

CITY OF POMONA WEBSITE

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PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PUBLIC COMMENT PERIOD AND NOTICE OF PUBLIC HEARING

Senate Bill 2 (SB2), known as the Building Homes and Jobs Act, established the Permanent Local Housing Allocation (PLHA) Program and instituted a \$75 recording fee on real estate transactions. Its goal is to provide a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units. For entitlement jurisdictions such as the City of Pomona, the amount of PLHA funding is based on the formula funding for the Community Development Block Grant (CDBG) Program for a 5-year period. In this regard, the City is eligible to receive \$6,410,670 over 5 years. It is important to note that the 5-year funding is an estimate since the funding source is from real estate transactions, which may fluctuate from year to year.

To receive the funds, the City must submit a 5-Year PLHA Plan City that describes the following: a) manner in which PLHA funds will be used; b) how investments will be prioritized to increase the supply of housing for households at or below 60% of the area median income; c) how the Plan is consistent with the programs set forth in the City's Housing Element; and d) evidence that the Plan was approved and adopted by the City of Pomona Council.

The City Council approved and adopted the PLHA 5-Year Plan on July 20, 2020. The Plan distributed the PLHA annual allocation between two (2) eligible activities: a) the predevelopment, development, acquisition and rehabilitation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs); and, 2) Homeownership opportunities, including down payment assistance. On August 2, 2021, the City Council approved an amendment to the 5 Year PLHA Plan to add another activity: matching portion of funds to the San Gabriel Regional Housing Trust Funds. Beginning Year 2, the Plan re-allocated 40% of the annual funding to this activity.

The City is now amending the PLHA Plan for years 2020, 2021, 2022 and 2023, with funding amounts as follows:

2020 PLHA Funding Allocation	\$ 1,660,695
2021 PLHA Funding Allocation	\$ 1,827,453
2022 PLHA Funding Allocation	\$ 915,970
2023 Approximate Funding Allocation	\$ 938,107
Approximate PLHA Formula 5-Year Allocation	\$ 6,410,670

The Plan amendment re-allocates the percentage of funding allocated annually across the 3 PLHA eligible activities annually.

The Plan amendment for years 2020, 2021, 2022 and 2023 is available in the link below for public comment from **March 14, 2024** through **April 12, 2024**. Public comments should be submitted no later than 6:00 p.m. on April 12, 2024 to Maria Siacunco, Housing Services Manager at Maria.Siacunco@pomonaca.gov or by mail at:

Maria Siacunco
Neighborhood Housing Services – Housing Services Division
City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

A public hearing on the PLHA 5-Year Plan amendment will be held during the City Council meeting on April 15, 2024, 7:00 p.m. at the Council Chambers.

View the PLHA Plan Proposed Amendment for years 2020, 2021, 2022, 2023

View the 5-Year PLHA Plan Amendment dated October 3, 2022

View the 5 Year PLHA Plan dated August 21, 2021

**PERMANENT LOCAL HOUSING ALLOCATION FORMULA
 §302 (c)(4) PLAN – AMENDMENT FOR YEARS 2020, 2021, 2022, 2023
 THE CITY OF POMONA**

Eligible Applicant Type	Entitlement
Local Government Recipient of PLHA Formula Allocation	City of Pomona
2020 PLHA Formula Allocation	\$1,660,695
2021 PLHA Formula Allocation	\$1,827,453
2022 PLHA Formula Allocation	\$ 915,970
Approximate 2023 PLHA Formula Allocation	\$ 938,107
Approximate PLHA Formula 5 Year Allocation	\$6,410,670

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities
For the next 4 years, the City of Pomona plans to use its PLHA funding for 3 eligible activities: 2) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units; 3) Matching portions of funds placed into Local or Regional Housing Trust Funds; and 9) Homeownership opportunities, including but not limited to down payment assistance.
§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI)
<input type="checkbox"/> In Year 4, the City will fund the major repair of a 12-unit affordable rental housing for rent to families earning no more than 80% of AMI. <input type="checkbox"/> The City will provide loans to construct or convert existing structures into ADUs/JADUs. ADUs/JADUs must be rented to tenants earning no more than 80% of AMI. 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 become a participating landlord in the Section 8 Voucher Program. <input type="checkbox"/> For the Down payment Assistance Program, subsidy layering with other funding sources (i.e. HOME Program) to enable families with incomes at 60% of AMI to afford a single family home. <input type="checkbox"/> Funds will also be used as match to the San Gabriel Valley Regional Housing Trust. For Years 2 &3, the City will fund 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. PLHA funds will serve as match to the San Gabriel Valley Local Housing Trust.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.		
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.		
Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))		
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150% of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.		
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.	Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	10%
PLHA funding will also provide loans to create accessory dwelling units or to convert existing structures into ADUs. 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 rental unit (or the main unit) to tenants with incomes not exceeding 80% of AMI and at affordable rents. In Year 4 (2023), about \$800,000 will be allocated for the rehabilitation of a 12-unit property located at 252 E 4th St. This property will be completely rehabilitated and will be offered as affordable rental units to tenants earning no more than 80% of AMI. Other funding sources for this project includes HOME-ARP, HOME Program and Housing Successor Agency funds.		
Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2020-2023 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).		

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2020-2023 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	2020	2021				
Type of Affordable Housing Activity	Rental	Rental				
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	38%	45%				
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%				TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2020, 2021 and 2022 only	472	469				941
§302(c)(4)(E)(ii) Projected Number of Households Served	5	5	N/A	N/A	N/A	10
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 years	55 years				
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.						
National Core shall be applying for a 9% tax credit in February 2024. At the same time, City staff is discussing with San Gabriel Valley Housing Trust the matching of the City's PLHA funding. Financing is anticipated to close in November 2024. The Project is anticipated to be completed in 2025.						
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.						
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.			Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing			5%
PLHA funding will; be used for the City's First Time Homebuyer Program. The program will provide a second silent of up to \$100,000 to families earning no more than 120% of AMI. PLHA funding will be combined with other funding sources (i.e HOME) 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 2020-2023 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).						

