

# ANNUAL ACTION PLAN

2022/  
2023 | CITY OF  
POMONA

PRESENTED TO  
U.S. DEPARTMENT OF HOUSING &  
URBAN DEVELOPMENT

PREPARED BY  
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AS APPROVED BY CITY COUNCIL ON TBD

*cityofpomona.gov*

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Pomona's One Year Action Plan for Fiscal Year (FY) 2022-2023 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved 2018-2023 Consolidated Plan. These activities will be addressed using funds received for the (FY) 2022-2023 program year under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) Programs. This Action Plan is a yearly funding plan.

The primary purpose of CDBG funds is to benefit persons who earn less than 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate income areas were determined by the 2010 Census. Eligible activities include, but are not limited to, public service activities, infrastructure improvements, park improvements, code enforcement and housing improvement programs.

HOME funds are used for the preservation and creation of affordable housing. Eligible activities include:

- Single-Family Housing Rehabilitation
- Multi-Family Housing Rehabilitation
- First-Time Home Buyer Programs
- Tenant-Based Rental Assistance.

ESG funds will be used to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.

Activities detailed in the Plan meet one of the following objectives:

- Benefit low to moderate-income persons;
- Aid in the prevention or elimination of slums or blight;
- Meet community development needs having a particular urgency;
- Create or preserve affordable housing (HOME); and,

- Provide services, shelter, and housing assistance to the homeless and support data collection, recordkeeping, input and management into the Homeless Management Information System (HMIS).

## **2. Summarize the objectives and outcomes identified in the Plan**

The following summarizes the City's goals and objectives as outlined in the Consolidated Plan.  
**(SEE APPENDIX C: FOR A DETAILS SUMMARY OF GOALS, OBJECTIVES, OUTCOMES AND PRIORITIES)**

### **Goal 1: PROMOTE Fair Housing Opportunity**

**Objective 1:** Further Fair Housing Efforts

### **Goal 2: EXPAND Affordable Housing Supply**

**Objective 1:** Increase affordable housing opportunities through CHDOs

**Objective 2:** Increase affordable housing opportunities to first-time homebuyers

**Objective 3:** Increase the supply of affordable housing through acquisition and rehabilitation

### **Goal 3: CREATE and Preserve Affordable Housing**

**Objective 1:** Preserve existing housing stock through single-family housing rehabilitation

**Objective 2:** Preserve at-risk housing stock and slum/blight through Mobile Home Rehabilitation

**Objective 3:** Preserve rental housing stock through multi-family housing rehabilitation

**Objective 4:** Increase affordable rental housing opportunities through creation of conversion to accessory dwelling unit or junior accessory dwelling units and rental assistance

**Objective 5:** Reduce the number of housing units with lead-based paint hazards

**Objective 6:** Improve access to housing through housing services and counseling

**Objective 7:** Reduce the number of housing units with housing and environmental related hazards

### **Goal 4: SUPPORT Homeless Service Activities**

**Objective 1:** Increase access to housing for the homeless through rapid re-housing

**Objective 2:** Increase access to housing through rental assistance/homeless prevention activities

**Objective 3:** Improve access to homeless statistical data (HMIS)

**Objective 4:** Improve access to homeless essential services through street outreach

**Objective 5:** Encourage linkage of emergency shelters to permanent housing

### **Goal 5: PLANNING and Program Administration**

**Objective 1:** Provide administration/management of grant funds and program delivery

### **Goal 6: NEIGHBORHOOD Preservation and Eliminate Blighted Conditions**

**Objective 1:** Restore and preserve properties of special historic value

**Objective 2:** Conduct code enforcement in targeted areas to prevent slum/blighted conditions

### **Goal 7: SUPPORT Activities that Assist with Basic Needs and Provide Quality Services**

**Objective 1:** Improve public safety through crime prevention oriented policing

### **Goal 8: IMPROVE Infrastructure and Public Facilities**

**Objective 1:** Improve overall infrastructure in low-to-moderate income neighborhoods

**Objective 2:** Improve recreational and community facilities

**Objective 3:** Improve ADA accessibility throughout the city

**Objective 4:** Improve access to public services for special needs population (youth and families)

**Goal 9: EXPAND Economic Opportunities/Employment Training**

**Objective 1:** Increase economic opportunities that create or expand job opportunities

**3. Evaluation of past performance**

The City of Pomona is completing its fourth year (FY 2021-2022) of its current Consolidated Plan period (FY 2018-2023) and has maximized resources available to meet priority community development and housing needs to ensure decent housing, a suitable living environment and economic opportunities. During FY 20-21, the City achieved the following, which can be found in the 20-21 CAPER online at the City's website (FY 21-22 is still underway):

**Housing**

- CDBG funds were allocated for a Housing Improvement Program that included Emergency Repair and Façade Improvements. A total of 11 homes were rehabilitated utilizing these funds;
- Three mobile homes were rehabilitated through the Substantial Rehabilitation Program utilizing State CalHome funding.
- CalHome funds were used to provide homeownership assistance (down payment and/or closing costs) for zero first-time homebuyers;
- HOME funds were used to provide homeownership assistance (down-payment and/closing costs) for 5 first-time homebuyers;
- HOME funds were used to rehabilitate 3 housing units to provide decent affordable housing to low-income households.
- During FY 2020- 2021, Lead Hazard Reduction and Healthy Homes Funds were used to continue the Lead Education, Awareness and Control (LEAC) Program over a three- year grant period to abate lead hazards in units occupied by low-income households. A total of 12 housing units received Lead Hazard Control and Healthy Homes Intervention.
- The Housing Authority was authorized to expend \$16,582,638 to provide Housing Choice Vouchers (HCV) to 1,033 extremely low (30% of median income), very low-income (50% of median income), and low income (80% of median income) households. In FY 2020-2021, HCV units were leased up at 95%;

**Homelessness**

- For FY 20-21, the City was awarded \$181,448 in ESG funds. Funded categories included emergency shelter operations and homeless management information systems. A total of 226 eligible persons were served with ESG funds.

### **Public Services**

- Provided public services, including youth services for tutoring, after-school activities, sports programs, dental assistance, parenting/communication classes, outdoor programs, JROTC activities, music program youth employment and fair housing services to over 2093 persons
- Distribution of a Community Needs Survey soliciting input on community needs from over 43,500 households for FY 2020-2021 Annual Action Plan activities. The City received 216 survey responses.

### **Community Development**

- Provided 2551 residential housing unit inspections for health and safety violations through the City's Code Enforcement Division.

The City continues to carry out its programs as identified in its approved Consolidated Plan. To date, the City has pursued all resources indicated in the Consolidated Plan and allocated those resources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as required by HUD, and have been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

## **4. Summary of Citizen Participation Process and consultation process**

The following summarizes the City's efforts for Citizen Participation and Consultation:

**Action Plan Development :** Citizens were invited to provide input into development of the Action Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: virtual and in-person community meetings/stakeholder focus groups, community needs survey, request for funding proposals (RFPs), public comment period and public hearing process.

To ensure citizen and stakeholder participation in the development of the Action Plan, outreach efforts included mailing informational postcards to over 43,500 households, informing them of virtual community meeting dates and requesting their input via a Community Needs Survey. Surveys were delivered to over thirteen community service centers, available online at the City's website, available at the City Hall Housing counter and at all Action Plan related community meetings. The Community Needs Survey was available on line beginning October 21, 2021. The final due date for submission of both on-line and paper surveys was January 31, 2022. The FY 2022-2023 Community Needs Survey was distributed in English and Spanish. Survey responses were accepted through January 31, 2022.

**Public Hearings and/or Meetings:** Public hearings provide a major source of citizen input on proposed programs and activities. Two public hearings were held in order to address housing and community development needs.

Public Notification: To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, notices were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing

Evaluation/Review and Comment: Citizens were given the opportunity to review and comment on the Draft One-Year Action Plan from May 16, 2022 through July 18, 2022. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period. (See Appendix D for a copy of the public notice)

Access to Information/Availability to the Public: As required by Federal regulations, the Action Plan was made available at the following locations: City Hall; Neighborhood Services Department – Housing Division- 1st Floor; and the City of Pomona Website.

## **5. Summary of public comments**

The following summarizes public comments received:

### **May 16, 2022 Public Hearing**

SEE APPENDIX D – Public Comments

### **July 18, 2022 Public Hearing**

SEE APPENDIX D – TBD

### **Comments from Community Needs Survey & Community Meetings**

SEE APPENDIX D – Public Comments

### **Comments Received During 30-Day Comment Period**

No formal written comments were received to date.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments will be accepted and included in the Annual Action Plan. Based on priority needs, stakeholder feedback and funding availability, activities mentioned in comments may be funded during FY 2022-2023. **There were no comments that were not accepted.**

## **7. Summary**

In conclusion, the Citizen Participation component of the Consolidated Plan requires major outreach to citizens and other stakeholders. The City of Pomona makes every effort to reach the greatest

number of persons possible to solicit input on community development and housing needs. All public comments received were incorporated in the Action Plan.

DRAFT



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	POMONA	Neighborhood Services Dept.
HOPWA Administrator		N/A
HOME Administrator	POMONA	Neighborhood Services Dept.
ESG Administrator	POMONA	Neighborhood Services Dept.
HOPWA-C Administrator		City of Pomona – Neighborhood Services Dept.

Table 1 – Responsible Agencies

### Narrative (optional)

A completed Action Plan describes the lead agency responsible for overseeing the development and implementation of the plan. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan. The City of Pomona's Neighborhood Services Department is the lead agency in the development and implementation of the Action Plan.

### Consolidated Plan Public Contact Information

For questions regarding the City of Pomona's 2022-2023 Annual Action Plan, the contact person is:

Beverly Johnson, Housing Services Manager  
City of Pomona  
Neighborhood Services Department  
Pomona, CA 91769  
(909) 620-2433

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Action Plan development is a result of consultation with a wide spectrum of public and private agencies. A summary of the jurisdiction's methods used to enhance coordination between public and private agencies included hosting stakeholder focus groups that included a broad range of internal departments, external agencies, and non-profit service provider organizations. In addition, the City held public hearings, conducted one-on-one personal interviews, and telephone interviews with key stakeholders.

The outreach program has been summarized in the Executive Summary and Citizen Participation Plan provided in detail in the appendix.

During the pre-submission phase, the City consulted with several agencies to determine community needs, gaps and asset inventory. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Action Plan Development process and requirements for submitting project proposals. A Needs Assessment Survey was also distributed to receive community input.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

In FY 2022-2023, the City will undertake the following activities to enhance coordination between public and private agencies:

- Continue to be a member of the San Gabriel Valley Consortium on Homelessness;
- Continue to work the Greater Los Angeles Continuum of Care on regional homeless issues;
- Continue to facilitate the Pomona Continuum of Care meetings and activities;
- Coordinate with Pomona's Promise Board;
- Continue to work with the Pomona Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements;
- Coordinate with the Housing Authority to place chronically homeless individuals into permanent supportive housing;
- Continue to promote fair housing;
- Coordinate with the Police Department in the provision of services related to crime prevention, code enforcement and community policing;
- Coordinate with the Public Works Department in the provision of infrastructure delivery; and
- Coordinate with the Community Services Division and external agencies in the provision of public services.

- Coordinate to collaborate with the Los Angeles County Childhood Lead Poisoning Prevention Branch, the East Valley Community Health Center and Park Tree Community Health Center for referrals of pre-1978 housing units where children under six years of age have been found to have elevated blood lead levels
- Continue to collaborate with the Southern California Association of Governments (SCAG) to assess regional housing needs as stated in the adopted Housing Element

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Pomona is within the Greater Los Angeles Continuum of Care (COC # 600). The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the Continuum. The City attends quarterly COC meetings, Entitlement Cities Meetings, and is a regional representative on the LAHSA Coordinating Council. The City also attends the LAHSA Commission meetings regularly and makes presentations to the Commission on the City's Consolidated Plan, Annual Action Plan and City specific homeless data, issues, challenges and successful efforts. At the quarterly COC Meetings, the City gains information and provides feedback and input to LAHSA's inquiries and plans. The City also participates in the County of Los Angeles Homeless Initiative strategic planning process.

The City participated in the 2022 Point-in-Time Homeless Counts. The City hosts the deployment sites, provides the deployment site coordinator, and recruits and trains volunteers. The City ensures that bed inventory data is provided for the Point in Time count. In collaboration with LAHSA, the City conducts a demographic survey to provide demographic and subpopulations data at the City level. For planning purposes, the homeless population is also asked about their housing preferences.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City will continue to participate in meetings conducted by the Los Angeles Homeless Services Authority, the LA CoC lead agency, specific to implementation of the Emergency Solutions Grant. The city provides data and input to the CoC ESG planning process. The LA CoC, has adopted a Coordinated Entry System (CES), the Homeless Family Solutions System and the Youth CES. The City of Pomona Homeless Outreach Program is a regional host site for the LA CoC Coordinated Entry System (CES) for this program. A City of Pomona representative sits on the Los Angeles CoC Coordinating Council and the Regional Homeless Advisory Board.

The City gathers input from the local Pomona Continuum of Care Coalition (PCOCC). This coalition of about 60 local service providers, residents and homeless individuals includes faith-based groups, non-profit organizations, shelters and transitional housing providers, and state, county and City departments that provide assistance for homeless persons. The City provides community information

and feedback presentations at the PCOCC meetings. The City also sends out a survey to the entire community annually to gather community input specific to prioritization of services and housing for the homeless and those at risk of homelessness. The PCOCC hosts an annual Community Input Meeting for the Annual Action Plan.

Each year, the City conducts a Request for Proposals workshop for the ESG funding. The City specifically addresses the requirements for participating in HMIS for ESG grant awardees. Grantees are encouraged to apply for funding for HMIS within the proposal for request for funding for the other ESG components.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Neighborhood Partnership Housing Services, Inc. (NPHS)
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
2	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Services - Housing Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
3	Agency/Group/Organization	Inland Fair Housing Mediation Board
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.

4	<b>Agency/Group/Organization</b>	Los Angeles Housing Services Authority (LAHSA)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
5	<b>Agency/Group/Organization</b>	Inland Valley Hope Partners
	<b>Agency/Group/Organization Type</b>	Services-Health Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
6	<b>Agency/Group/Organization</b>	House of Ruth, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feed back on community needs and create partnerships with agencies to meet those needs.
7	<b>Agency/Group/Organization</b>	Pomona Continuum of Care Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
8	<b>Agency/Group/Organization</b>	Pomona Unified School District
	<b>Agency/Group/Organization Type</b>	Social Service
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
9	<b>Agency/Group/Organization</b>	Assistance League of Pomona Valley
	<b>Agency/Group/Organization Type</b>	Services-Health Public Service

	<b>What section of the Plan was addressed by Consultation?</b>	<b>Public Service</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
10	<b>Agency/Group/Organization</b>	Claremont After-School Programs, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	<b>Public Service</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
11	<b>Agency/Group/Organization</b>	Lincoln Ave. Reform Church
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	<b>Public Services</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
12	<b>Agency/Group/Organization</b>	City of Pomona
	<b>Agency/Group/Organization Type</b>	Other government - Local Police, Public Works, Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing, homelessness, Infrastructure, economic development



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
13	<b>Agency/Group/Organization</b>	Los Angeles County Department of Public Health-LEAD
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Social Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
14	<b>Agency/Group/Organization</b>	EAST SAN GABRIEL VALLEY HOMELESS COALITION
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
15	<b>Agency/Group/Organization</b>	Pomona Housing Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
16	<b>Agency/Group/Organization</b>	Volunteers of America Los Angeles (VOALA)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The Agency was consulted through workshops, meetings and survey.</p> <p>The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.</p>

Identify any Agency Types not consulted and provide rationale for not consulting:

There were no agencies that were not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	LAHSA's Homeless Services goals and initiatives coincide with the City's Consolidated Plan and Annual Action Plan goals.
Pomona Continuum of Care	City of Pomona	Homeless Services goals and initiatives coincide with the City's Consolidated Plan and Annual Action Plan goals.
Housing Element	City of Pomona	Zoning updates to include SB2 provisions coincide with the City's Consolidated Plan and Annual Action Plan goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The following is a summary of the Citizen Participation Plan Process for development of the Action Plan:

**Action Plan Development** - Citizens were invited to provide input into development of the Action Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, request for funding proposals (RFPs), public comment period and public hearing process.

**Community Needs Survey** - To ensure citizen and stakeholder participation in the development of the Action Plan, outreach efforts included mailing informational postcards to over 43,500 households, informing them of community meeting dates and requesting their input via a Community Needs Survey. Surveys were delivered to over thirteen community service centers, available online at the City's website, available at the City Hall Housing counter and available at all Action Plan related community meetings. The Community Needs Survey was available on line beginning October 26, 2021. The final due date for submission of both on-line and paper surveys was January 31, 2022. The FY 2022-2023 Community Needs Survey was distributed in English and Spanish. Survey responses were accepted through January 31, 2022.

**Public Hearings and/or Meetings** - Public hearings provide a major source of citizen input on proposed programs and activities. The City conducted two public hearings in order to address housing and community development needs. Public hearings will be held before the proposed Annual Plan was adopted.

**Public Notification** - All notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

**Evaluation/Review and Comment** - Citizens were given the opportunity to review and comment on the Draft One-Year Action Plan from May 16, 2022 through July 18, 2022. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period. (See Appendix D for a copy of the public notice)

**Access to Information/Availability to the Public** - As required by Federal regulations, the Action Plan was made available at the following locations: City Hall Clerk's Office, Neighborhood Services Department and the Pomona Library.

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## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community 10/27/21; 11/17/21; 12/8/21 & 1/13/22	See appendix D	See appendix D	All comments were accepted	
2	Public Hearing	Non-targeted/broad community 5/16/22	See appendix D	See appendix D	All comments were accepted	
3	Public Hearing	Non-targeted/broad community 7/18/22	See appendix D	See appendix D	All comments were accepted	
4	Survey	Non-targeted/broad community Residents	290 total survey responses	See appendix D	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Non-targeted/broad community Residents	See appendix D	See appendix D	All comments were accepted	
6	Internet Outreach	Non-targeted/broad community Residents and Stakeholders	See appendix D	See appendix D	All comments were accepted	<a href="http://www.pomonaca.gov">http://www.pomonaca.gov</a>
7	City Postcard Mailing	Non-targeted/broad community Residents	See appendix D	See appendix D	All comments were accepted	
8	Social Media	Non-targeted/broad community Residents & Stakeholders	See appendix D	See appendix D	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Presentations	Non-targeted/broad community 10/26/21; 10/27/21; 11/10/21; 11/17/21; 12/8/21 & 1/13/22	See appendix D	See appendix D	All comments were accepted	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The FY 2022-2023 Entitlement Program allocations, along with requested Program Income and Carryover Fund allocations and are indicated



below: (Use of Funds and Anticipated Outcomes are identified in Appendix C: Summary of Objectives and Activities Planned for FY 2022-2023)

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan\$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	Estimated \$1,811,444	-	-	Estimated \$1,811,444	-	A HUD formula based program that annually allocates funds for a wide range of community development activities such as affordable housing, anti-poverty programs, and infrastructure development.  For planning purposes, the City estimates the availability of approximately \$ 10 million in CDBG annual allocations over the five-year Consolidated Plan period. This estimate assumes stable allocations over the planning period.

Annual Action Plan  
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan\$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Admin, Acquisition Homebuyer Assistance, Homeowner Rehab Multifamily Rental, New Construction Multifamily, Rental Rehabilitation, New Construction for Ownership TBRA	Estimated \$893,567	299,743	1,441,472	2,034,872	-	<p>A HUD formula based program that annually allocates funds to support affordable housing.</p> <p>For planning purposes, the City estimates the availability of approximately \$ 4.4 million in HOME annual allocations over the five-year Consolidated Plan period. This estimate assumes stable allocations over the planning period.</p>

\* Note – Reprogrammed funds for CDBG Staff on proposed 22-23 budget.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan\$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Admin, Conversion and rehabilitation for transitional housing, Financial Assistance, Overnight shelter Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	Estimated \$174,299	-	-	Estimated \$174,299	-	A HUD formula based program that annually allocates funds to support programs to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.  For planning purposes, the City estimates the availability of approximately \$875,000 in annual allocations over the five-year Consolidated Plan period. This estimate assumes stable allocations over the planning period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan\$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME-ARP	public-federal	Admin, Acquisition & Rehabilitation of Non-Congregate Shelter, TBRA, Supportive Services for Qualifying Populations: <i>(homeless or those at risk of homelessness)</i> , Development & Support of Rental Housing	\$3,190,091	-	-	\$3,190,091	-	A HUD formula based program that annually allocates funds to support programs to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The following represents descriptions of the estimated Federal resources available during FY 2022-2023:

Community Development Block Grant (CDBG): CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities to low-to-moderate income persons.

HOME Investment Partnership Act (HOME): HOME funds are awarded to cities on a formula basis and can be used for various housing activities that assist low-to-moderate income households. These activities include new construction, acquisition, rehabilitation, homebuyer assistance, tenant-based rental assistance and program planning/administration.

LEAD Hazard Reduction and Healthy Homes: The Lead Hazard Reduction and Healthy Homes program is designed to eliminate lead based paint hazards in privately owned housing that were constructed prior to 1978, giving preference to units with children aged 6 years and below. In conjunction with lead, it further aims to minimize other risks to health and safety to housing occupants such as falls, carbon monoxide poisoning, pests, and entry by intruders. The City of Pomona received \$4,000,000 in Lead Hazard Control and \$600,000 in Healthy Homes supplement funding for use through November 2022. These funds will be used to implement the City's Lead Education Awareness Control and Healthy Homes Program (LEAC+HH).

Healthy Homes Production Grant: The Healthy Homes Production Grant protects families with children, disabled individuals and older adults aged 62 years and over whose household income is at or below 80% of the Los Angeles County median income. It takes a comprehensive approach in addressing diseases and injuries by focusing on housing related hazards in a coordinated fashion, rather than by addressing a single hazard at a time. The City received \$2 million in funding to implement the "Keep Pomona Homes Healthy Program".

Emergency Solutions Grants (ESG): These funds are awarded to cities on a formula basis to assist individuals and families to quickly regain stability in permanent housing after experiencing homelessness and to prevent homelessness. For Fiscal Year 2022-2023, the City estimates receiving \$177,141 in ESG funds for those currently homeless.

Continuum of Care (Formerly Supportive Housing Program (SHP)): These program funds assist individuals and families experiencing homelessness and to provide the services needed to help such individuals & families move into transitional and permanent supportive housing, with the goal of long term stability and self-sufficiency.

#### CARES ACT (COVID-19) STIMULUS FUNDING

On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act or the "CARES Act". The Act identified additional funding for the Emergency Solutions Grant (ESG) Program and the Community Development Block Grant (CDBG) program to support preparation for and response to the community impacts of the COVID-19 pandemic. HUD's distribution plan for the additional funding included multiple phases: an initial phase that would allow for quick access to funding necessary to address the immediate crisis resulting from the rising

pandemic, as well as later phases that would support post-pandemic community recovery. The 2022-2023 Annual Action Plan (AP) will be amended to incorporate additional funding in the initial phase (FY 2021-2022), and to describe the allocation for CARES Act funding in the CDBG and ESG Programs, and the reallocation of HOME Program Funds.

#### HOME-AMERICAN RESCUE PLAN (HOME) ARP

On March 11, 2021, Congress approved a \$1.5 trillion American Rescue Plan (ARP). This plan contains \$5 billion for affordable rental housing and homeless assistance through the Home American Rescue Plan (HOME-ARP). Approximately \$197 million in HOME-ARP funds was allocated to thirty cities in Los Angeles County. These formula block grant funds, provide cities with flexible funding to reach populations experiencing homelessness, or those currently at risk of homelessness and address local affordable housing, non-congregate shelter, and supportive service needs within respective communities.

These funds are not the traditional HOME Program funds, but are also administered through the U.S. Department of Housing and Urban Development (HUD) and intended to address homelessness. Eligible uses of HOME-ARP funds include the following activities:

1. Administration and Planning;
2. Development and Support of Affordable Rental Housing;
3. Tenant-Based Rental Assistance;
4. Supportive Services for Qualifying Populations; and
5. Acquisition and Development of Non-Congregate Shelter (NCS)

The 2022-2023 Annual Action Plan (AP) will be amended to incorporate the unspent HOME-ARP Program Funds into eligible uses.

#### **Match Funds**

HOME Match: Federal regulations require a 25% match, but the City anticipates a 100% match reduction for FY 2022-2023 based on HUD's designation of Federally-distressed areas.

ESG Match: Federal regulations require a 100% match for all funds. The City will ensure the match for funds utilized by the City. Subrecipient agencies will be required to provide a dollar for dollar match.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City will use the Hope for Home Emergency Shelter, which is publicly owned to address homelessness needs.

**Discussion**

**Other Federal Resources:**

Housing Choice Voucher Program (Formerly known as Section 8 Rental Assistance: The Pomona Housing Authority, through its oversight of the Housing Choice Voucher (HCV) rental assistance program, is entitled to administer a maximum of 1111 housing choice vouchers including vouchers to assist families experiencing homelessness, veterans, non-elderly disabled and homeless foster youth aging out of foster care and administer Port-In vouchers. Very low-income families choose and lease safe, decent, and affordable privately-owned rental housing, including single-family homes, townhouses, and apartments.

Housing Choice Voucher – Family Self Sufficiency (FSS) Program: FSS is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. This is accomplished by setting goals and creating a plan for the family, in addition to providing individual case management and mentoring.

**Non-Federal Resources/Leveraging**

In addition to the Federal resources indicated, the City uses a variety of mechanisms to leverage additional resources. In street reconstruction, other funds besides CDBG are used to fulfill the requirements of the City's pavement management program, such as Gas Tax. In public services, funds are either received as part of the program operation or CDBG funds are used with other forms of funding. In recreation facilities and other construction, the City leverages funds from a variety of sources, such as Parks and Recreation Bond funds. The following represents descriptions of non-Federal resources that support housing and community development needs.

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources include property taxes, utility users and sales taxes, and motor vehicle in-lieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the City from the State of California. These funds can be

used for either street maintenance or construction.

#### PLHA

For FY 2022-2023, the City of Pomona will spend remaining funds in the Permanent Local Housing Allocation (PLHA) Program Funding from the State Department of Housing and Community Development. The goal of this program is to make funding available to eligible local governments for housing related projects and programs that assist in addressing the unmet housing needs of the community. The City plans to use these funds for homebuyer assistance creation/ conversion of accessory dwelling units and junior accessory dwelling units to rent to low-income residents and creation of affordable rental housing.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing Opportunity	2022	2023	Fair Housing	CITY OF POMONA - CITYWIDE	Fair Housing	CDBG: \$30,000  <i>Estimated</i>	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
2	Expand Affordable Housing Supply	2022	2023	Affordable Housing - FTHB; CHDO	CITY OF POMONA - CITYWIDE	Housing	HOME: FTHB \$400,00 CHDO \$134,049  <i>Estimated</i>	Homeowner Housing Added: 5 Household Housing Unit
3	Create and Preserve Affordable Housing	2022	2023	Affordable Housing - HIP; HOUSING SVCS; REHAB; TBRA/Hsg Asst;	CITY OF POMONA - CITYWIDE	Housing	CDBG: \$75,000 HOME: \$70,243  <i>Estimated</i>	Income Housing Benefit: 3 Households Assisted and 13 Healthy Homes
4	Support Homeless Activities	2022	2023	Homeless	CITY OF POMONA - CITYWIDE	Homelessness	ESG: \$163,856  <i>Estimated</i>	Emergency Shelter: 175 people served  HMIS: N/A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Program Administration	2022	2023	Program Administration	CITY OF POMONA - CITYWIDE	Administration	CDBG: \$408,677  HOME: \$89,360  ESG: \$13,285  <i>Estimated</i>	Other: N/A
6	Neighborhood Preservation/Eliminate Blight	2022	2023	Code Enforcement	CITY OF POMONA - CITYWIDE	Code Enforcement	CDBG: \$400,000  <i>Estimated</i>	Housing Code Enforcement/Foreclosed Property Care: 200 households
7	Provide Quality Public Services	2022	2023	Non-Housing Community Development (Housing Asst)	CITY OF POMONA - CITYWIDE	Public Services	CDBG: \$306,507  <i>Estimated</i>	Public service activities other than Low/Moderate Income Housing Benefit: 2093 persons
8	Improve Public Infrastructure and Facilities	2022	2023	Non-Housing Community Development	CITY OF POMONA - CITYWIDE	Infrastructure and Public Facilities Improvements	CDBG: \$ TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: LMA area
9	Expand Economic Opportunities/Section 108 Payments	2022	2023	Non-Housing Community Development	CITY OF POMONA - CITYWIDE	Economic Development/Repayment of Section 108 Loan	CDBG: \$13,000  <i>Estimated</i>	Businesses assisted: XXXX

Table 5 – Goals Summary

## Goal Descriptions

Annual Action Plan  
2022-2023

1	Goal Name	Promote Fair Housing Opportunity
	Goal Description	Fair Housing Services including tenant/landlord mediation services
2	Goal Name	Expand Affordable Housing Supply
	Goal Description	Development of new housing; CHDO developments; Homebuyer assistance
3	Goal Name	Create and Preserve Affordable Housing
	Goal Description	Create and preserve affordable housing through; tenant-based rental assistance; single-family and multi-family housing rehabilitation; mobile home rehabilitation; elimination of lead-based paint based hazards and housing services.
4	Goal Name	Support Homeless Activities
	Goal Description	Activities that assist those that are homeless or at risk of homelessness: Street Outreach, Emergency Shelter Operations, Homeless Prevention, and Homeless Management Information Systems (HMIS)
5	Goal Name	Planning and Program Administration
	Goal Description	General program administration, oversight and monitoring
6	Goal Name	Neighborhood Preservation/Eliminate Blight
	Goal Description	Activities that aid in neighborhood preservation, including Code Enforcement; Historic Preservation, etc
7	Goal Name	Provide Quality Public Services
	Goal Description	Social public services, including but not limited to: recreational, educational, health and anti-crime activities

8	Goal Name	Improve Public Infrastructure and Facilities
	Goal Description	Improvements to public infrastructure (streets, alleys, sidewalks, etc.) and public facilities (park, community centers, etc.)
9	Goal Name	Expand Economic Opportunities/Section 108 Payments
	Goal Description	Job creation, expansion, retention and business assistance

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

**During FY 22-23, the City will provide affordable housing to approximately XXXX households as follows:**

#### Discussion

The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately one-thousand one-hundred eleven (1111) families through its Housing Choice Voucher (HCV) Rental Assistance Program including sixty (60) Homeless Veterans through its Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program. The PHA will use additional Mainstream Vouchers to assist sixty-three (63) non-elderly (under the age of 62) disabled and homeless households. The also administers five (5) housing choice vouchers through the Foster Youth Initiative Program to assist homeless foster youth. The PHA will continue to assist additional families through the Emergency Housing Voucher (EHV) Program. The PHA received an allocation of 78 vouchers through the EHV Program to assist homeless families. The PHA has Project-Based 51 of its Homeless Veterans Vouchers to secure housing for homeless veterans. In FY 22-23 the PHA will project-base twenty-four (24) of its Housing Choice Vouchers to secure housing for low-income families on the HCV Wait List.

The Homeless Services Division will assist one hundred ninety-eight (198) household through the Continuum of Care (COC) Rapid-Re-Housing Program and ninety (90) through the COC Permanent Supportive Housing Program.

HOME funds will be allocated for Housing Rehabilitation efforts that include assisting three (3) households through the HOME-funded Single-Family Housing Rehabilitation Program, and four (4) with Homebuyer Assistance. One (1) low income household will be assisted through the CHDO program to acquire, resale and rehabilitate vacant homes.

Approximately ten (10) households will be assisted through the CDBG-funded Housing Improvement Program and thirty-three (33) through the Lead Hazard Reduction Program and fifty (50) through the Healthy Homes Production Grant.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following represent a summary of the projects /activities to be undertaken during FY 2022-2023 utilizing Federal CDBG, HOME, and ESG funds:

#	Project Name
1	CDBG ADMINISTRATION
2	ASSISTANCE LEAGUE OF POMONA VALLEY – DENTAL PROGRAM
3	ASSISTANCE LEAGUE OF POMONA VALLEY – OPERATION SCHOOL BELL
4	CLAREMONT AFTER SCHOOL PROGRAM – PASS
5	CROSSROADS, INC. – TRANSITIONAL HOUSING PROGRAM
6	FOOTHILL FAMILY SHELTER
7	HOUSE OF RUTH, INC.: WALK-IN COUNSELING PROJECT
8	FAIR HOUSING SERVICES – INLAND FAIR HOUSING MEDIATION BOARD
9	FAIR HOUSING SERVICES – HOUSING RIGHTS SERVICES
10	INLAND VALLEY COUNCIL OF CHURCHES – FOOD SECURITY PROGRAM
11	NEIGHBORHOOD LEGAL SERVICES OF LOS ANGELES – HOUSING LEGAL
12	POMONA UNIFIED SCHOOL DISTRICT – JROTC LEADERSHIP PROGRAM
13	YOUTH & FAMILY – PODS – AFTERSCHOOL PROGRAM
14	CS - YOUTH EMPLOYMENT PROGRAM
15	CS- YOUTH IN GOVERNMENT
16	CS – POMONA MUSIC PROGRAM
17	CS – AFTERSCHOOL REC. ATHLETICS, ARTS & CULTURAL PROGRAM
18	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY
19	NSD - CDBG HOMELESS SERVICES
20	PD - COMMUNITY PROBLEM ORIENTED POLICINNG (CPOP)
21	NSD - HOUSING IMPROVEMENT PROGRAM (HIP)
22	NSD - HOUSING SERVICES PROGRAM
23	DSD - CODE ENFORCEMENT/COMPLIANCE
24	PW - ADA CURB RAMPS & PATH OF TRAVEL
25	HESG - PROJECTS
26	HOME PROGRAM ADMINISTRATION
27	HOME: COMMUNITY HOUSING DEVELOPMENT CORP (CHDO)
28	HOME: SINGLE-FAMILY HOUSING REHABILITATION
29	HOME: FIRST-TIME HOMEBUYER PROGRAM

Table 6 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Approximately thirty-seven percent (37%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. The remaining sixty-three percent (63%) of funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

The City of Pomona continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services to meet underserved needs.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	CDBG ADMINISTRATION
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$362,282
	Description	General management and program oversight
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Programs will be implemented citywide and the city's population of 155,370 will benefit as a whole.
	Location Description	Citywide - City of Pomona, CA
	Planned Activities	CDBG programs management and oversight
2	Project Name	ASSISTANCE LEAGUE OF POMONA VALLEY - DENTAL PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XX
	Description	Funds to be used for dental treatments to low income youth in the City of Pomona.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <del>XX</del> low-income youth.
	Location Description	655 North Palomares, Pomona, CA 91766
	Planned Activities	Dental Assistance
3	Project Name	ASSISTANCE LEAGUE OF POMONA VALLEY - OPERATION SCHOOL



	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Funds to provide youth with jeans, pants or other gently used clothing that are needed to enhance self-esteem and promote learning while in school.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <del>XX</del> low-income youth.
	<b>Location Description</b>	655 North Palomares, Pomona, CA 91766
	<b>Planned Activities</b>	Assistance with Clothing to enhance self-esteem and promote learning in school
4	<b>Project Name</b>	CLAREMONT AFTER SCHOOL PROGRAM – PASS
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide after school homework assistance, enrichment, recreation, nutrition and transportation for the Claremont Unified School District students that live in Pomona.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <del>X</del> low-income youth.
	<b>Location Description</b>	1111 N. Mountain Avenue, Claremont, CA 91711
5	<b>Planned Activities</b>	Afterschool Education and Recreation activities
	<b>Project Name</b>	CROSSROADS, INC. – TRANSITIONAL HOUSING PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	To provide supportive housing to recently release prisoned women.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <u>XX</u> low-income women.
	<b>Location Description</b>	563 San Francisco Avenue, Pomona, CA 91767
	<b>Planned Activities</b>	Counseling and Case Management
<b>6</b>	<b>Project Name</b>	INLAND FAIR HOUSING MEDIATION BOARD - FAIR HOUSING SERVS.
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Promote Fair Housing Opportunity
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide fair housing services which include counseling, mediation, and general housing services to persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <u>XX</u> low-income persons.
	<b>Location Description</b>	1500 South Haven Avenue, Ontario, CA
	<b>Planned Activities</b>	Fair Housing counseling, tenant-landlord mediation and other fair housing services.
<b>7</b>	<b>Project Name</b>	FOOTHILL FAMILY SHELTER
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Support Homeless Activities
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG:\$XX
	<b>Description</b>	Provide persons emergency shelter with essential services
	<b>Target Date</b>	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>X</u> low-income persons.
	Location Description	1501 W. Ninth Street, Suite D, Upland, CA 91786
	Planned Activities	Provide a fully furnished apartment for approximately homeless adults and children for 120 days, weekly counseling, case management meetings and employment services.
8	Project Name	HOUSE OF RUTH, INC.: WALK-IN COUNSELING PROJECT
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$ XX
	Description	Provide walk-in counseling and case management to battered women and their children.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>85</u> low-income persons.
	Location Description	599 North Main Street, Pomona, CA 91768
	Planned Activities	Counseling and Case Management
9	Project Name	HOUSING RIGHTS CENTER
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Promote Fair Housing Opportunity
	Needs Addressed	Fair Housing
	Funding	CDBG: \$XX
	Description	Provide fair housing services which include counseling, mediation, and general housing services to persons.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>XX</u> low-income persons.

	<b>Location Description</b>	Los Angeles, California
	<b>Planned Activities</b>	Fair Housing counseling, tenant-landlord mediation and other fair housing services.
<b>10</b>	<b>Project Name</b>	INLAND VALLEY COUNCIL OF CHURCHES – FOOD SECURITY PROG.
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide low income persons with five day, 15-meal supply of basic staple food items, per client.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately XX low income persons. TBD
	<b>Location Description</b>	1753 Park Avenue, Pomona, CA 91768
	<b>Planned Activities</b>	Provide 15-day meal supply of staple foods to low-income persons
<b>11</b>	<b>Project Name</b>	NEIGHBORHOOD LEGAL SERVICES OF LOS ANGELES
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG \$XXX
	<b>Description</b>	Housing Legal Services
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately XX low-income persons
	<b>Location Description</b>	Los Angeles
	<b>Planned Activities</b>	Housing Legal Services

12	<b>Project Name</b>	POMONA UNIFIED SCHOOL DISTRICT - JROTC LEADERSHIP PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide leadership skill development, social and academic discipline to low-income youth.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <b>XX</b> low-income youth.
	<b>Location Description</b>	800 S. Garey Avenue, Pomona, CA 91768
	<b>Planned Activities</b>	Leadership and Empowerment Program Activities
13	<b>Project Name</b>	YOUTH & FAMILY – PODS AFTER SCHOOL PROGRAM
	<b>Target Area</b>	YOUTH & FAMILY – PODS AFTER SCHOOL PROGRAM
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide afterschool recreation and education program to low income youth.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <b>XX</b> low-income youth.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	After school educational and recreational activities
14	<b>Project Name</b>	CS – YOUTH IN GOVERNMENT PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide a summer youth employment program for low income youth in the City of Pomona.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <u>XX</u> low-income youth.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	CS - YOUTH EMPLOYMENT PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide a youth in government program for low income youth in the City of Pomona.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <u>XX</u> low-income youth.
	<b>Location Description</b>	Youth in Government Program
	<b>Planned Activities</b>	Knowledge of state and local legislature
<b>16</b>	<b>Project Name</b>	CS - POMONA MUSIC PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide a music program for XX low-income youth.
	<b>Target Date</b>	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately <b>XX</b> low-income youth.
	Location Description	600 Philadelphia Street, Pomona, CA 91766
	Planned Activities	Music lessons and performances
17	Project Name	CS – AFTER SCHOOL RECREATION PROGRAM (CW)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XX
	Description	Provide afterschool recreation and education program to low income youth.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <b>XX</b> low-income youth.
	Location Description	Citywide
	Planned Activities	After school educational and recreational activities
18	Project Name	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XX
	Description	Provide enrichment and cultural activities to 60 seniors
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <b>XX</b> low-income persons.
	Location Description	Citywide

	<b>Planned Activities</b>	Provide enrichment and cultural activities to seniors
<b>19</b>	<b>Project Name</b>	NSD - CDBG HOMELESS SERVICES
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Support Homeless Activities
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Homeless services at the City's year round emergency shelter
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <b>XX</b> low-income persons. TBD
	<b>Location Description</b>	1400 W. Mission Blvd., Pomona, CA 97168
	<b>Planned Activities</b>	Homeless Emergency Shelter Operation Activities
<b>20</b>	<b>Project Name</b>	PD - COMMUNITY PROBLEM ORIENTED POLICINNG (CPOP)
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide enhanced community-based policing program citywide to low income persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide enhanced community-based policing program citywide to low income persons.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Anti-crime awareness activities
<b>21</b>	<b>Project Name</b>	NSD - HOUSING IMPROVEMENT PROGRAM (HIP)
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Create and Preserve Affordable Housing



	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Create, preserve and maintain existing affordable housing units for low-income households.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <u>XX</u> low-income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homeowner Housing improvements/rehabilitation
22	<b>Project Name</b>	NSD - HOUSING SERVICES PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Housing Services
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Funds used for housing services and counseling to households done in connection with the HOME Program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately low-income persons.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing counseling and other services done in connection with HOME Program activities
23	<b>Project Name</b>	DSD - CODE ENFORCEMENT/COMPLIANCE
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Neighborhood Preservation/Eliminate Blight
	<b>Needs Addressed</b>	Code Enforcement
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	Provide coordinated and targeted code inspections for violations and health/safety hazards.

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <b>XX</b> housing units will be inspected citywide in eligible areas.
	Location Description	505 South Garey Avenue, Pomona, CA 91766
	Planned Activities	Inspections for code violations and health/safety hazards
24	Project Name	PW - ADA CURB RAMPS & PATH OF TRAVEL
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$XX
	Description	To make ADA access improvements throughout the city
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income persons. TBD
	Location Description	Citywide – Eligible Areas
	Planned Activities	Infrastructure improvements
25	Project Name	PW- STREETLIGHTS
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$XX
	Description	To make streetlight improvements throughout the city
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income persons. TBD
	Location Description	Citywide – Eligible Areas
	Planned Activities	Infrastructure improvements

26	<b>Project Name</b>	PW- STREET IMPROVEMENTS
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b>	Infrastructure and Public Facilities Improvements
	<b>Funding</b>	CDBG: \$XX
	<b>Description</b>	To make street improvements throughout the city
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately XX low-income persons. TBD
	<b>Location Description</b>	Citywide – Eligible Areas
	<b>Planned Activities</b>	Infrastructure improvements
27	<b>Project Name</b>	HESG - PROJECTS
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Support Homeless Activities
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$174,299
	<b>Description</b>	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS) for 175 persons
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS) for approximately <u>XX</u> persons.
	<b>Location Description</b>	1400 E. Mission Blvd., Pomona, CA 91768
	<b>Planned Activities</b>	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS)
28	<b>Project Name</b>	HOME PROGRAM ADMINISTRATION
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Planning and Program Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$XX

	<b>Description</b>	Provide general program administration, monitoring, technical assistance, subrecipient training, meetings, preparation and submission of reports.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide general program administration, monitoring, technical assistance, subrecipient training, meetings, preparation and submission of reports.
	<b>Location Description</b>	505 South Garey Avenue, Pomona, CA 91766
	<b>Planned Activities</b>	Provide general program administration, monitoring, technical assistance, subrecipient training, meetings, preparation and submission of reports.
<b>29</b>	<b>Project Name</b>	HOME: COMMUNITY HOUSING DEVELOPMENT CORP (CHDO)
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Expand Economic Opportunities/Section 108 Payments
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$XX
	<b>Description</b>	HOME Program Set-Aside of 15% for designated CHDO's.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist <b>XX</b> CHDO Development for low-income household.
	<b>Location Description</b>	505 South Garey Avenue, Pomona, CA 91766
<b>30</b>	<b>Planned Activities</b>	CHDO Development Eligible Project
	<b>Project Name</b>	HOME: SINGLE-FAMILY HOUSING REHABILITATION
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$XX
	<b>Description</b>	Funds to preserve and maintain existing affordable housing stock for low income persons through housing rehabilitation.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds to preserve and maintain existing affordable housing stock for <u>XX</u> low income persons through housing rehabilitation.
	<b>Location Description</b>	505 South Garey Avenue, Pomona, CA 91766
	<b>Planned Activities</b>	Funds to preserve and maintain existing affordable housing stock for low income persons through housing rehabilitation.
<b>31</b>	<b>Project Name</b>	HOME: FIRST-TIME HOMEBUYER PROGRAM
	<b>Target Area</b>	CITY OF POMONA - CITYWIDE
	<b>Goals Supported</b>	Expand Affordable Housing Supply
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$XX
	<b>Description</b>	To provide homebuyer assistance (down payment and/or closing costs assistance) to low-income households
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To provide homebuyer assistance (down payment and/or closing costs assistance) to <u>XX</u> low-income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Outreach citywide and determine applicant's program qualifications and suitability

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

As referenced in the City's Assessment of Fair Housing (AFH), Pomona as a whole is an ethnically diverse community, with patterns of ethnic concentration present within particular areas. Concentrations of Hispanic residents are evident throughout Pomona's neighborhoods, specifically central Pomona and neighborhoods along the City's eastern border (which also coincides with the Los Angeles County border), including City Center, Wilton Heights, Lincoln Park, Lincoln Park North, Mission-Reservoir, Pomona Adelante, Philips Blvd, South Pomona, and East Side Pomona. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents. The concentration of Hispanic residents in the City is notably higher than that in surrounding jurisdictions. This pattern of concentration of Hispanic and minority residents also correlates with the City's more affordable for-sale housing values. In August 2017, the median sales price for homes in Pomona was \$399,000, an increase of close to seven percent from the same month in 2016. However, the City has one of the lowest median home prices among neighboring jurisdictions.

Pomona has historically been a home to Asian and Hispanic minority populations. The San Gabriel Valley (SGV) has an early agricultural history (late 19<sup>th</sup> century) in its role as part of the Citrus Belt and the California citrus economy, during which Mexican Americans and Asian Americans (Chinese, Japanese, Filipino, South Asian) made up the labor force. Through these early settlement periods, the SGV was divided by race and class and minorities continued to live in ethnic enclaves.

After World War II, a shift from agriculture to manufacturing and technology occurred and with it came an early wave of Asian Americans and Mexican Americans that then pursued homeownership opportunities in SGV areas that were less restricted by race.

Some disparities remain from these eras of racial and class spatial divisions, as currently notable in the San Gabriel Valley, higher proportions of minorities reside in areas with lower median incomes and lower median home prices. In 2011-2015, Pomona's household median income (\$39,378) was significantly lower than those of surrounding jurisdictions.

### Geographic Distribution

Target Area	Percentage of Funds
CITY OF POMONA - CITYWIDE	100

**Table 7 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

CDBG funds are expended in each district in accordance with identified priorities/needs. HOME and ESG funds are expended without regard for geographical boundaries.

Approximately thirty-seven percent (37%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. The remaining sixty-three percent (63%) of funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

The City of Pomona continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services to meet underserved needs.

## **Discussion**

None

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

A detailed outline of Annual Goals and Objectives, including Housing Goals are identified the Appendices as: Appendix C: Summary of Objectives and Activities Planned for FY 2022-2023)

One Year Goals for the Number of Households to be Supported	
Homeless	TBD
Non-Homeless	TBD
Special-Needs	TBD
Total	TBD

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	TBD
The Production of New Units	TBD
Rehab of Existing Units	96
Acquisition of Existing Units	4
Total	TBD

Table 9 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately one thousand one hundred eleven (1,111) families through its Housing Choice Voucher (HCV), Rental Assistance Program including sixty (60), Homeless Veterans through its Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program. The PHA will use additional Mainstream Vouchers to assist sixty-three (63) non-elderly (under the age of 62) disabled and homeless households. The PHA also administers five (5) housing choice vouchers through the Foster Youth Initiative Program to assist homeless foster youth. The PHA will continue to assist additional families through the Emergency Housing Voucher (EHV) Program. The PHA received an allocation of 78 Vouchers through the EHV Program to assist homeless families. The PHA has Project-Based 51 of its Homeless Veterans Vouchers to secure housing for homeless veterans. In FY 22-23 the PHA will project-base twenty-four (24) of its Housing Choice Vouchers to secure housing for low-income families on the HCV Wait List.



The Homeless Services Division will assist one hundred ninety-eight (154) household through the Continuum of Care (COC) Rapid-Re-Housing Program and ninety (90) through the COC Permanent Supportive Housing Program.

HOME funds will be allocated for Housing Rehabilitation efforts that include assisting three(3) households through the HOME-funded Single-Family Housing Rehabilitation Program, and four (4) with Homebuyer Assistance. One (1) low income household will be assisted through the CHDO program to acquire, resale and rehabilitate vacant homes.

Approximately ten (10) households will be assisted through the CDBG-funded Housing Improvement Program, thirty-three (33) through the Lead Hazard Reduction Program and fifty (50) through the Healthy Homes Production program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Pomona does not have any Public Housing. However, the City does have several assisted housing projects that meet affordability gaps, including the following:

- Housing Choice Voucher Program (Formerly Known as Section 8)
- Federally-Assisted Housing Units
- Affordable Rental Housing
- Project Based Vouchers for Veterans

### **Actions planned during the next year to address the needs to public housing**

Not applicable - The City of Pomona does not manage public housing development.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable - The City does not have public housing.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable - The City does not have public housing.

### **Discussion**

No further discussion.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The needs of homeless and chronic homeless persons range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Outreach and Assessment is provided through the Pomona Homeless Assistance Program and the Pomona Homeless Outreach Team. Outreach programs are funded with Emergency Solutions Grant and COC Program funds and are administered by the City and local partners. Several of the local non-profits and the Pomona Police Department Quality of Life Unit have outreach teams specific to certain fields of endeavor (mental health, substance abuse, HIV/AIDS, etc.).

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency and Crisis shelter is funded with ESG and COC funds at the City's Hope For Home Year-Round Shelter. All programs administered by the City are required to assist clients in developing individual service plan and transition plan before exiting the program.

The City has designated ESG funds annually to support emergency shelter programming. Numerous other emergency shelter, transitional living centers, residential detoxification programs, and sober living homes are located in the City of Pomona.

Homelessness prevention, a component under emergency shelter, may include housing relocation and stabilization services as well as short- and medium-term rental assistance to prevent an individual or family from becoming homeless. This program will help individuals and families at-risk of homelessness to maintain their existing housing, transition to new permanent housing or affordable housing units.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families**

## **who were recently homeless from becoming homeless again**

Chronically homeless families are families with adult heads of household who meet the definition of a chronically homeless individual. If there is no adult in the family, the family would still be considered chronically homeless if a minor head of household meets all the criteria of a chronically homeless individual. A chronically homeless family includes those whose composition has fluctuated while the head of household has been homeless.

To address comprehensive layered solutions to chronic homelessness, the City has developed and maintains a complete continuum of care, from outreach and assessment to permanent affordable housing. The Pomona Homeless Outreach Program consists of a mobile team of four outreach workers, a Homeless Services Coordinator, and a City Liaison within Code Compliance that meet chronically homeless persons where they live. They go to these individuals on a regular basis getting to know them, their needs and desires and in the process building trust and rapport. The team has vast connections to service providers within the region and will transport homeless persons to the needed services, benefits and housing. The team assists individuals in filling out paperwork and following up with applications for services.

The Pomona Homeless Outreach Program hosts the LA CoC Coordinated Entry System (CES) in the eastern region of Service Planning Area (SPA) 3. Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. Homeless families are referred to the Homeless Family Solutions System and unaccompanied youth are referred to the Youth CES. Those ranked with the highest levels of vulnerability and chronic homelessness are prioritized for housing resources through the CES, help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Pomona's Homeless Strategy identifies local and regional planning strategies for coordination among agencies to assist persons that have become homeless or are at risk of being homeless. This coordination includes referrals to an extensive network of private agencies that are a part of the City's Continuum of Care Coalition and referrals to the City's new Hope for Home, Homeless Service Center that opened in December 2018.

During FY 21-22, Emergency Solutions Grant (ESG) and Measure H funds were used to support shelter operations. Additionally, the City of Pomona will continue to use HOME for the implementation a Tenant-Based Rental Assistance Program and COC funds to rapidly re-house homeless persons. Specifically, those transitioning from prisons, hospitals, and emergency shelters.

In addition, the Pomona Housing Authority was awarded Emergency Housing Choice Vouchers to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently

homeless or have a high risk of housing instability. These 78 vouchers are in addition to the current voucher allocation. The VASH project-based vouchers are used for permanent supportive housing for Veterans experiencing homelessness and currently being used in two projects.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. The City of Pomona's Homeless Strategy identifies local and regional planning strategies for coordination among agencies to assist persons that have become homeless or are at risk of being homeless. This coordination includes referrals to an extensive network of private agencies that are a part of the City's Continuum of Care Coalition and referrals to the City's Hope for Home, Homeless Service Center that opened in December 2018.

Additionally, HOME TBRA, ESG and the Mainstream Voucher program funding will be used to provide rental assistance and supportive services including rental arrears and deposit assistance. This funding will be used to help low-income individuals and families who are at risk of becoming homeless.

## **Discussion**

No further discussion.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Currently, the demand for affordable housing in Pomona exceeds the supply, especially for those in the extremely-low income, very-low and moderate-income categories. Barriers to affordable housing include:

1. The reluctance of builders to invest in affordable housing projects.
2. The lack of sufficient financial resources for development of affordable units.
3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Affordable Housing Strategies**

- Increase the supply of affordable housing through new construction
- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance
- Increase awareness and educate public on fair housing and barriers to fair housing

As a recipient of CDBG funds, the City of Pomona is required to develop a fair housing program whose specific actions and procedures which will have an impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.

To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with the Fair Housing Certification found at 24 CFR 91.225 (a)(1), the completed Assessment of Fair Housing (AFH) Report. The AFH was adopted in August 2017, and assisted the City in analyzing market conditions and potential housing barriers to better determine fair housing goals for the Consolidated Plan period.

To encourage the development and conservation of affordable housing, the City has adopted several ordinances:

- **Density Incentives** - City of Pomona utilizes the State's density law to provide up to 35 percent of density bonus to facilitate the development of affordable and senior housing
- **Waiver of Fees** - In addition to the density bonus, the City will facilitate the processing of affordable housing projects by waiving fees, when applicable.
- **Relaxed Standards** - Certain development standards may be relaxed if increased density cannot be physically accommodated on the site. The applicant must show that the density bonus cannot be achieved with each waiver before the waiver is allowed:
  - 1) Parking Requirements
  - 2) Private Open Space
  - 3) Common Open Space
  - 4) Specific Plan Amendments: Downtown Pomona and Pomona Corridors

**Discussion:**

None

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following proposed actions will be undertaken to address the areas indicated below:

### **Actions planned to address obstacles to meeting underserved needs**

The City of Pomona continues to expend CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services.

### **Actions planned to foster and maintain affordable housing**

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- Rental Assistance Programs (to bridge the affordability gap)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Housing Rehabilitation Programs (to preserve existing affordable housing stock)

### **Actions planned to reduce lead-based paint hazards**

- Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.
- Remediate lead based paint hazards targeting homes with children age six (6) years and below.
- Actions planned to reduce housing-related hazards:
  - Conduct healthy homes assessment of owner and tenant occupied properties with household members who are low-income
  - Eliminate housing related hazards in households with children, older adults or a disabled individual

### **Actions planned to reduce the number of poverty-level families**

- Fund public service programs that assist extremely low and low -income persons, including but not limited to employment/training programs, food programs, free or low price health services programs, etc.
- Continue to fund the Housing Choice Voucher (Formerly Known as Section 8) and Family Self-Sufficiency programs for low-income persons to improve their economic status and lessen need for subsidy
- Continue the Section 3 program that applies to construction projects funded with CDBG



funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

### **Actions planned to develop institutional structure**

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low to moderate-income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Action Plan through amendments, as necessary.

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Action Plan. The following are potential gaps in the institutional structure that will be approached over the next five year period.

**The following are potential gaps in the institutional structure that will be approached over the next five year period.**

#### **Gaps in Service Delivery**

- Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework;
- Because of the high cost of housing production and construction, look for additional ways to develop units;
- Look at the needs of the senior population and plan for future services;
- Look at the needs of youth and family populations and plan for future programs and services that coincide with the City of Pomona Youth and Family Master Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan Action Plan.

The City continues to provide the backbone support for the Pomona Continuum of Care Coalition.

Through the Pomona's Promise, the City utilizes a collective impact strategy working with public and private housing and social service agencies and other local systems and residents enhance

coordination of efforts.

Continue to coordinate with non-profit providers, community and faith-based organizations, public institutions, community residents, and City Departments to ensure quality services to low-income persons.

## **Discussion:**

### **Addressing Gaps in Service Delivery**

In FY 2022-2023, the City will undertake the following activities to enhance coordination and eliminate gaps in the service system:

- Continue to work with LAHSA, other Entitlement Cities and private sector nonprofits and faith groups on regional homeless issues;
- Maintain the vibrancy and collaboration of the Pomona Continuum of Care Coalition
- Host LA CoC SPA 3 Quarterly Meetings
- Continue work on the Regional Homeless Advisory Committee
- Sit on the San Gabriel Valley Council of Governments Homelessness Committee
- Continue working with Los Angeles County on the implementation of the Homeless Initiative Action Plan
- Continue to work with the Pomona Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements;

Grants Administration will access, facilitate and coordinate resource linkages and draw from the sources of expertise in the community to strengthen existing partnerships and create new collaborations.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

The following identifies program income that is available for use that is included in projects to be carried out.

- |  |            |
|--|------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | TBD        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0          |
| 3. The amount of surplus funds from urban renewal settlements  | 0          |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0          |
| 5. The amount of income from float-funded activities   | 0          |
| <b>Total Program Income:</b>   | <b>TBD</b> |

#### Other CDBG Requirements

- |   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

#### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Pomona does not use a typical loan or grant instruments or non-conforming loan guarantees.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

#### RECAPTURE

The City of Pomona uses the Recapture Provisions at 24 CFR 92.254 (a)(5)(ii)(A)(5) for its First Time Homebuyer Program. This entails recapturing the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit, as well as any equity realized ("Equity Sharing") at the time of sale, after deducting the costs of sale and any eligible home improvement costs, in proportion to the amount of the City loan provided. The equity share owed shall be prorated over a 45-year affordability period based on each full year of occupancy and compliance with the terms of the loan agreement.

The HOME First Time Homebuyer Program recapture guidelines further entail the following: no monthly payments, with the loan due and payable when the property is sold, transferred, refinanced with cash out, a change in title occurs, default on loan, failure to use the property as principal residence or at the end of HOME affordability period. Deed restrictions and Covenants ensure the affordability of the units.

In the event of foreclosure, transfer in lieu of foreclosure, or when the net proceeds of sale are insufficient to repay the City loan due, the homebuyer is obligated to repay the net proceeds received by the homebuyer, if any, from the sale of the HOME-assisted property. The net proceeds of sale is the final amount that is given to the homebuyer as a result of a sale after any first mortgage and closing costs are subtracted from the sale price.

#### RESALE

The City of Pomona uses the resale provisions at 24 CFR 92.254 (a)(5)(i) specifically for its CHDO project involving the acquisition and rehabilitation of foreclosed and/or vacant properties, to be resold to first time homebuyers. To ensure affordability, the resale provisions require that each HOME-assisted unit sold to an eligible homebuyer is made available for subsequent purchase only to another low-income family having incomes at no more than 80% of the Los Angeles county median income and who will use the HOME-assisted unit as their principal residence. In addition, the price at resale must provide the homeowner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. These provisions are enforced through Homebuyer Covenants, which are recorded against the property.

Fair Return on Investment is defined as the return of the homeowner's original investment plus any eligible capital and curb appeal improvements, less the amount of deferred maintenance that does not meet HUD's Uniform Physical Condition Standards. The difference shall be multiplied by the percentage change in the consumer price index (CPI) between the initial purchase date and the subsequent sale date. The City of Pomona will be using the CPI for the Los Angeles-Riverside-

Orange County area as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Reasonable Range of Low-Income Homebuyers refers to subsequent homebuyers having incomes at no more than 80% of the Los Angeles County median income and who pays no more than 30% of the household's gross income for housing cost.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For HOME-funded programs, the applicable affordability periods per HOME investment is provided as follows:

Based on the loan amount of \$100,000, the HOME affordability period for the City's First Time Homebuyer Program is 15 years. In addition, due to California Redevelopment Agency/Housing Successor Agency's requirement, the City of Pomona requires another 30-year affordability period. In the regard, program beneficiaries of the First Time Homebuyer Program must occupy the assisted property for a total of 45 years.

The period of affordability for the CHDO project involving the acquisition and rehabilitation of foreclosed or vacant properties for resale to first time homebuyers is fifteen (15) years. In this regard, the provisions involving a fair return on investment to the original owner, and accessibility of the assisted-unit to a reasonable range of low-income homebuyer only apply during this 15-year period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. The City's Housing Rehabilitation Program applies only to single-family residences.

#### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

#### **Include written standards for providing ESG assistance (may include as attachment)**

The City of Pomona has developed the following standards for providing assistance to the homeless through its Continuum of Care (COC) and Emergency Solutions Grants (ESG) funds as required by 24 CFR Part 576. And 24 CFR Part 578. These standards represent goals for providing services for the community.

## Evaluating eligibility for families and individuals

**Intake and Assessment.** Case managers will review client situation, understand eligibility and begin the process of determining homelessness status and necessary services. Any client assessed for potential assistance must meet HUD criteria homeless or at risk of homelessness. Any new client is encouraged to participate in a complete assessment to understand client needs and barriers. The following outlines the individual characteristics of clients qualifying for homelessness prevention or rapid re-housing.

**Coordinating Services** All subrecipients (shelter, homelessness prevention and rapid re-housing providers) within the City of Pomona Continuum of Care service area are expected to work collaboratively to address the needs of the homeless within the area. To achieve these goals, City of Pomona requires that all subrecipients service providers will:

- a. Participate in the Pomona Continuum of Care Coalition.
- b. As the Los Angeles Homeless Services Authority rolls out the centralized and Coordinated Entrance Assessment (CES) and referral system, all subrecipients and the City of Pomona will participate in the Los Angeles County Continuum of Care system.
- c. Establish a staff member as a point of contact for other case managers and members of the service provider continuum of care. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any recipient agency.
- d. Attend training for case managers within the homeless provider system.
- e. Each subrecipient is expected to send at least one staff member to Pomona CoC meetings and share all lessons learned with all housing case management staff. City of Pomona, in collaboration with the Pomona Continuum of Care Coalition (PCOCC) and the Los Angeles Homeless Services Authority (LAHSA), will coordinate training for relevant personnel so that clients within the region are receiving the same quality of service across providers. The members of the Continuum will also participate in regular meetings to share best practices and engage in collective problem solving as the community works toward an integrated system for clients.

**If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Los Angeles County Coordinated Entry System (CES) is a critical component of Los Angeles' countywide systemic response to ending homelessness. The City of Pomona participates in this

collaborative network that ensures the highest need, most vulnerable households in the community are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible. The CES Policies and Procedures establishes a set of policies and guiding principles and practices for the Coordinated Entry System (CES) service providers and system partners centered around respect, accountability, consistency, and integration. The CES also coordinates street outreach to people experiencing homelessness and uses an assessment survey to triage and prioritize by vulnerability and needs. Housing Navigators help participants collect required documents, identify housing and accompany participants to housing appointments.

Homeless families access the HFSS through LA County 2-1-1, the County information and referral line. After calling 2-1-1, families are referred to their closest Family Solutions Center (FSC). Families can also be referred directly to the FSC through a partnered homeless shelter or other homeless service provider. Regionally-based Family Solutions Centers (FSC) are the system's primary point of entry. The FSC conducts an assessment to determine the most appropriate housing intervention for a family. Families are connected to services and housing options which help them stay in their local community near friends, family, and other support networks.

#### **Prioritizing and Determining Assistance for either Homeless Prevention (HP) or Rapid Re-Housing (RRH)**

##### ***Eligibility***

There is one major difference between RRH assistance under the ESG Program and the COC program with regard to eligibility. To receive **ESG RRH assistance**, an individual or family must demonstrate at initial evaluation that it is literally homeless (Category 1). To receive COC RRH assistance, individuals and families may be defined as homeless under any of the four categories included in the Homeless Definition Final Rule (Categories 1, 2, 3 or 4).

#### **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The City of Pomona invites local non-profit agencies to submit proposals for funding under the following grants: the Emergency Shelter Grant (ESG), the HOME Investment Partnership Act (HOME), and the Community Development Block Grant (CDBG), a social services component of the Consolidated Plan program. If the agency or organization is applying for two types of service or funding, then two separate proposals are to be submitted via ZoomGrants, the City's online grant management system. To be considered for funding, an organization must have:

1. 501(c) (3) IRS tax status
2. Be in good standing with the State of California

3. Serve low income residents of Pomona or serve an eligible neighborhood as indicated in the enclosed RFP, and
4. Have a demonstrated ability to deliver the services proposed.

Proposals will be assessed based on content and adherence to HUD national objectives. After the deadline has passed, Staff reviews proposals to determine eligibility and forwards information to Council for all eligible activities. City Council will review proposals and make funding awards.

#### **A. Background**

The Request for Proposal (RFP) announces the availability of funding for the Program Year for the Community Development Block Grant (CDBG) and Emergency Solutions Grant Program (ESG). Programs for the HOME Investment Partnerships Program (HOME) are implemented by City staff. All programs are funded and regulated at the federal level by the U.S. Department of Housing and Urban Development (HUD) and administered locally by the City of Pomona, under the auspices of the Community Development Department. The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974. The regulations implementing the CDBG Program are located in the 24 CFR, Part 570. The regulations implementing the ESG Program are located in the 24 CFR, Part 576 and authorized under The McKinney-Vento Homeless Assistance Act As Amended by S.896 HEARTH Act of 2009 Steward B. McKinney Homeless Assistance Act of 1988. The regulations implementing the HOME Program are located in the 24 CFR, Part 92.

The City's objectives of these programs in accordance with national objectives are to: Ensure decent housing, Secure a suitable living environment, Provide economic growth and opportunity, Aid in the elimination of slum and blight, and Respond to an urgent need.

**If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City of Pomona and/or its subrecipients will provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

**If the City is unable to meet this board membership requirement, we will instead implement a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).**



### ***Homeless Participation Plan***

In order to involve homeless individuals and families, the City and/or its subrecipients will do the following when considering and making policies and decisions in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG:

1. Inclusion and Consultation through the Pomona Continuum of Care Coalition Meetings.
2. Inclusion and Consultation through the Homeless Advisory Committee Meetings
3. Employment or Volunteer Services of Homeless Persons on ESG funded projects, including those involving the construction, renovation or operating of facilities

### **Describe performance standards for evaluating ESG.**

1. A description of services provided during the reporting period
2. # of persons served
3. Ethnicity and Race of persons served
4. Income level of persons served
5. Female-Headed Household Status
6. Areas of benefit

Staff will use the information submitted to track expenditure percentages and the number of persons benefiting from the activity in order to ensure that activity/program goals are being met and that funds are being spent in a timely manner.

The performance standards provide a measure for the City to evaluate each service provider's effectiveness, such as how well the service provider succeeded at:

1. Targeting those who need the assistance most;
2. Reducing the number of people living on the streets or emergency shelters;
3. Shortening the time people spend homeless; and
4. Reducing each program participant's housing barriers or housing stability risks.

Also, in order to successfully record performance outcomes, the CoC system requires that once a household is enrolled in an program, non-domestic violence agencies must complete an initial HUD Intake Assessment within the HMIS system. Performance outcomes are reported to the City using the HMIS generated ESG reports.

Domestic Violence Organizations will provide the same data utilizing their similar data systems.

## Appendix A: SF 424s

SECRET

### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

CA62850

**5a. Federal Entity Identifier:**

E-22-MC-06-0527

**5b. Federal Award Identifier:**

E-22-MC-06-0527

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

CITY OF POMONA

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-6000764

**\* c. Organizational DUNS:**

0741274810000

**d. Address:**

**\* Street1:**

505 South Garey Avenue

**Street2:**

**\* City:**

Pomona

**County/Parish:**

**\* State:**

CA: California

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

91766

**e. Organizational Unit:**

**Department Name:**

Neighborhood Services

**Division Name:**

Housing Services

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Beverly

**Middle Name:**

**\* Last Name:**

Johnson

**Suffix:**

**Title:**

Housing Services Manager

**Organizational Affiliation:**

**\* Telephone Number:**

(909) 620-2433

**Fax Number:**

(909) 620-4567

**\* Email:**

beverly\_johnson@ci.pomona.ca.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.231

### CFDA Title:

Emergency Solutions Grant (ESG)

### \* 12. Funding Opportunity Number:

### \* Title:

### 13. Competition Identification Number:

### Title:

Homeless management information system, emergency shelter, outreach and program administration

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

ESG administration; programs/activities; emergency shelter, homeless prevention, HMIS

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="174,299.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="174,299.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:

\* Date Signed:

### Application for Federal Assistance SF-424

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>	
<b>* 3. Date Received:</b> <input type="text"/>		<b>4. Applicant Identifier:</b> CA62850			
<b>5a. Federal Entity Identifier:</b> M-22-MC-06-0528			<b>5b. Federal Award Identifier:</b> M-22-MC-06-0528		
<b>State Use Only:</b>					
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>			
<b>8. APPLICANT INFORMATION:</b>					
<b>* a. Legal Name:</b> CITY OF POMONA					
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-6000764			<b>* c. Organizational DUNS:</b> 0741274810000		
<b>d. Address:</b>					
<b>* Street1:</b>		505 South Garey Avenue			
<b>Street2:</b>		<input type="text"/>			
<b>* City:</b>		Pomona			
<b>County/Parish:</b>		<input type="text"/>			
<b>* State:</b>		CA: California			
<b>Province:</b>		<input type="text"/>			
<b>* Country:</b>		USA: UNITED STATES			
<b>* Zip / Postal Code:</b>		91766			
<b>e. Organizational Unit:</b>					
<b>Department Name:</b> Neighborhood Services			<b>Division Name:</b> Housing Services		
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>					
<b>Prefix:</b> Ms.		<b>* First Name:</b> Beverly			
<b>Middle Name:</b>		<input type="text"/>			
<b>* Last Name:</b> Johnson		<input type="text"/>			
<b>Suffix:</b>		<input type="text"/>			
<b>Title:</b> Housing Services Manager		<input type="text"/>			
<b>Organizational Affiliation:</b> <input type="text"/>					
<b>* Telephone Number:</b> (909) 620-2433		<b>Fax Number:</b> (909) 620-4567			
<b>* Email:</b> beverly_johnson@ci.pomona.ca.us					

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program (HOME)

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

HOME administration; CHDO projects, single-family housing rehabilitation and first-time homebuyer assistance program

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME administration; CHDO projects, single-family housing rehabilitation and first-time homebuyer assistance program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

38th

\* b. Program/Project

38th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

07/01/2022

\* b. End Date:

06/30/2023

**18. Estimated Funding (\$):**

\* a. Federal

893,657.00

\* b. Applicant

\* c. State

\* d. Local

\* e. Other

\* f. Program Income

\* g. TOTAL

893,657.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

James

Middle Name:

\* Last Name:

Makshanoff

Suffix:

\* Title:

City Manager

\* Telephone Number:

(909) 620-2314

Fax Number:

(909) 620-3707

\* Email:

james\_makshanoff@ci.pomona.ca.us

\* Signature of Authorized Representative:

\* Date Signed:



### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

CA62850

**5a. Federal Entity Identifier:**

B-22-MC-06-0527

**5b. Federal Award Identifier:**

B-22-MC-06-0527

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

CITY OF POMONA

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

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**\* c. Organizational DUNS:**

0741274810000

**d. Address:**

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**\* City:**

Pomona

**County/Parish:**

**\* State:**

CA: California

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

91766

**e. Organizational Unit:**

**Department Name:**

Neighborhood Services

**Division Name:**

Housing Services

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Beverly

**Middle Name:**

**\* Last Name:**

Johnson

**Suffix:**

**Title:**

Housing Services Manager

**Organizational Affiliation:**

**\* Telephone Number:**

(909) 620-2433

**Fax Number:**

(909) 620-4567

**\* Email:**

beverly\_johnson@ci.pomona.ca.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant - Entitlement

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

CDBG administration; CDBG public service programs/activities; CDBG non-public service projects

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant 38th

\* b. Program/Project 38th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 07/01/2022

\* b. End Date: 06/30/2023

**18. Estimated Funding (\$):**

* a. Federal	1,811,414.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,811,414.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: James  
Middle Name:  
\* Last Name: Makshanoff  
Suffix:

\* Title: City Manager

\* Telephone Number: (909) 620-2314 Fax Number: (909) 620-3707

\* Email: james\_makshanoff@ci.pomona.ca.us

\* Signature of Authorized Representative:

\* Date Signed:

## Appendix B: Certifications

DECLARATION

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

James Makshanoff, City Manager, City of Pomona

\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan --** It is following a current consolidated plan that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

James Makshanoff, City Manager, City of Pomona  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

_____ Signature of Authorized Official	_____ Date
---	---------------

James Makshanoff, City Manager, City of Pomona _____ Title
--



## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

James Makshanoff, City Manager, City of Pomona

Title

## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

James Makshanoff, City Manager, City of Pomona  
Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

James Makshanoff, City Manager, City of Pomona

\_\_\_\_\_  
Title

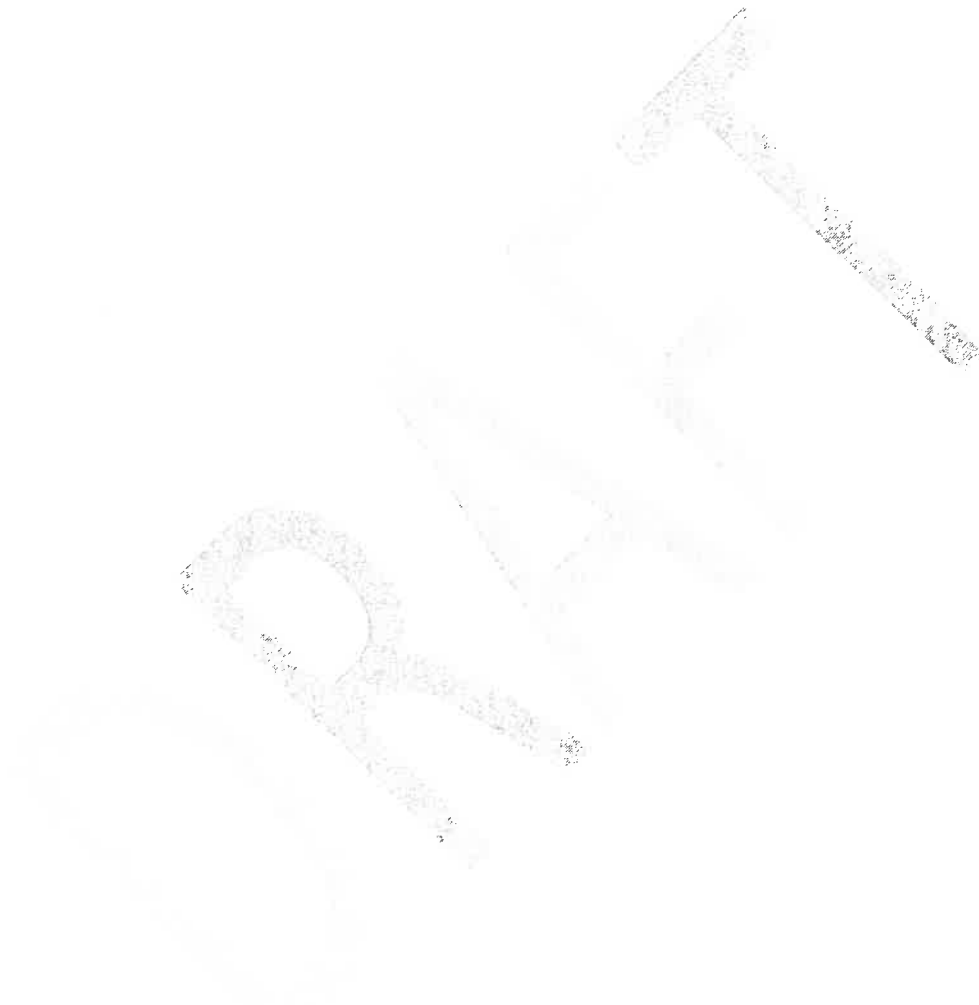
## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Appendix C: Summary of Goals, Objectives, Outcomes, Priorities



**APPENDIX C: Summary of Annual Goals and Objectives**  
(w/ Priority Need Levels)

Specific Annual Goals & Objectives	Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2022-2023 Funding Amount	Performance Indicators	Year	Expected Number	
GOAL 1: PROMOTE FAIR HOUSING OPPORTUNITY								
DH-1: Availability/Accessibility of Decent Housing								
DH-1.1	Availability/Accessibility to Decent Housing by providing housing counseling activities that assist low to moderate income persons resolve tenant/landlord disputes.	Fair Housing (Public Service)	High	CDBG	\$40,000	# of households assisted	2018	300
							2019	400
							2020	400
							2021	400
							2022	400
GOAL 2: EXPAND AFFORDABLE HOUSING SUPPLY								
DH-1.2	Availability/Accessibility to Decent Housing by working with CHDOs to produce housing units for low-to-moderate income persons.	CHDO Set-Aside	High	HOME	\$134,049	# of households assisted	2018	1
							2019	1
							2020	1
							2021	1
							2022	1
DH-	Availability/Accessibility to affordable decent housing through homebuyer assistance	Mortgage Assistance Program	High	PHLA (State)	\$315,533	# of households assisted	2018	0
							2019	0
							2020	0
							2021	0
							2022	3
	Provide Affordability for Decent Housing by offering down payment and closing cost assistance to low-to-moderate income persons.	First-Time Homebuyer Down payment Assistance	High	HOME	\$315,533	# of households assisted; Number of first-time homebuyers; Number of households receiving counseling	2018	0
							2019	0
							2020	0
							2021	0
							2022	6
GOAL 3: CREATE AND PRESERVE AFFORDABLE HOUSING								
DH-1.3	Availability/Accessibility to Decent Housing by preserving existing housing stock through homeowner housing	Homeowner Rehabilitation Loan Program	High	HOME	\$270,049	# of units rehabilitated	2018	5
							2019	5
							2020	5
							2021	3

**APPENDIX C: Summary of Annual Goals and Objectives**  
(w/ Priority Need Levels)

	rehabilitation.						2022	4
DH-1.4	Availability/Accessibility to Decent Housing by preserving at-risk housing through homeowner rehabilitation.	Homeowner Rehabilitation Loan Program	High	CalHOME (State)	\$312,135	# of units rehabilitated	2018	0
							2019	0
							2020	0
							2021	0
							2022	4
DH-1.5	Availability/Accessibility to affordable Decent Housing through homebuyer assistance.	Mortgage Assistance Program	High	CalHOME (State)	\$0	# of households assisted	2018	0
							2019	0
							2020	0
							2021	0
							2022	0

Specific Annual Goals & Objectives		Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2022-2023 Funding Amount	Performance Indicators	Year	Expected Number
DH-1.6	Offer rental housing options at specific housing locations where assistance is attached to particular rental units designated for low-to-moderate income persons	Rental Assistance	High	PHA-Section 8 and HUD-VASH Project Based Vouchers	TBD	# of households assisted	2018	0
							2019	0
							2020	0
							2021	51
							2022	75
DH-	Provide Affordability for Decent Housing by offering down payment and closing cost assistance to low-to-moderate income persons.	First-Time Homebuyer Down payment Assistance	High	HOME	\$400,000	# of households assisted; Number of first-time homebuyers; Number of households receiving counseling	2018	2
							2019	3
							2020	2
							2021	2
							2022	4
DH-	Availability/Accessibility to Decent Housing by preserving existing housing stock through Lead and other Health Hazard mitigation and education.	Lead Hazard Control and Healthy Homes Grant Program	Medium	Lead Hazard Control Grant (HUD)	\$2,452,000	# of units rehabilitated	2018	24
							2019	TBD
							2020	0
							2021	16
							2022	33
DH-	Availability/Accessibility to Decent Housing by preserving existing housing stock through an emergency repair program.	Housing Improvement Program (i.e. Emergency Repair, Façade Improvements)	High	CDBG	TBD	# of units rehabilitated	2018	10
							2019	10
							2020	10
							2021	11
							2022	10



## APPENDIX C: Summary of Annual Goals and Objectives (w/ Priority Need Levels)

DH-	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8	TBD	# of households assisted	2018	2019	2020	2021	2022
DH-	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-Mainstream	TBD	# of households assisted	2018	2019	2020	2021	2022
	Availability/Accessibility to decent affordable housing through ADA/JADU	Rental Assistance	High	PHLA (State)	\$631,064	# of households assisted	2018	2019	2020	2021	2022
	Availability/Accessibility to decent affordable rental housing through new construction (PRISMA)	Rental Assistance	High	PHLA (State)	\$631,064	# of households assisted	2018	2019	2020	2021	2022
	Availability/Accessibility to decent affordable housing through ADU/JADU	Rental Assistance	High	CalHOME (State)	\$648,000	# of households assisted	2018	2019	2020	2021	2022
	Availability/Accessibility to decent and healthy housing by comprehensively addressing housing hazards	Healthy Homes Production Program	Medium	Healthy Homes Production Grant (HUD)	\$399,000	# of units rehabilitated	2018	2019	2020	2021	2022

**APPENDIX C: Summary of Annual Goals and Objectives**

(w/ Priority Need Levels)

Specific Annual Goals & Objectives		Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2022-2023 Funding Amount	Performance Indicators	Year	Expected Number
DH-	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs.	Housing Services	High	CDBG	TBD	# of households counseled	2018 2019 2020 2021	75 75 75 75
GOAL 4: SUPPORT HOMELESS ACTIVITIES								
DH-2: Affordability of Decent Housing								
DH-2.1	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Homeless Prevention	High	ESG	TBD	# of persons served; Number of households	2018 2019 2020 2021	0 0 0 0
							2022	0
DH-2.2								
DH-2.2	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Rapid Re-Housing	High	ESG - City of Pomona	\$0	# of persons served; Number of households	2018 2019 2020 2021	0 0 0 0
							2022	0
DH-2.3								
DH-2.3	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rapid Re-Housing (Porchlight)	High	CoC - LAHSA-RRH	\$1,003,985	# of households assisted	2018 2019 2020 2021 2022	50 65 65 65 65
DH-2.4								
DH-2.4	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rapid Re-Housing (Street Outreach)	High	Coc - LAHSA-RRH/SO	\$0	# of households assisted	2018 2019 2020 2021 2022	125 125 125 125 125

# **APPENDIX C: Summary of Annual Goals and Objectives**

(w/ Priority Need Levels)

DH-2-5	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs.	Emergency Shelter	High	Measure H	\$1,460,000	# of persons served	2018	175
							2019	175
							2020	175
							2021	175
							2022	175
DH-2-6	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs.	Emergency Shelter	High	Measure H/ CoC HHAP	\$912,500	# of persons served	2018	175
							2019	175
							2020	175
							2021	175
							2022	175
DH-2-7	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs.	Emergency Shelter	High	ESG-CV	\$4,500,000	# of persons served	2018	175
							2019	175
							2020	175
							2021	175
							2022	175

**APPENDIX C: Summary of Annual Goals and Objectives**  
(w/ Priority Need Levels)

Specific Annual Goals & Objectives	Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2022-2023 Funding Amount	Performance Indicators	Year	Expected Number
DH-2.6 Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Homeless Prevention Rental Assistance	Medium	HOME TBRA	\$366,050	# of households assisted	2018	12
						2019	12
						2020	12
						2021	12
						2022	5
DH-2.7 Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	CoC -HUD-PHA-City of Pomona - PSH (Permanent Supportive Housing)	\$2,129,641	# of households assisted	2018	80
						2019	80
						2020	80
						2021	80
						2022	80
DH-2.8 Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	PHA- VASH Vouchers, including Project Based Vouchers	\$460,560	# of households assisted	2018	0
						2019	60
						2020	60
						2021	60
						2022	60
DH-2.9 Homeless Management Information System data for low to moderate income persons homeless persons assisted	HMIS	High	ESG	\$59,297	# of households assisted	2018	100
						2019	100
						2020	100
						2021	100
						2022	100
DH-2.10 Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income and homeless persons.	Rental Assistance	High	Emergency Housing Vouchers	\$1,195,164	# of households assisted	2018	0
						2019	0
						2020	0
						2021	78
						2022	78
DH-2.11 Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income and homeless foster youth persons.	Rental Assistance	High	Foster Youth to Independence Tenant Protection Vouchers	\$50,000	# of households assisted	2018	0
						2019	0
						2020	0
						2021	5
						2022	3

**APPENDIX C: Summary of Annual Goals and Objectives**  
(w/ Priority Need Levels)

<b>GOAL 5: PLANNING AND PROGRAM ADMINISTRATION</b>						
PA-5.1	Support Affordable and Decent Housing through Planning and Program Administration of Federal, State and Local Programs	Program Administration	High	CDBG HOME ESG	CDBG: \$362,282; HOME: \$89,365; ESG: \$130,072	N/A
						N/A
						N/A
<b>GOAL 6: NEIGHBORHOOD PRESERVATION AND ELIMINATE BLIGHTED CONDITIONS</b>						
<b>DH-3: Sustainability of Decent Housing</b>						
DH-3.1	Provide Sustainability of Decent Housing through Code Enforcement targeted at eliminating slum and blight in specific neighborhoods/areas.	Code Enforcement	High	CDBG	TBD	# of units inspected
						2018 400
						2019 400
						2020 400
						2021 400
						2022 400
<b>Specific Annual Goals &amp; Objectives</b>						
			Priority Need Level (High, Medium, Low)	Source of Funds	2022-2023 Funding Amount	Performance Indicators
						Year
						Expected Number
DH-3.2	Provide Sustainability of Decent Housing by preserving and restoring properties of special historic value for low to moderate income households	Historic Preservation	Medium	CDBG	\$0	# of housing units assisted
						2018 0
						2019 0
						2020 0
						2021 0
						2022 0
<b>GOAL 7: PROVIDE QUALITY PUBLIC SERVICES</b>						
<b>SL-1: Availability/Accessibility of Suitable Living Environment</b>						
SL-1.1	Availability/Accessibility to a Suitable Living Environment through public services that benefit low-to-moderate income persons Citywide.	Public Services	High	CDBG	15% of allocation	# of persons served
						2018 1000
						2019 1422
						2020 1000
						2021 1000
						2022 1000
SL-1.2	Availability/Accessibility to a suitable living environment by providing emergency shelter operations to homeless low low-to-moderate income persons.	Emergency Shelter	High	ESG	TBD	# of persons served
						2018 175
						2019 175
						2020 175
						2021 175
						2022 175

**APPENDIX C: Summary of Annual Goals and Objectives**  
(w/ Priority Need Levels)

SL-1.3	Availability/Accessibility to a Suitable Living Environment by providing essential services to homeless low-to-moderate income persons.	Street Outreach	High	ESG	TBD	Number of persons served	2018	2019	2020	2021	2022
							0	0	0	0	0
<b>GOAL 8: IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES</b>											
SL-1.4	Availability/Accessibility to a Suitable Living Environment by improving public infrastructure to benefit low-to-moderate income persons.	Infrastructure Improvements	High	CDBG	TBD	# of projects/# of persons in the area	2018	2019	2020	2021	2022
							1	3	1	1	3
SL-1.5	Availability/Accessibility to a Suitable Living Environment by improving Parks and Facilities.	Facility/Park Improvements	High	CDBG	TBD	# Of projects/# of persons in the area	2018	2019	2020	2021	2022
							0	0	1	1	4
<b>GOAL 9: EXPAND ECONOMIC OPPORTUNITIES</b>											
<b>EO-2: Affordability of Economic Opportunities</b>											
EO-2.1	Affordability of Economic Opportunities by repayment of a Section 108 Loan used to assist businesses.	Business Assistance	High	CDBG	Section 108 Loan	# of business	2018	2019	2020	2021	2022
							0	0	78	2	2

## Appendix D: Public Comments/ Community Needs Survey Results/ Proof of Public Notice



## *Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023*

### **HOUSING**

- Truthfully, rehabbing buildings in disrepair. Broken window syndrome
- We need more Police force around Pomona. Crime around east end and ninth has increase due to little to no policing in the area. More street light to prevent people getting hit by cars.
- Homelessness is a big problem.
- Something REALLY needs to be done about the homeless in this city. They are taking over a lot of public space and the community does not feel safe for my family at all.
- Homeless. We need to do something about them. Too many on the streets, bringing down property values.
- More publications with what programs are available for new and current home buyer
- Affordable low income housing not to be built in tune down neighborhoods or areas that are unsafe for children, take into consideration where those buildings are being built in high traffic areas that are also around abandoned areas. Why can't the city clean up the surrounding areas before building new housing in areas where there are sex workers, drug dealers and transients???
- We need a more pedestrian friendly city. Too many buildings and nowhere for people to be active.
- This is loosely related to housing - I am so tired of seeing trash on our city streets. Other communities do not have this problem. Why do we?
- None of those are issues for my family. We have a great landlord-tenant relationship.
- Cops kicking homeless people off the streets should be moving them to temporary housing or shelters, not just kicking them out
- Community safety is important.
- Utility fees, reduced
- Bring the YMCA back for everyone!!!
- Small business
- Keep up the good work with the safety in the city
- We need to hold the current property owners that have rental units be responsible to keeping their properties up to code, and to keep their areas clean, and keep their tenants informed of the do's and don'ts. Too many absentee landlords who are just collecting rent.
- Upkeep with trash left behind by homeless in the streets
- We need to get rid of the sex workers that walk up and down Indian Hill Blvd.
- Mental Illness prevention such as community garden programs
- Housing for unhoused people of Pomona— housing that doesn't have strict anti-drug requirements so that addicted peoples can be sheltered.
- Rent control
- Lower-back injury
- Fix the streets, put a light on Fulton and Arrow Hwy before someone else get injured.
- Controlling the homeless and crimes situation in the area
- Need to do something about all the transients taking over areas where we live. Bringing drugs into communities. Can't just let them take up wherever they want.
- Get the homeless off the streets and help provide housing.



## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Fix or demolish burnt/ unlivable housing
- Property taxes too high for single female
- Street repair
- This community is not safe! There are so many prostitutes, homeless individuals, drug users out in the open. I bought my home 4 years ago and I have had people break into my home 2x each year. I live on reservoir and it's disgusting I have never experienced so much crime in my last area of residence. Please do something about the crime, prostitution and drug use. You lose residents you also lose income for the community. The parks are riddled with homeless and drug users. I never should have bought this home. I am definitely selling if the mayor doesn't fix his crime rate! He gets paid and does nothing! For this community
- Let the city gentrify, the prostitution will leave if businesses take over Holt Ave
- We need more business in the city. Stop allowing all these beehive apartments to come in and allow more business to come in. Put trash cans all around the city, not just in the arts district. This would help us have a cleaner Pomona.
- All rented houses ...should look just like the Owners House. They collect rent \$\$ and they should make sure their rental property is nice. Pomona has a lot of rental property and makes our neighborhood look depressing.
- New pavement on streets specially mission from Mountain Ave to Park avenue
- Housing for LGBTQ+ youth and seniors
- Less crime, no prostitution on Holt Blvd, no more sanctuary city, no bike lanes just new roads
- We should create policies that encourage home ownership and not just rentals
- Do all you can to attract young families and keep them
- Homeowners education and financial assistance
- Brining in new businesses into empty buildings.
- We need to design housing and utilities for the future in mind. Global warming means a need for renewable energy. A future of constant drought means a different way to use water. We need to think about how many people the city can sustainably support. We need to maintain a reasonable stock of rental housing.
- Housing is good but what good is it if our city is crumbling and dilapidated.
- Lack of funding to maintain parks, get rid of homeless who vandalize
- Police patrolling parks due to numerous drug dealers selling in parks, transients, gambling, smoking Marijuana in parks. More police units on Holt to deter prostitution
- All streets should have street lights
- Housing is a necessity though assistance ultimately inflates prices it also helps people get into a house. Tenant/landlord relations helps mediate issues.
- Older adults
- Crime, homelessness, improve major corridors, Re-Plant trees
- Fixing the run down current rentals around the city now , to make it a livable situation for surrounding residents
- Property maintenance
- Housing improvement grants to help update older and outdated homes. Housing improvement incentives and recognition/awards.
- Lower property taxes for seniors

## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

in our homes and in cars we need more security in our community and in all neighborhoods  
thank you

### **COMMUNITY DEVELOPMENT**

- For our parks we need them to become green spaces. Many children live in apartments that lack any natural elements, trees grass, etc. I've had middle school students tell me their biggest dream is to climb a tree, as they don't have one at home and would like experience what it is like to sit under one during a warm summer evening. The generational gap at work, nature and an appreciation for it is increasing. How about applying for CalWORKs Grant's and transforming eyesores into green spaces and with murals similar to those in Quebec City. Meaning they highlight city history and always present a positive a hopeful and positive perspective of the city. This would change city imagine of one of violence/prostitution/poverty to one of rich agricultural roots/inspiration for the future/arts and creativity
- End the prostitution gig or create union for them so there is no more of the in the streets.
- Public works should be handling sewage drains & city plumbing issues.
- The parks and community centers need improvement, especially the bathrooms (not enough lighting, dirty, smelly, not enough police patrolling).
- Bring more businesses and restaurants here so taxpayer money stays here rather than chino hills or other cities because we don't have them. There are plenty of empty lots and buildings.
- Restaurants. Shopping. Commercial development
- Evaluating and fixing old crumbled street curbs, adding more street lights throughout alleys for safety, and reinstating street sweeping in areas marked in the map that are supposed to receive it.
- Safe side walks to that lead to trails.
- Our alleys are a mess.
- I live on Orange Grove, between White Ave and Hamilton. There are so many vehicles that drive extremely fast, not taking into account it's a residential street. In addition there have been a few accidents when making a left or right turn on white (the intersection by Bravo Burgers and Subway). It would be a good addition to the community if a turning left signal is placed going East bound on Orange Grove and a right signal is place going West Bound on Orange Grove, the view is usually obstructed by the vehicles on the opposing side of the street.
- Fixing roads with lots of potholes (ex. Titus Ave)
- The streetlights are frustrating. Yes, they were on your list, but someone needs to drive around Pomona at different times and take notes!

## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Homeless individuals living on the street or in motor homes, cars or other vehicles in our city.
- Permanent supportive housing for unhoused folks
- Infrastructure and public safety
- Provide affordable homes for first time buyers also building tiny homes & AD and address te homeless issue to keep them housed
- Clean water. Carcinogenic free water.
- Safe housing, water drains (many flooded streets)
- Veterans
- Affordable housing, homeless prevention
- I would like to see a 55 or older community housing project in my district.
- Speed bumps on my street, very dangerous high speed cars; VERY loud cards; fireworks; illegal dumping; recently the homeless are on my street; trash thrown on sidewalks & street
- Safe neighborhoods
- Programs that help the homelessness
- Housing is not a priority.
- I think our citizens need continued good access to City Council representation and City officials where we receive guidance and help to support for specific issues as they arise
- Looking for funding to convert two old commercial units which was grandfathered in a mixed used property consist of 2 lots of r2 zoned.
- LOUD PARTY NOISE ABATEMENT, PLEASE!
- Women keep selling their bodies off our streets. How is it possible that we don't see this in the near cities only in Pomona? Why does Pomona allowed it.
- Home improvement, repair, utility assistants for homeowners whose income is limited or has been affected by the recent situations
- Neighborhood Property Upkeep and Neighborhood Enhancements
- Fine arts, music etc.
- homeless people
- Work on maintaining our streets/ more law enforcement and training
- Sidewalks , lights in neighborhoods , better visibility signs , speed bumps for schools are nearby , safe crosswalks , and a park right next to Ramona elementary school on college street . I hope you take this very responsibly.
- Pave My Street - Lantana Way
- The city of Pomona is isolated in its infrastructure; every street is cracked or potholed. They live in a disorganized, very dirty way and there is no code of order, cleanliness and adequate urbanization. In this city, abandonment is experienced in all its life systems and in every corner of the city; it is a lair of vagrants, thieves and drug addicts. Please beautify the city and let's try to change people's opinion of a city with no future.
- Parks, green housing
- Rent prices are going up every 6 months
- We need more understanding from the authorities and a little more humanity more in these times that we are going through right now we need a lot of help and we need more police presence in the neighborhoods lately there have been many insistent robberies and vandalism

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- You Have a lot of prostitution and drug use and homeless people on the street just something about it stop being lazy
- Clean streets daily mission n holt
- Clean the alleys and create centers for the youth can go for free. Have free Wi-Fi for everyone.
- Clean up all Parks, Westmont park is a mess
- This is such an important category because it directly relates and affects people and their everyday life. I want to take pride and be a part of a healthy and thriving community!
- Police patrol
- Kiwanis park needs new playground
- Repairing downtown arts district signs
- Promote ESL
- We should absolutely increase funding for police and law enforcement. Pomona is a big city and needs these resources.
- More police presence in all neighborhoods. Increase funding for law enforcement to keep our neighborhoods safe.
- Law enforcement
- Parks are for youth and families. People who turn these crowds away should be kept away.
- Pomona has WAY TOO MANY neglected buildings!!! Neighborhood blight needs to be addressed. Start by issuing consequences to owners who allow their properties to go unoccupied for years!!
- We need street light on residential streets. It is so dark and dangerous.
- Bringing new businesses
- Programs that build a sense of community.
- From the looks of it the majority of the projects the city approves are a waste of our tax dollars. How come funds are never allocated to clean the city? Shameful.
- Parks funding and community center funding is DIFFERENT. You install all these parks but don't fund cleaning, homeless issues, vandalism!!!
- Police patrolling parks to deter drug dealers, adults smoking Marijuana in parks. Restore Ganesha park and remodel/repair the water area
- Randolph St needs street lights
- Road maintenance. Specifically valley Blvd between humane way and Fairplex drive.
- Protection of mature trees and replacement when tree removal is necessary. Replacement with trees that will provide shade and beauty to the neighborhood and be in keeping with the historic nature of the neighborhood.
- We need our alleys FIXED!
- Code enforcement on a level playing field for all

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- We need more safety for our children parks are just filled with drugs
- Parks should be used. There needs to be more community resources and people should feel safe walking around the city
- Code enforcement is currently only done based in neighbor complaints. One neighbor can be in complete violation while the next house gets citations every time another neighbor complains.
- Resurfacing and asphalt slurry seal of streets
- Thanks
- Tree maintenance and road maintenance
- Streets and alleys need most help
- Tree Planting
- Alleys are horrible. It's like they know!!! And the city knows so they don't do anything about it, but if a home has a little bit of weeds they are quick to jump on home owners. It's like the city is in everyone's business except their own
- New parks
- Keep the city clean
- We need to give Code Enforcement tools so that they can be community based, yet successful.
- Maintain and cleaning these areas on a weekly basis.
- Please our alley behind San Bernardino Ave. needs to be repaved I keep getting flat tires due to terrible potholes.
- Beautification of and addition of green spaces
- Less code compliance interruption to unhoused communities.
- Updated technology located at new safe community centers. Modern amenities for youth, adult and seniors alike.
- Residential street re-assessment to determine for speed bumps to minimize stop signs and actually make streets safer from accidents or prevent hazardous driving.
- Fulton and Arrow Hwy, we need it to be a controlled intersection with a cross-walk. We need funding for sound walls for residents along Arrow Hwy.
- Need to do something about all the transients taking over areas where we live. Bringing drugs into communities. Can't just let them take up wherever they want.
- Ganesha hills park is being over ran with homeless people. Enforcement is need. Crime has gone up as they come into our neighborhood
- Pomona needs a dedicated cleaning service to make the city look better and better street lighting and more officers patrolling
- Property taxes
- Cleaning out and up areas where the homeless hang out. Parts of the city, which are some of the nicest sections are becoming a mess

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Homelessness
- Maintenance is a priority
- Use/ Renovate old example buildings next to Indoor swapmet Holt and Indian Hill
- The creation of sidewalks on the streets and a park next to Ramona elementary school. on college street, Also public safety is of extreme importance and give life to historical places.
- I think there is a requirement but there is one in particular, there is a lot of excrement from people who have dogs who take them out and let their pets relieve themselves everywhere, they should fine those people who are not careful with their pets
- More security and more police presence throughout the neighborhoods at different times of the day and night to make our city of Pomona safer and more reliable to live in and lower incidents of Rovos in cars and in homes and businesses and so on keep crime down and we can have a SAFE AND RELIABLE CITY FOR ALL RESIDENTS AND VISITORS TO POMONA THANK YOU AND I HOPE YOU WILL KEEP IT IN MIND. Thanks

### **HOMELESS SERVICES**

- Transition from shelter to employment. Break the cycle... also, why are surrounding communities dumping the unhoused in Pomona. There needs to be a clear plan for this, when the goldline is done, we can expect to have an acute influx similar to what Azusa experienced however they had plan.
- Permanent housing
- End sanctuary city so criminals stop coming to Pomona
- Many have mental health issues due to some form of addiction.
- The homeless should have conservators to handle their funds, that way their rent is definitely paid for and their basic necessities are met
- Get them off our streets
- Partner or collaborate with nearby cities to see how they are combating these issues to see if the city of Pomona can mirror some of the same programs and/or resources. For instance, the city of Chino partners with a non-profit organization called SWAG that provides support and case management to homeless individuals.
- We need to address unhoused people squatting in vacant houses/houses for sale.
- Healthy Food in Shelter
- The homeless around my area that suffer mental health issues need different solutions. It's unsettling when someone comes screaming obscenities. There are many because we get them from the surrounding cities we call neighbors.
- There needs to be many more affordable housing projects and shelters
- Thanks
- Homeless actually like being homeless. They want to continue their drug use and bad habits and living on the streets means they don't have to answer to anyone except themselves. It's disgusting. And they want to have rights but they mess up property that

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Street parking code enforcement
- Community centers for our children to play, to learn, to grow in safe and healthy environment. The bathrooms are always filthy, not properly lit, and not appropriate for family use. More improved playing areas for our kids (running, biking, skate boarding, swimming, etc.) Removing panhandlers and the homeless from library and City Hall areas, places where our children need to feel safe going to. A complete makeover of our library. Our students need a place that provides a tremendous amount of resources for them to learn and get a good head start for college and beyond. The library is very out dated. It needs a complete overhaul. The school district needs to be reconstructed with our STUDENTS in mind - not what is accommodating for the school staff. We spend a ton of money on books the students NEVER use.
- May not apply - but, fix Pomona streets!
- Homeless individuals living in our parks (Ganesha) or in parking lots (Park and Ride near Denny's)
- Climate resilience. More trees. Water treatment. Bicycle and pedestrian infrastructure.
- Homelessness
- Provide after school care and snacks with the Rescue Plan funds also help seniors get additional resources since they are on fixed incomes
- Speed bumps to keep crazy drivers from killing my small children in a residential neighborhood.
- Maintenance of public areas like the park on the corner of Park and Orange Grove. It's becoming dirty and riddled with drunks, not a safe place for families.
- Clearing out homeless encampments, Stop allowing street food vendors
- Street repairs
- There needs to be better patrol. The streets don't feel safe, particularly if you are a senior
- Creative ways to expand "off street" parking.
- Convert seldom used tennis courts to pickleball courts
- Safety is important in all areas of the City. Keep homeless and related issues at bay. Promptly remove graffiti through coordination with Caltrans and others who need to participate in removal. Provide good policing to deter criminals.
- Eliminate gang activity.
- Streets pavements need repair and more light especially on bad streets.
- Unsure at this time
- Reduction of homeless on streets and camping in our around freeway on ramp & off ramps, neighborhoods, riverbed areas.
- There needs to be signage to keep people from driving through neighborhoods to get to the Fair. Make them get off the freeway at Fairplex. Also there needs to be signs to keep big rigs from using residential streets. Big rigs and big delivery trucks should not use Val Vista, a narrow and curving residential street!!!

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Criminalize behaviors that encourage homelessness: drug addiction, public defecation, camping in public spaces, etc. Addicts won't ask for help if you don't make them. Increase law enforcement.
- increase law enforcement
- Take care of POMONA's homeless people NOT the ENTIRE county's
- DON'T pour money into the homeless situation. Instead, RE-THINK the strategies that the city can use to usher the homeless into a better life. Many of the homeless will not be able to move onto a more stable life without pressure. Give them a chance to earn money by giving them manageable goals - e.g. picking up litter and paying them for each bag of trash they collect!!!!
- Mental health and drug rehab are important
- For those who are homeless, perhaps a neighborhood of tent sites could be built that provides security, restrooms, laundry, and other services a homeless person may need.
- It almost feels like nothing is being done about the homeless problem. It's getting worse.
- The unsheltered have TONS OF FUNDING. No money for the shelter resistant people. They elect to live in the street. All money going to Dept to oversee issue but no money for handling drugs, prostitution, vandalism, graffiti, etc. Enough funding for programs, keep the parks clean and restrooms clean, get rid of the vandals/criminals using our parks to have their criminal enterprise
- So many transients throughout Pomona getting sent here by nearby cities and many transients don't want help, and something needs to be done. It's not safe for children elderly, young women to walk near transients due to their aggressive, inappropriate sexual behavior.
- Strict laws on camping and open flames to prevent fires
- Reconsider different grant options to higher in house outreach teams/programs to address homelessness in Pomona. Current homelessness action plan is not efficient/cost wise for the city. Union station, LAHSA, etc. have not been efficient to the city addressing the homelessness in the community.
- Stop just shuffling them around, stealing their stuff, and then saying you are "helping" them
- While I can't see how homelessness can be prevented without changing society as a whole I do think people need help. Again, rental assistance tends to inflate prices by giving into landlords it also helps those in need.
- Interested in building an ADU to assist with affordable housing for older homeless people. Need financing assistance
- homeless areas in use need to be policed for trash mitigation and safe for residents
- Drug rehab and code enforcement
- I don't want my city to be a haven for the homeless. I want for these homeless individuals to have a conservator to handle their finances, in order to be able to find



## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

isn't theirs. Property that someone went to work and bust their butts to have what they have. The city doesn't do anything about it and side with the homeless. What happened to homeowner's right to pursue happiness.

- Mental health art community programs
- We need to help those that are truly homeless, not the drug addicts that have taken over our streets.
- This city has many shelters. We keep investing in this area but fail to protect the people and businesses in the city of Pomona. It's seems like they have more rights than the people paying taxes here in the city when we shop (more than 10%). Where is that money going to?
- Please let's get homeless people off the streets my car has been broken into three times, they all have been caught and were all homeless persons
- Public restrooms and showers, like a center
- The strict regulations on helping unhoused peoples is only furthering the crisis in Pomona. Harm reduction is a better plan.
- Mental health services, behavioral services, drug and alcohol treatment
- Help not just the super poor, help the low/middle class too
- Need to do something about all the transients taking over areas where we live. Bringing drugs into communities. Can't just let them take up wherever they want. They refuse to comply with shelters, want to live the way they live causing damage to neighborhoods. Not ok at all.
- They need mental health and drug rehab. Counseling, transitional housing, Jobs
- Homeless is a problem that will never go away. It's best to set up a designated area for them that is away from the hard working people of Pomona
- Cleaning out and up areas where the homeless hang out. Parts of the city, which are some of the nicest sections are becoming a mess
- Like I said you have a lot of prostitution drug users in the homeless people in the streets of Pomona this is ridiculous the mayor and stuff gets paid to do something this town is ridiculous you guys have a source of income to be bringing in more resources
- Provide health services to the homeless
- why everyone homeless comes to Pomona
- This is also important because Pomona is the 7th largest city in LA County. We have a lot of unhoused people coming in from other areas, more affluent areas. How can we allocate a bigger budget towards this?
- Encourage Sacramento and Washington for mental health funding
- Homelessness should be considered in the context of mental health and drug addiction rehabilitation. We should encourage lifestyle changes that are a part of receiving aid. Housing first is not seeming to work.

## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

to get ahead but we need to be given the opportunity to achieve it without being judged for our mistakes that we continue to have in the past we all have the right to another opportunity we are all human beings and no one is perfect Thank you, I hope you take it into account. Thanks

- Services for people with drug use problems

### **PUBLIC SERVICE**

- Increase police force personnel. Increase size of heart team INCREASE VICE team Pomona is decreasing its low and moderately/low working families. Most family still those brackets are those in public housing. Those purchasing in Pomona are now from more middle income and more likely some college. Change is coming, however, we can't continue operate with ideals of people that view Pomona as their backstory stating they escaped the city and overcame the challenges of the city...the hardworking families and talented children of this city deserve a safer. Cleaner city. Sadly, a PR campaign could help as Pomona has demonstrated generosity of housing immigrant children, providing vaccination locations, site of amazing California Colleges and Universities yet it made national/international news due to violence. I challenge you to ask your crimes data Analyst to run the numbers longitudinally and see crime trends, my instinct is that most major crimes are performed by none Pomona residents but rather those who see Pomona as an easy location to commit crime.
- Outreach
- Police prevention NOT enforcement.
- Medical for all
- This will be an opportunity for cops to harass young people. We need more job opportunities.
- The police need to do their actual jobs. Not just drive around the city.
- Community classes, workshops, adult education needs a complete overhaul. Our community needs courses that would give young adults a fighting chance in starting out in life, keep them occupied and engaged. Opportunities for older adults to make changes in careers, build up their skills, and aid in their well-being and nutrition.
- Develop better programs and activities for youth. The city has pools teach water polo, tennis. Even if at a fee.
- Transparency and advance notice of city town hall meetings or council meetings. Flyers that get sent out are sent or received with not enough notice. It's quit disappointing, and seems intentional given that maybe the city doesn't want their community members to voice their concerns about their community/city.
- Car theft & break-ins! House break-ins & burglary! Our little cul-de-sac has had way more activity in this area, along with having stolen vehicles dumped on our street.
- Clean and safe parks with free lighting for kids soccer

## ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

them a place to live - rather than just handing their money over to them to use on whatever they want.

- Mental health services for the less fortunate/homeless
- There should be no homeless individuals living on the streets of Pomona.
- Permanent supportive housing, hygiene centers, stop in care places, bathrooms, safe places to be, needle exchange, harm reduction, stop criminalizing homelessness, food centers.
- provide housing for youth as well as adults
- Pomona app for residents to report and identify community assistance incidents.
- let police handle the homeless
- Mental health services and rehabilitation for unhoused people
- The homeless situation is out of control. It is frightening to walk around Pomona, and almost impossible to do so without being accosted by someone.
- Coordination with surrounding cities to improve programs in this entire area.
- Some practices encourage homeless to come to our City and that is unacceptable. Homeless in the City should be identified and work done to treat their humane needs but not to overindulge them and attract more homeless to our community.
- Show kindness to the homeless, compassion from authorities on site.
- Too many homelessness is our city
- Real Mental health care for homeless, lower income people and serious drug rehabilitation instead of auto incarceration. What are the roots of these issues needs to be looked into. Follow up and monitoring for mental illness and drug rehabilitation persons
- Removal or Reduction of homeless persons on the on and off ramps, in and around neighborhoods and camping in riverbed areas
- I don't know what the answer is, but we already have a homeless shelter which is probably a magnet for more homeless people to come to Pomona. When that is full to excess have to go. Let La Verne, Claremont and etc. do their share to help with the problem. Pomona should not be a dumping ground for the homeless.
- Panhandling and loitering enforcement needed in public and shopping center areas. The constant harassments drive residents to shop in neighboring cities, such as Chino Hills and Diamond Bar.
- Transients and their issues need to be addressed/ including accountability
- Community clinics
- Find jobs, or help clean up the city with pay
- Open sources of job training, to provide assistance to unemployed people, people at risk, etc. Open permanent help centers for food products, with strict adherence to people in need.
- We all have the right to have a home or a place where we can shelter from the cold or the heat and we all want to get ahead and we all want to have the same opportunities

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Increase law enforcement
- We need more police officers who have the city's support. More police officers will deter criminals.
- Our society is not designed for everyone, perhaps government could look at alternative ways of life for those who don't fit in our present society.
- For the past decade I've only seen the city's ghettos and hoods get worse. This may be a lost cause in your eyes but it's our reality. Look at yourselves in the mirror and ask "Am I waking Up Every Day And Making A Difference For Pomona" If the city council can look in the past 10 years and think they have, then may I suggest a new mirror. Please clean up the city even if you have to do it yourselves with the community's help. Look around and see what we see every single day.
- Funding for encampment removal but no police to take care of crime taking place in parks. Funding for community centers and new parks, but no \$\$ for criminals in parks!!!! You are not addressing the problem.
- We need to have Free services for the youth & elderly in Pomona such as book clubs, cooking clubs, technology courses, art classes, dance classes etc. that are free of charge not like the 4 programs offered at recreation centers cheer, karate, hip hop that have high fees and hidden cost/ extra fees.
- Anti-Crime Program (community oriented policing) I would like more information on this
- Very interested in older adult wellness programs
- We need a neighborhood crime sigs up "if you see something, say something"
- Police outreach
- Community services, not just for the youth. There are young adults who may not be interested in going to college but would still like to earn an honest living by becoming a mechanic, a plumber, an electrician, or work in construction to build things. There should be better programs to help our Latino community with a pathway to the medical field, not just a Medical Assistant, but a Registered Nurse. The Adult school has only offered the same old courses that can't provide a decent wage to survive. Our city needs programs that will encourage people that they can still make a good living even if they never make it to a 4 year college. Sometimes, college just isn't for everyone or you were never taught how to actually get into college.
- Our police department should respond to loud parties, to fireworks being used in neighborhoods and to large groups of people gathering in public parties.
- provide dental eye exams blood pressure screenings for the uninsured as well as the homeless and seniors
- stop allowing criminals back on the streets
- Sports program for children all ages, recreational classes including ballet, gymnastics, dance for children all ages through the city
- Pre-Arrest Youth Diversion

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Yes. Everything. If community resource centers are open, and the streets are safe, there can be more resources for people.
- Crime and prostitution is what Pomona is known for. Please change the status quo.
- Thanks
- Police need our resources to do their jobs
- BRING BACK YMCA!!!
- Some of these items should not have been lumped together. They are all important, just some of the items the city should try to reach out and form partnerships with businesses to take care of things like social services i.e. food bank, counseling, domestic violence. We need to partner with organizations that can help the city. The city is too understaffed to take these on. We need to improve the quality of life through crime prevention, dealing with the homeless, graffiti removal, and then keep spreading out and do more. If Pomona remains looking horrible, with people afraid to be out, what good does it do anyone to give assistance.
- Safety is a huge concern. People want to feel safe when they shop at Downtown or on Rio Rancho by Target.
- More police officers are needed we have had a shortage of police officers in the street due to budget issues WHY? Our community should come first at any expense lives matter.
- Outdoor recreational programs for youth and seniors such as a school/community garden
- More shelters and resources for housing
- Parks should be open and available for youth sports programs (baseball, softball, basketball, etc.)
- We need more patrols on the north side, not just on Holt.
- Need to do something about all the transients taking over areas where we live. Bringing drugs into communities. Can't just let them take up wherever they want.
- Property taxes and crime
- If you have this community it would be a better place to live
- Stop the catalytic converter thefts
- The city needs more areas for the youth to go for activities at no cost to them.
- open up our parks n rec bring classes Zumba counseling mental groups for everyone
- Again, very important to keep our community members thriving and succeeding. We want to uplift our community members but must be able to do so in spite of the lack of resources in each household. How can more money be allocated towards this budget?
- Increase prevention on Gang and Human Traffic
- Enhance community-based policing of parks by establishing a 24/7 force of park rangers.
- I think private sector should be in charge of these kinds of services and not the city government. Partnerships could work best.
- Law enforcement. Lock up criminals to make our community safer.

### ***Survey Comments in FY 2021-2022 for Annual Action Plan FY 2022-2023***

- Anti-crime programs always seem to just give more money and power to the police department. The vast majority of our community is good, why do we need to arrest everyone?
- In all areas, fiscal responsibility and wisdom need to be exercised as we can do everything for everyone. Determining where volunteerism can get the job done with limited City resources is always good. Partnering with other communities to deliver services (e.g., community centers, food delivery programs, etc.) can relieve some pressure on our very large City to allow focus on critical needs and not outspending the budget. We don't seem to have much of a spirit of volunteer outreach. I've offered to help/volunteer and no one has called me back to know where I can be well used.
- Police should not be so quick to start shooting. Talk to people first. "Take the chip" off the officer's shoulder. Stop bullying people just because a badge is worn.
- More youth programs
- Get back to Protecting the citizens instead of just police ignoring citizens needs/concerns unless the government feels that it is important enough
- Drug & Human Trafficking Prevention
- equal job opportunities
- Law enforcement is crucial to this community increased law enforcement is necessarily including training and more training in community policing.
- Focus on rehabilitation for women in prostitution
- Nearby Community Centers
- I think that all these programs for teenagers would be very important to prevent delinquency!
- Open rehabilitation centers for drug addicts
- We need programs to prevent or eradicate crime in our city of POMONA. So that we can feel safer and more confident. Thank you

## Appendix E: Resale/ Recapture Policy

# **CITY OF POMONA RESALE AND RECAPTURE POLICY AND PROCEDURES FOR THE HOME PROGRAM HOMEBUYER ACTIVITIES**



## **PURPOSE/OVERVIEW**

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income, must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. In the past, these provisions are set forth in the PJs Consolidated Plan. In addition, the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects were to be reviewed and approved by HUD as part of the Annual Plan Process.

The 2013 HOME Final Rule now requires HUD to issue separate, written approval of the PJs resale and/or recapture provisions (*rather than the implicit approval during the Consolidated Plan/ Annual Plan Process*). The PJs must provide sufficient detail of its resale and/or recapture provisions to enable HUD to assess their appropriateness.

The purpose of this document is to describe the City of Pomona's Resale and Recapture policy and procedures for review and approval by HUD, and to provide guidance to City staff, contracted Developers/certified CHDOs, and potential homebuyers.

## **RECAPTURE PROVISIONS**

The City of Pomona uses the Recapture Provisions for its First Time Homebuyer Program. A first time homebuyer is defined as an individual or individuals, or an individual and his or her spouse, who have not owned a home during the three-year period before the purchase of a home, except that the following may not be excluded from consideration as a first-time homebuyer:

- A displaced homemaker who, while a homemaker, owned a home with his or her spouse or resided in a home owned by the spouse. A displaced homemaker is an adult who has not, within the preceding two years, worked on a full-time basis as a member of the labor force for a consecutive twelve-month period and who has been unemployed or under-employed, experienced difficulty in obtaining or upgrading employment and worked primarily without remuneration to care for his or her home and family;
- A single parent who, while married, owned a home with his or her spouse or resided in a home owned by the spouse. A single parent is an individual who is unmarried or legally separated from a spouse and has one or more minor children for whom the individual has custody or joint custody or is pregnant; and



Capital improvements include, but are not limited to:

- Room additions
- Installation of central air conditioning system
- Patio additions
- Garage additions
- Item upgrades under the “existing non-conforming” uses under the City of Pomona Zoning code

Curb appeal improvements are improvements made that can be easily seen from the public street. These include, but are not limited to:

- Roof replacements
- Fence/block wall replacements
- Professional landscaping/irrigation systems valued at \$1,500 or more
- Exterior painting
- Front door or front window replacements

Prior to constructing of any improvements, the City of Pomona must be notified and has to approve the proposed improvements to ensure that the improvements meet the intended definition. The City has sole discretion to determine if the improvements are eligible to receive credits. In addition, for improvements to be credited at the time of sale, the homebuyer must provide to the City the following documents: (a) before and after photos; (b) receipts from contractors indicating the work that were done, the name and address of the owner; (c) that the work done is by a licensed contractor; and (d) that appropriate permits were filed and approved by the City’s Building Department, when applicable.

**Recapture Amount Example.** Below is an example based on a hypothetical scenario, with the homeowner selling the property after 8 years of occupancy:

- (1) Original Purchase Price: \$300,000
- (2) Loan Amount: \$100,000 (33.33% of Original Purchase Price)
- (3) Improvement Credits: \$30,000
- (4) Appraised Value at the time the loan is due: \$450,000
- (5) Appreciated Value: (4) – (1) = \$150,000
- (6) Equity Share with Improvement Credits:  
Step 1. (5) – (3) = \$120,000  
Step 2. \$120,000 x 33.33% = \$39,996
- (7) Equity Share Reduction per Each year of Occupancy:  $\frac{(6)}{15 \text{ years}} \times 8 \text{ years} = \$21,331.20$
- (8) Total Amount Payable by Homeowner/Recapture Amount:  
(2) + [(6) – (7)] = \$118,664.80

will use the percentage increase in the Consumer Price Index (CPI) for the Los Angeles-Riverside-Orange County area as published by the U.S. Department of Labor, Bureau of Labor Statistics. This is calculated by subtracting the CPI on the sale date from the CPI on the date of the initial purchase. That amount is divided by the initial CPI and multiplied by 100 to obtain the percent gain. The Fair Return on Investment will only apply to sales during the 15-year affordability period.

The UPCS is an inspection protocol that establishes minimum property condition standards for rehabilitation and includes a more comprehensive list of inspectable items and areas than Health, Quality and Safety (HQS) standards.

Below is an example based on a hypothetical scenario, with the homeowner selling the property after 8 years of occupancy:

- (1) Initial investment by low-income homeowner: \$5,000
- (2) Improvement Credits: \$30,000
- (3) Initial CPI: 246
- (4) CPI at date of sale: 265
- (5) Increase in CPI:  $\frac{[(4)-(3)]}{(3)} \times 100\% = 7.7\%$
- (6) Fair Return on Investments:  $[(1) + (2)] \times (5) = \$2,695$
- (7) Total Return to Buyer :  $(1) + (2) + (6) = \$37,695$

**Reasonable Range of Low-Income Homebuyers.** This term refers to subsequent homebuyers having incomes at no more than 80% of the Los Angeles AMI and who pays no more than 35% of the household gross income for housing cost (Principal, Interest, Taxes and Insurance ), as maybe determined by the Lender.

**Example.** The homeowner's original mortgage was \$285,000 at 6% interest for 30 years. The original homeowner is selling after 8 years. The example on Fair Return on Investments above will be used. The balance remaining on the first mortgage loan is \$236,851.

In order to realize a fair return to the original homeowner, the sales price must be roughly \$274,546:

First Mortgage Balance:	\$236,851
Total Return on Investment	<u>\$ 37,695</u>
Sales Price	\$274,546

If the original homeowners sets the sales price at \$274,546 and if current 2019 rates are used (front and back ratios, insurance and tax rates), the monthly Principal, Interest, Taxes and Insurance or PITI is estimated at \$2,061.

A family with a household size of four having an annual income of \$77,500 could not support this PITI since it will exceed 30% of the family's gross monthly income. Most low income homebuyers would require down payment assistance. If down payment assistance is provided using additional HOME funds, a new affordability period will be imposed based on the level of the new HOME investment. If the family had savings and will be able to purchase the house without additional HOME assistance, the

