

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 30, 2022

James Makshanoff, City Manager
City of Pomona
505 South Garey Avenue, 2nd Floor
Pomona, CA 91766

Dear James Makshanoff:

RE: City of Pomona's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Pomona's (City) housing element adopted on February 7, 2022 and received for review on August 8, 2022 along with technical modifications authorized by Resolution Number 2022-26. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's April 12, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 1.2A (Zoning Ordinance Update)
- Program 1.3A (By-right Housing Entitlement)
- Program 1.4C (Housing for Extremely Low and Lower-income Households)
- Program 2.4C (City-owned Parcels)
- Program 2.5B (Affordable Housing Trust Fund and Targeted Investment)
- Program 2.6D (Housing Leadership Academy)
- Program 3.1A (Express Permitting for Additional Units)
- Program 4.1A (Complete Street Initiative)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes

failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources as well as HCD's Prohousing Designation Program.

HCD appreciates the hard work, cooperation, responsiveness and thoughtfulness Anita Gutierrez and Ata Khan provided throughout the housing element preparation. Their public service is truly commendable. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Jose Luis Ayala at Jose.Ayala@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager