122	41 Seasonal
TRANSITIONAL HOUSING BEDS	319	55%	175	131	44
RAPID RE-HOUSING BEDS	7	90%	6	5	1
RAPID RE-HOUSING RENTAL ASSISTANCE	75	100%	75	56	19
PERMANENT SUPPORTIVE HOUSING BEDS	162	75%	122	91	31
PERMANENT SUPPORTIVE HOUSING RENTAL ASSISTANCE	75	100%	75	56	19
AFFORDABLE SENIOR HOUSING BEDS	876	50%	438	329	109
AFFORDABLE FAMILY HOUSING BEDS	237	50%	119	89	30
TOTAL AVAILABLE BEDS	2168	67%	1,205	903	300

2015 Point in Time Count: 912 homeless persons (324 sheltered/588 Unshelterd)

Beds Need: 588 beds Beds Available: 300 Gap in Beds: 288

SUMMATION OF GAPS ANALYSIS

912 homeless persons lived within the City of Pomona as of January 2015. Of those counted, 588 were found to be unsheltered. The beds available within the region to house homeless persons from Pomona are approximately 300, leaving a gap of 288 beds to meet the need. Of the beds available, 41 are available seasonally only.

The greatest challenge agencies and the City face in moving homeless people from the streets to housing is the lack of affordable housing available to those with extremely low incomes.

Homeless people identified the need for jobs and increased income as the greatest need that would help them to obtain and sustain housing.

POMONA HOMELESS HOUSING AND SERVICES INVENTORY

COC Component	Organization	Subpopulation	Maximum Number of Beds	% Pomonans	CITY LOCATION
Emergency Beds	LAHSA/Volunteers of America	Single Adults	125	51-75%	Pomona
	LAHSA / ESVCH	Single Adults	200	0-25%	Hacienda Heights
	American Recovery	Substance Abuse, Adults w/Children	3	26-50%	Pomona
	American Recovery	Sub Abuse, Adults Only	20	26-50%	Pomona
	Inland Valley Hope Partners	Families with Children	19	0-25%	Pomona
	Inland Valley Hope Partners	Single Woman	1	0-25%	Pomona
	San Gabriel Valley Center	Families with Children	14	51-75%	El Monte
	House of Ruth	DV / Women w/ Children	30	0-25%	Confidential
	House of Ruth	DV / Women only	5	0-25%	Confidential
TOTAL HOMELESS SHELTER BEDS			417	50% / 35%	

COC Component	Organization	Subpopulation	Maximum Number of Beds	% Pomonans	CITY LOCATION
Transitional Beds	American Recover	Substance Abuse /Families with Children	10	26-50%	Pomona
	American Recover	Single Adults	15	26-50%	Pomona
	Prototypes	65 Women w/Children	65	0-25%	Pomona
	Victory Outreach	Men, Religious Req	68	76-100%	Pomona
	Victory Outreach	Women, Religious Req	12	76-100%	Pomona
	St. Anne's Transitional Home for Soldiers	Veterans, elderly, dual-diagnosis	5	26-50%	Diamond Bar
	East San Gabriel Valley Coalition for the Homeless	Families w/ Children	4	0-25%	Hacienda Heights
	House of Ruth	DV, Women w/ Children	20	0-25%	Confidential
	TriCity Mental Health	Mental Health, Adults w/ children	1	76-100%	Pomona
	TriCity Mental Health	Mental Health, Adults only	9	76-100%	Pomona
	TriCity Mental Health	Mental Health, Chronically Homeless	3	76-100%	Pomona
	Foothill Family Shelter	Adults with Children	76	0-25%	Upland
	Total Restoration Ministries	Chronically Homeless	25	26-50%	Pomona
	VOALA	Adults only	6	51-75%	Pomona
TOTAL TRANSITIONAL HOUSING BEDS			319	55%	

COC Component	Organization	Subpopulation	Maximum Number of Beds	% Pomonans	CITY LOCATION
Rapid Re-housing Beds	Crossroads	Women only, Exiting Prison	7	76-100%	Pomona
RRH Rental Assistance	City of Pomona	Homeless Persons	75	100%	Pomona
TOTAL RAPID RE-HOUSING BEDS			82	90%	
Permanent Supportive Housing	Prototypes	Substance Abuse, Women w/Children	50	0-25%	Pomona
	Prototypes	SA, S&C Wom/children	56	0-25%	Pomona
	TriCity Mental Health	Mental Health, Adults w/ Children	4	76-100%	Pomona
	TriCity Mental Health	MH, Adults only	6	76-100%	Pomona
	TriCity Mental Health	MH, Chronically Homeless	1	76-100%	Pomona
	TriCity Mental Health	MH, S&C, Adults w/ Children	22	76-100%	Pomona
	TriCity Mental Health	MH, S&C, Adults Only	22	76-100%	Pomona
	TriCity Mental Health	MH, S&C, Chronically Homeless	1	76-100%	Pomona
Permanent Supportive Housing Rental Assistance	City of Pomona	Homeless Households	75	100%	Pomona
TOTAL PERMANENT SUPPORTIVE HOUSING BEDS			237	75%	

COC Component	Organization	Subpopulation	Maximum Number of Beds	% Pomonans	CITY LOCATION
Affordable Housing	Las Brisas	Over 62	80	26-50%	Pomona
	La Esparanza	Over 62	70	26-50%	Pomona
	Tivoli Plaza	Senior-Low Income	63	26-50%	Pomona
	Emerson Village	Seniors/Disability	165	26-50%	Pomona
	Pacific Villas	Senior-Low Income	132	26-50%	Pomona
	Park Apartments	Senior-Low Income	192	26-50%	Pomona
	Portofino Villas	Senior-Low Income	174	26-50%	Pomona
	Serenity Villas	Senior-Low Income	174	26-50%	Pomona
	Drake Manor	Very Low Income	110	26-50%	Pomona
	Tivoli Plaza	Low-Mod Families	27	26-50%	Pomona
	Park Apartments	Low-Mod Families	100	26-50%	Pomona
	<i>City of Pomona Housing Choice Vouchers</i>	<i>Low Income Families and Individuals</i>	0	100%	854 vouchers Pomona
TOTAL AFFORDABLE HOUSING BEDS			1,113 876 Senior 237 Families	50%	

TOTAL BEDS AVAILABLE	2,168
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NEW AFFORDABLE HOUSING PROJECTS TO BE BUILT IN 2016-2017

There are five affordable housing projects currently projected to be built in Pomona between 2016 and 2017. All of these projects have targeted affordability at 80% or below of the Area Median Income (AMI). Many of the units to be built have targeted affordability at very low (50% AMI) or extremely low (35% AMI) households. The total of 303 below represent household units, not individual bed counts and therefore could possibly house more than one person. Because all rental housing falls under the Fair Housing Act, 100% occupancy cannot be reserved for “Pomona Only” persons, but most of these projects will market units locally first or are connected with a local service agency that will have first choice at open units.

In addition, the City of Pomona, in partnership with VOALA, has applied to HUD for new Rapid Re-Housing Rental Assistance funds for FY 2016-2017. If approved, this new program will provide an additional 50 units of affordable housing through rental assistance. These funds are targeted to house those homeless families that are identified by the Pomona Street Outreach Team.

In addition to these affordable housing projects, there are over 300 market rate rental units projected to be built in Pomona over the next two years. Some of these market rate units could be made affordable through rental assistance programs such as Housing Choice Voucher, Permanent Supportive Housing, and Rapid Re-Housing.

COC Component	Organization	Subpopulation	Maximum Number of Units	CITY LOCATION
Projected Affordable Housing Units	Related Company/Tri City	Special Needs/Families	62	Pomona
	Clifford Beers/Tri City	Special Needs/Supportive Housing	50	Pomona
	AMCAL	Special Needs/Veterans	61	Pomona
	LINC/Mosaic	Families	46	Pomona
	Integrity Housing	Seniors	84	Pomona
TOTAL PROJECTED AFFORDABLE HOUSING UNITS			303	

New Rapid Re-Housing Application	City of Pomona/VOALA	Homeless Families/Individuals	50	Pomona
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