

PERMANENT LOCAL HOUSING ALLOCATION PLAN 2019-2023
§302 (c)(4) PLAN - AMENDMENT
THE CITY OF POMONA

Eligible Applicant Type	Entitlement
Local Government Recipient of PLHA Formula Allocation	City of Pomona
2020 PLHA Formula Allocation	\$1,068,445
2021 PLHA Formula Allocation	\$1,660,695
Approximate PLHA Formula 5 Year Allocation	\$6,410,670

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities

The City of Pomona plans to use its PLHA funding for 3 eligible activities: 1) To predevelop, develop, acquire, rehabilitate and preserve affordable rental and ownership housing, including accessory dwelling units; 2) to make downpayment assistance loans to low-and moderate-income households to buy affordable homes; and 3) to provide match funds to the San Gabriel Valley Regional Housing Trust (SGVRHT), for eligible projects identified by the City. SGVRHT will match PLHA funding. Beneficiaries of match funds to SGVRHT will be households with incomes not exceeding 80% of AMI.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI)

The City will fund the East End Village Project, with Cesar Chavez Foundation as developer. Some 123 units of this 125-unit housing project (2 are exempt managers' units) will benefit previously homeless individuals, veterans and families earning no more than 60% of AMI. The City will also provide loans to rehabilitate and/or construct ADUs. For this program, the City will require that the ADUs/JADUs be rented to tenants who are earning no more than 80% of AMI for a period of five years after project completion. Some of them may have incomes at 60% of AMI and below. To ensure targeting of tenants with incomes earning no more than 60% of AMI, collaboration with the Pomona Housing Authority will be established to encourage owners with completed units to become a participating landlord in the Section 8 Voucher Program. For the down payment assistance program, the City will provide subsidy layering with other funding sources (i.e. HOME Program) to enable families with incomes at 60% of AMI to afford a single family home.

Funds will also be used as match to the San Gabriel Valley Regional Housing Trust. For Year 2 of the PLHA Plan's implementation, the City's matching funds will go towards the Prisma Affordable Artist Loft Apartments, with National CORE as developer. Some 74 units of this 75-unit project (1 unit is exempt manager's unit) will benefit residents

<p>earning no more than 60% of AMI, with 8 units reserved as permanent supportive housing and 10 units for developmentally disabled individuals. The City will ensure that funding used as match with the SGVRHT would go towards similar projects that will benefit low-income families earning no more than 80% of AMI.</p>		
<p>§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.</p>		
<p>The City of Pomona's 5-Year PLHA Plan is consistent with the following goals and activities of our 2013-2021 Housing Element: 1) Increase opportunities for homeownership in recognition of its contribution to neighborhood investment, maintenance and stability; 2) Support the construction of multi-family housing in close proximity to transit, employment centers, shopping, schools, community facilities and public services; 3) Encourage single-family and multi-family infill development integrated into and compatible with surrounding neighborhood; 4) Maintain the supply of rental housing available to low- and moderate-income households; 5) Support programs that provide decent and affordable housing to accommodate State identified special needs groups - female headed households, seniors, the disabled, large families and the homeless-with emphasis on groups having a more significant presence in Pomona; 6) Continue providing low-interest loans and/or grants for the rehabilitation of housing that services lower-income households; and, 7) Pursue funding available for appropriate workforce housing and the construction and rehabilitation of lower-income housing.</p>		
<p>Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))</p>		
<p>§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.</p>		
<p>§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.</p>	<p>Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing</p>	<p>10%</p>
<p>For the first year of Plan Implementation, 40% (approximately \$406,009) of the 2020 PLHA Annual Allocation will be provided to Cesar Chavez Foundation for the East End Village project. This project includes 125 housing units dispersed among 3 buildings, a community clinic, a pocket park and a community center. Some 123 units will be set-aside for families earning no more than 60% of AMI. PLHA funding will also provide loans to create an accessory dwelling unit or to convert existing structures into an ADU. Through this program, the City hopes to expand the supply of affordable rental housing, while providing low-income homeowners with an income stream through monthly rental payments. To qualify, the owner must have incomes at 80% or below of the Los Angeles county median income. For five years after project completion, the owner must rent the newly created unit (or the main unit) to a tenant earning no more than 80% of AMI</p>		

For year 2 of Plan implementation, 40% of the 2021 PLHA Annual Plan Allocation will fund the Prisma Affordable Artist Loft Apartments, with SGVRHT matching the City funding. The project is a 75-unit, one, 4-story building, to be located in downtown Pomona. As such, residents will have access to downtown Pomona Metrolink station, services and retail, and is adjacent to arts

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Affordable Housing Activity		Rental: Development	Rental: Development	Rental: Development	Rental: Development	
\$302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity		40%	40%	40%	40%	TOTAL
\$302(c)(4)(E)(ii) Area Median Income Level Served		60%	80%	80%	80%	
\$302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only		472	N/A	N/A	N/A	472
\$302(c)(4)(E)(ii) Projected Number of Households Served		2	TBD	TBD	TBD	2
\$302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)		55 yrs	55 yrs	55 yrs	55 yrs	
\$302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.						
Discussion with the SGVRHT regarding the Prisma Affordable Artist Loft Apartment is on-going. Possible award of funds is anticipated during the second or third quarter of FY 21-22.						

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.						
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.				Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)		10%
PLHA funding will be used for the City's First Time Homebuyer Program. The current program provides a second silent loan of up to \$100,000 to families earning no more than 80% of AMI to purchase their first homes. With the PLHA funding, the program will be expanded to benefit first time homebuyers earning between 80% to 120% of AMI. In addition, PLHA funding will be combined with existing fund sources to allow families earning 60% of AMI and below to afford buying a home.						
Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).						
Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Homeowner Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	20%	20%	20%	20%	20%	TOTAL
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%	120%	
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	0	0				
§302(c)(4)(E)(ii) Projected Number of Households Served	2	2	2	2	2	10
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	15 years existing ; 20 years new construction	15 years existing ; 20 years new construction	15 years existing; 20 years new construction	15 years existing; 20 years new construction	15 years existing , 20 years new construction	

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Program guidelines, policies and procedures are in place; minor revision required. Partnerships with mortgage lenders, real estate agents have been established. This program can be implemented upon execution of Standard Agreement with HCD.