

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

<b>Eligible Applicant Type</b>	Entitlement
<b>Local Government Recipient of PLHA Formula Allocation</b>	City of Pomona
<b>2020 PLHA Formula Allocation</b>	\$1,068,445
<b>2021 PLHA Formula Allocation</b>	\$1,660,695
<b>2022 PLHA Formula Allocation</b>	\$1,827,543
<b>Approximate PLHA Formula 5 Year Allocation</b>	\$6,410,670

<p><b>§302(c)(4)(A)</b> Describe the manner in which allocated funds will be used for eligible activities</p> <p>The City of Pomona plans to use its PLHA funding for 3 eligible activities: 1) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs); 2) Homeownership opportunities, including, but not limited to, down payment assistance to those earning up to 120% of Area Median Income (AMI); and, 3) to provide match funds to the San Gabriel Valley Regional Housing Trust (SGVRHT), for eligible projects identified by the City.</p>
<p><b>§302(c)(4)(B)</b> Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI)</p> <p>The City will fund the East End Village Project, with Cesar Chavez Foundation as developer. Some 123 units of this 125-unit housing project (2 are exempt managers' units) will benefit previously homeless individuals, veterans and families earning no more than 60% of AMI. For Year 3, the City will fund the major repair of a 12-unit affordable rental housing at 252 E 4<sup>th</sup> Street in Pomona. The property will serve as interim housing with supportive services for families earning no more than 60% of AMI..</p> <p>The City will also provide loans to rehabilitate and/or construct ADUs. For this program, the City will require that the ADUs/JADUs be rented to tenants who are earning no more than 80% of AMI. Some of them may have incomes at 60% of AMI and below. To ensure targeting of tenants with incomes earning no more than 60% of AMI, collaboration with Pomona Housing Authority will be established to encourage owners with completed units to become a participating landlord in the Section 8 Voucher Program. For the down payment assistance program, subsidy layering will be provided with other funding sources (i.e. HOME Program) to enable families with incomes at 60% of AMI to afford a single family home.</p>

<p>Funds will also be used as match to the San Gabriel Valley Regional Housing Trust. For Year 2 of the PLHA Plan's implementation, the City's matching funds will go towards the Prisma Affordable Artist Loft Apartments, with National CORE as developer. Some 74 units of this 75-unit project (1 unit is exempt manager's unit) will benefit residents earning no more than 60% of AMI, with 8 units reserved as permanent supportive housing and 10 units for developmentally disabled individuals.</p>		
<p><b>§302(c)(4)(C)</b> Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.</p>		
<p>The City of Pomona's 5-Year PLHA Plan is consistent with the following goals and activities of our 2013-2021 Housing Element: 1) Increase opportunities for homeownership in recognition of its contribution to neighborhood investment, maintenance and stability; 2) Support the construction of multi-family housing in close proximity to transit, employment centers, shopping, schools, community facilities and public services; 3) Encourage single-family and multi-family infill development integrated into and compatible with surrounding neighborhood; 4) Maintain the supply of rental housing available to low- and moderate-income households; 5) Support programs that provide decent and affordable housing to accommodate State identified special needs groups - female headed households, seniors, the disabled, large families and the homeless-with emphasis on groups having a more significant presence in Pomona; 6) Continue providing low-interest loans and/or grants for the rehabilitation of housing that services lower-income households; and, 7) Pursue funding available for appropriate workforce housing and the construction and rehabilitation of lower-income housing.</p>		
<p><b>Activities Detail</b> (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))</p>		
<p><b>§301(a)(2)</b> The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.</p>		
<p><b>§302(c)(4)(E)(i)</b> Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.</p>	<p>Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing</p>	<p>10%</p>
<p>For the first year of Plan Implementation, 40% (approximately \$400,000) of the 2020 PLHA Annual Allocation will be provided to Cesar Chavez Foundation for the East End Village project. This project includes 125 housing units dispersed among 3 buildings, a community clinic, a pocket park and a community center. Some 123 units will be set-aside for families earning no more than 60% of AMI. PLHA funding will also provide loans to create an accessory dwelling unit or to convert existing structures into an ADU. Through this program, the City hopes to expand the supply of affordable rental housing, while providing low-income homeowners with an income stream through monthly rental payments. To qualify, the owner must have incomes at 80% or below of the Los Angeles county median income; and, the owner must rent the newly created unit (or the main</p>		

unit) to a tenant earning no more than 80% of AMI at affordable rent. The owner must reside in the remaining unit as his/her principal residence throughout the term of the Agreement.

For the third year of Plan Implementation, the City will rehabilitate the property located at 252 E. 4<sup>th</sup> Street, Pomona. The property is a 12-unit building, which will be developed as interim housing with supportive services for families earning 60% or less of AMI. The property will provide a stable housing alternative for low-income families, vis-à-vis hotels with longer stay. For the remaining two years, the City will fund similar affordable housing projects that support households earning no more than 80% of AMI.

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

Fund Allocation Year	2019	2019	2020	2021	2021	2022	2022	2023	2023	
Type of Affordable Housing Activity	Rental	ADU	ADU	ADU	Rental	ADU	Rental	ADU	Rental	
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	60%	80%	80%	80%	60%	80%	80%	80%	80%	<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for year 2019, 2020 and 2021 only</b>	477	477	472	467	467					1,416
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	40%	40%	40%	40%	40%	40%	40%	40%	40%	
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	2	3	4	4	2	4	2	4	2	27
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity <b>(55 years)</b>	55 years	Due on sale	Due on sale	Due on sale	55 yrs	Due on sale	55 yrs	Due on sale	55 yrs	

<b>required for rental housing projects)</b>										
<p><b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.</p> <p>The ADU/JADU Loan Program is a new program for the City of Pomona. The guidelines, policies and procedures were completed and the program was launched during FY 2021-2022.</p>										
<p><b>§301(a)(3)</b> Matching portions of funds placed into Local or Regional Housing Trust Funds.</p>										
<p><b>§302(c)(4)(E)(i)</b> Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.</p>							<p><b>Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing</b></p>		<p>5%</p>	
<p>For year 2 of Plan implementation, 40% of the 2021 PLHA Annual Plan Allocation will fund the Prisma Affordable Artist Loft Apartments, with SGVRHT matching the City funding. The project is a 75-unit, one, 4-story building, to be located in downtown Pomona. As such, residents will have access to downtown Pomona Metrolink station, services and retail, and is adjacent to arts and education projects that have revitalized downtown Pomona. Some 74 units will be reserved for families earning no more than 60% of AMI. Amenities include gallery space, club/study, and a courtyard. The project developer is National Core.</p>										
<p>Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).</p>										
Funding Allocation Year	2019	2020	2021	2022	2023					
Type of Affordable Housing Activity	N/A	Rental Development	N/A	N/A	N/A					
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	N/A	40%	N/A	N/A	N/A	<b>TOTAL</b>				
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	N/A	60%	N/A	N/A	N/A					
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for year 2019, 2020 &amp; 2021 only</b>	N/A	472	N/A	N/A	N/A	472				

<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	N/A	2	N/A	N/A	N/A	
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity <b>(55 years required for rental housing projects)</b>	N/A	55 yrs.	N/A	N/A	N/A	
<b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.						
National Core will be submitting the PLHA project proposal to the City in September 2022.						
<b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.						
<b>§302(c)(4)(E)(i)</b> Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.	<b>Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)</b>				10%	
PLHA funding will be used for the City's First Time Homebuyer Program. The current program provides a second silent loan of up to \$100,000 to families earning no more than 80% of AMI to purchase their first homes. The PLHA program will expand the beneficiaries to include first time homebuyers earning up to 120% of AMI. The amount of assistance will be up to \$95,000. PLHA funding will be combined with existing fund sources to allow families earning 60% of AMI and below to afford buying a home.						
Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).						
Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Homeowner Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	20%	20%	20%	20%	20%	<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	120%	120%	120%	120%	120%	

<p><b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level  <b>Note: complete for year 2019, 2020 &amp; 2021 only</b></p>	0	0	0			
<p><b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served</p>	2	2	2	2	2	<b>10</b>
<p><b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity</p>	15 years existing; 20 years new construction	15 years existing; 20 years new construction	15 years existing; 20 years new construction	15 years existing ; 20 years new construction	15 years existing, 20 years new construction	
<p><b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.</p>						
<p>Program guidelines, policies and procedures are in place. Partnerships with mortgage lenders, real estate agents have been established. This program was opened to interested first time homebuyers in FY 2021-2022.</p>						