

**CITY OF POMONA
COMBINED NOTICE**

**10-DAY NOTICE OF A PUBLIC HEARING &
30-DAY COMMENT PERIOD
FOR THE DRAFT 2024-2025 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City of Pomona has prepared the Draft 2024-2025 Annual Action Plan to the Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft Plan will be available to the public for review and comment (see below for specific dates and locations). In addition, the City of Pomona Neighborhood Services Department will hold one public hearing on the following date to receive public comments on the Draft Plan:

PUBLIC HEARING

DATE: Monday, June 3, 2024
TIME: 7:00 PM
LOCATION: Pomona City Hall Council Chambers
505 South Garey Avenue
Pomona, CA 91769

The City of Pomona is an entitlement jurisdiction that receives Community Development Block Grant (CDBG), HOME Investments Partnerships (HOME), and Emergency Solutions Grant (ESG) funds directly from the U.S. Department of Housing and Urban Development (HUD).

2024-2025 PROPOSED ONE-YEAR ACTION PLAN

The 2024-2025 draft Annual Action Plan is the second plan under the 2023-2028 Consolidated Plan. It outlines how the City intends to implement the goals and objectives established within the Consolidated Five-Year Plan by utilizing the three federal grant (CDBG, HOME, ESG) funds and other available resources.

The proposed 2024-2025 Annual Action Plan is based on citizen input, consultation with community-based agencies, and City Council recommendations. To ensure citizen and stakeholder participation in the development of the Annual 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. Community meetings were held virtually via Zoom and in person. Surveys were made available online on the City's website, at the City Hall Housing counter and in many other high foot traffic areas. The Community Needs Survey was available online in English and Spanish beginning September 28, 2023. The final date for submission of the 2024-2025 survey was January 31, 2024. The City received a total of 366 survey responses.

The Action Plan outlines the estimated Federal resources available during the fiscal year 2024-2025. It identifies priority needs, activities the City will undertake to meet those needs, and how activities to be undertaken meet Consolidated Plan goals, objectives and strategies.

The City is estimated to receive the following Federal Entitlement Grants for 2024-2025, subject to funding availability:

Grant Fund Type	Amount
CDBG	\$1,771,564
HOME	\$905,134
ESG	\$159,204

These funding levels are estimated amounts and are subject to change once the actual allocation amounts become known. All proposed activities' budgets could be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts. The City may also apply the increase or decrease in funding to one or more specific activities to match actual allocation amounts.

REVIEW PERIOD AND LOCATION OF COPIES OF THE DRAFT 2024-2025 ANNUAL ACTION PLAN

Copies of the Draft Plan will be available for public review and comment beginning **May 3, 2024** through **June 3, 2024** on the City's website at:

<https://www.pomonaca.gov/government/departments/neighborhood-services/housing-services/community-development-block-grant-unit-cdbg>

or at the following location:

City Hall,
Neighborhood Services Department, 1st Floor, Housing Services Front Desk
505 South Garey Avenue, Pomona, CA 91766,
Monday - Thursday, 7:30 AM - 6:00 PM

Written Comments

Comments may be made before or during the public hearing. Written comments should be addressed to Maria Slacunco, Housing Services Manager, Housing Division, P.O. Box 660, Pomona, CA 91769. Phone comments can be made at (909) 620-3789 or (909) 620-3705.

Council Chambers is accessible to people with disabilities. If you require special

accommodations to participate in the public hearing, please contact Vivian Bravo at least 48 hours in advance of the meeting by calling (909) 620-3705. For TTY assistance, dial 711 to be automatically connected to a Telecommunications Relay Services Operator.

These funding levels are estimated amounts and are subject to change once the actual allocation amounts become known. All proposed activities' budgets could be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts. The City may also apply the increase or decrease in funding to one or more specific activities to match actual allocation amounts.

Published this 3rd day of May 2024 in the Inland Valley Daily Bulletin

CIUDAD DE POMONA
AVISO COMBINADO

AVISO DE AUDIENCIA PÚBLICA CON 10 DÍAS DE ANTELACIÓN Y
PERÍODO DE COMENTARIOS DE 30 DÍAS
PARA EL BORRADOR DEL PLAN DE ACCIÓN ANUAL 2024-2025

POR LA PRESENTE SE NOTIFICA que la Ciudad de Pomona ha preparado el borrador del Plan de acción anual 2024-2025 para el Plan consolidado, según lo exige el Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos. Las copias del borrador del Plan estarán disponibles para que el público las revise y haga comentarios (consulte a continuación las fechas y lugares específicos). Además, el Departamento de Servicios Vecinales de la Ciudad de Pomona celebrará una audiencia pública en la siguiente fecha para recibir comentarios del público sobre el borrador del Plan:

AUDIENCIA PÚBLICA

FECHA: Jueves 3 de junio de 2024
HORA: 7:00 p. m.
LUGAR: Pomona City Hall Council Chambers

(Cámaras del Ayuntamiento de Pomona)
505 South Garey Avenue
Pomona, CA 91769

La Ciudad de Pomona es una jurisdicción con derechos que recibe fondos de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG), HOME Investments Partnerships (HOME) y Subvenciones para Soluciones de Emergencia (ESG) directamente del Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos.

PLAN DE ACCIÓN DE UN AÑO PROPUESTO PARA 2024-2025

El borrador del Plan de acción anual 2024-2025 es el segundo plan en virtud del Plan consolidado 2023-2028. Describe cómo la Ciudad pretende implementar las metas y los objetivos establecidos en el Plan consolidado de cinco años mediante la utilización de los fondos de tres subvenciones federales (CDBG, HOME, ESG) y otros recursos disponibles.

El Plan de acción anual 2024-2025 propuesto se basa en las opiniones de los ciudadanos, la consulta con las agencias comunitarias y las recomendaciones del Ayuntamiento. Para garantizar la participación de los ciudadanos y las partes interesadas en el desarrollo del Plan de acción anual, las iniciativas de divulgación incluyeron el envío de postales informativas a más de 43,500 hogares para informarlos de las fechas de las reuniones comunitarias y solicitar sus comentarios a través de una encuesta sobre las necesidades de la comunidad. Las reuniones comunitarias se llevaron a cabo virtualmente a través de Zoom y en persona. Las encuestas estaban disponibles en línea en el sitio web de la Ciudad, en el mostrador de Vivienda del Ayuntamiento y en muchas otras áreas de mucho tráfico peatonal. La encuesta de necesidades de la comunidad estuvo disponible en línea en inglés y español desde el 28 de septiembre de 2023. La fecha límite para el envío de la encuesta 2024-2025 fue el 31 de enero de 2024. La Ciudad recibió un total de 366 respuestas a la encuesta.

El Plan de acción describe los recursos federales estimados disponibles durante el año fiscal 2024-2025. Identifica las necesidades prioritarias, las actividades que la Ciudad realizará para cubrir esas necesidades y cómo las actividades que se llevarán a cabo cumplen con las metas, los objetivos y las estrategias del Plan consolidado.

Se estima que la Ciudad recibirá las siguientes subvenciones federales para el período 2024-2025, sujetas a la disponibilidad de fondos:

Tipo de fondo de subvención	Monto
CDBG	\$1,771,564
HOME	\$905,134
ESG	\$159,204

Estos niveles de financiación son montos estimados y están sujetos a cambios una vez que se conozcan los montos de asignación reales. Los presupuestos de todas las actividades propuestas podrían aumentarse o reducirse proporcionalmente con respecto a los niveles de financiación estimados para que coincidan con los montos de asignación reales. La Ciudad también puede aplicar el aumento o la reducción de los fondos a una o más actividades específicas para que coincidan con los montos de asignación reales.

PERÍODO DE REVISIÓN Y UBICACIÓN DE LAS COPIAS DEL BORRADOR DEL PLAN DE ACCIÓN ANUAL 2024-2025

Las copias del borrador del Plan estarán disponibles para que el público las revise y haga comentarios desde el **3 de mayo de 2024** hasta el **3 de junio de 2024** en el sitio web de

la Ciudad en:

<https://www.pomonaca.gov/government/departments/neighborhood-services/housing-services/community-development-block-grant-unit-cdbg>

o en la siguiente ubicación:

Ayuntamiento,
Departamento de Servicios Vecinales, 1. er piso, recepción de Servicios de Vivienda
505 South Garey Avenue, Pomona, CA 91766,
De lunes a viernes, de 7:30 a. m. a 6:00 p. m.

Comentarios por escrito

Los comentarios pueden hacerse antes o durante la audiencia pública. Los comentarios por escrito deben dirigirse a Maria Stacunco, Housing Services Manager, Housing División, P.O. Box 660, Pomona, CA 91769. Los comentarios por teléfono se pueden hacer llamando al (909) 620-3789 o al (909) 620-3705.

Las Cámaras del Ayuntamiento son accesibles para personas con discapacidades. Si necesita adaptaciones especiales para participar en la audiencia pública, comuníquese con Vivian Bravo al menos 48 horas antes de la reunión llamando al (909) 620-3705. Para obtener asistencia con teléfono de texto (TTY), marque 711 para conectarse automáticamente a un operador de servicios de retransmisión de telecomunicaciones.

Publicado a los 3 días del mes de mayo de 2024 en el Boletín diario de Inland Valley
Inland Valley Daily Bulletin
Published: 5/3/24

City of Pomona

DRAFT

2024-2025 ANNUAL ACTION PLAN

CITY OF POMONA
505 S. GAREY AVENUE, POMONA, CA 91767

Presented To
**U.S. DEPARTMENT OF HOUSING &
URBAN DEVELOPMENT**

Presented By
**BEVERLY JOHNSON,
ACTING NEIGHBORHOOD SERVICES DIRECTOR**
**MARIA SIACUNCO,
HOUSING SERVICES MANAGER**

**AS ADOPTED BY CITY
COUNCIL ON TBD**



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I. THE PROCESS

AP-05 EXECUTIVE SUMMARY – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Pomona's Two Year Action Plan for Fiscal Year FY 2024-2025 includes the activities the City will undertake to address its priority needs and local objectives as outlined in the approved 2023-2028 Consolidated Plan. These activities will be addressed using funds received for the FY 2024-2025 program year under the Community Development Block Grant (CDBG), HOME Investment Partnerships (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. **Summary of Goals, Objectives and Outcomes**

The 2023-2028 Consolidated Plan coincides with HUD's goals to: 1) ensure decent housing; 2) create a suitable living environment; and 3) expand economic opportunities. It further outlines the City's planned goals, outcomes and objectives to meet priority needs. A summary of the City's specific goals, objectives and outcomes are:

GOAL 1: PROMOTE Fair Housing Opportunity

Objective 1: Further Fair Housing Efforts

Outcome: Availability/affordability/accessibility of decent housing for low-income persons

GOAL 2: EXPAND Affordable Housing Supply

Objective 1: Increase affordable housing opportunities through CHDOs

Outcome: Affordability of decent housing to low-income persons

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

Outcome: Affordability of decent housing to low-income persons

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

Outcome: Availability/accessibility decent housing to low-income persons

GOAL 3: CREATE and Preserve Affordable Housing

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

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 2: Preserve at-risk housing stock through Mobile Home Rehabilitation

Outcome: Availability/accessibility of decent housing to low-income persons

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

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 4: Increase affordable rental housing opportunities through rental assistance

Outcome: Affordability of decent housing to low-income persons

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

Outcome: Availability/accessibility decent housing to low-income persons

Objective 6: Improve access to housing through housing services and counseling
Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

GOAL 4: SUPPORT Homeless Services Activities

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

Outcome: Availability/accessibility of decent housing to low-income persons

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

Outcome: Availability/accessibility of decent housing for low-income persons

Objective 3: Record homeless statistical data (HMIS)

Outcome: Availability/accessibility of data on suitable living environment for low-income persons

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

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

Objective 5: Encourage linkage of emergency shelters to permanent housing
Outcome: Availability/accessibility of shelter services for a suitable living environment for low-income persons

GOAL 5: PLANNING and Program Administration

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

Outcome: Availability/accessibility of services for a suitable living environment

GOAL 6: NEIGHBORHOOD Preservation and Eliminate Blighted Conditions

Objective 1: Restore and preserve properties of special historic value

Outcome: Sustainability of decent housing for low-income persons

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

Outcome: Sustainability of decent housing to low-income persons

Goal 7: Support Activities that Assist with Basic Needs and Provide Quality Services

Objective 1: Improve public safety through crime prevention oriented policing

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

GOAL 8: Improve Infrastructure and Public Facilities

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

Outcome: Availability/accessibility of improved public infrastructure for a suitable living environment for low-income persons

Objective 2: Improve recreational and community facilities located in low-to-moderate income neighborhoods

Outcome: Availability/accessibility of improved parks/neighborhood facilities for a suitable living environment for low-income persons

Objective 3: Improve ADA accessibility throughout the City

Outcome: Availability/accessibility of improved ADA access for a suitable living environment for low-income persons

Objective 4: Improve access to public services for special needs and at-risk population

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

GOAL 9: EXPAND Economic Opportunities/Employment Training

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

Outcome: Affordability of economic opportunities of jobs for low-income persons

SEE APPENDIX C: SUMMARY OF ANNUAL GOALS AND OBJECTIVES FOR DETAILED INFORMATION ON ACTIVITIES, PROPOSED FUNDING AND PLANNED OUTCOMES

3. Evaluation of Past Performance

The City of Pomona is in the second year of its current 2023-2028 Consolidated Plan period FY 2024-2025 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 22-23, the City achieved the following, which can be found in the 22-23 CAPER online at the City's website. The FY 23-24 CAPER is still underway.

Housing

- 1 single-family homes was rehabilitated through the Housing Rehabilitation Program utilizing HOME funds.
- 4 homes were rehabilitated through CDBG funds allocated for a Housing Improvement Program that included Emergency Repair and Facade Improvements.
- 189 households were assisted through CDBG funds allocated to Fair Housing services.
- 3 first-time homebuyers were provided homeownership assistance (down-payment and/or closing costs) utilizing HOME funds;

- 3 first-time homebuyers were provided homeownership assistance (down-payment and/or closing costs) utilizing CalHOME funds;
- 23 housing units received lead remediation assistance during FY 2022-2023 through the Lead Education, Awareness and Control (LEAC) Program funded by the Lead Hazard Reduction and Healthy Homes grant. The award is a three-year grant period to abate lead hazards in units occupied by low-income households.
- 24 housing units received radon testing with levels found to be below 4pCi/L during FY 2022-2023 through the City's Keeping Pomona Homes Healthy (KPHH) Program, funded by the Healthy Homes Production Grant (HHPG) grant. The award is a three-year grant period to abate lead hazards in units occupied by low-income households. Of these 24 housing units, 11 families were provided healthy homes assistance.

Homelessness

- 576 eligible persons were served during FY 2022-2023, through \$174,299 in ESG funds. Funded categories included emergency shelter operations and homeless management information systems.
- 414 eligible persons were served during FY 2022-2023, through \$2,539 in CDBG funds. Funded categories included homeless persons overnight shelter.

Public Services

- Over 1,292 persons were 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.
- Over 43,500 households were solicited via postcards to provide input on the community needs survey to develop the FY 2024-25 Annual Action Plan activities. The City received 366 survey responses.

Community Development

- 1,973 residential housing unit inspections for health and safety violations were conducted 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 allocated all funding sources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as

required by HUD and has 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. **Citizen Participation Process and Consultation Process**

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

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 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 and in-person community meeting dates and requesting their input via a Community Needs Survey. Surveys were delivered to over thirteen community service centers, made available online at the City's website, at the City Hall Housing counter and at all Action Plan related community meetings. The Community Needs Survey was available online beginning September 28, 2023. The final due date for submission of both on-line and paper surveys was January 31, 2024. The FY 2024-2025 Community Needs Survey was distributed in English and Spanish. Survey responses were accepted through January 31, 2024. As a result of the outreach efforts, the City received 366 surveys.

Public Hearings and/or Meetings: Public hearings provide a major source of citizen input on proposed programs and activities. Two public hearings will be 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 are being given the opportunity to review and comment on the Draft One-Year Action Plan between April 15, 2024 through May 20, 2024. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period.

SEE APPENDIX D: COMMUNITY NEEDS SURVEY, PROOF OF PUBLIC NOTICE, & PUBLIC COMMENTS

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

5. Summary of Public Comments and Impact to Goal Setting

The City received public comments as referenced in Appendix D. Comments have been taken into consideration in the development of the Action Plan as part of the strategies and activities to meet those community needs. The comments represent comments made by stakeholders through the community needs survey. The April 15, 2024, and May 20, 2024, Public hearings and a 30-day comment period are underway. Comments on eligible activities for the CDBG, HOME or ESG Programs and that were identified as having a high priority needs, have been incorporated into the Annual Action Plan.

SEE APPENDIX D: COMMUNITY NEEDS SURVEY, PROOF OF PUBLIC NOTICE, & PUBLIC COMMENTS**6. Summary of Comments or Views Not Accepted**

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 2024-2025. There were no comments that were not accepted or viewed.

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 people possible to solicit input on community development and housing needs.

All public comments received were incorporated in the development of the FY 2024-2025 Annual Action Plan.

PR-05 LEAD & RESPONSIBLE AGENCIES – 24 CFR 91.200(b)**1. Describe the agency responsible for preparing the Consolidated Plan**

A completed Consolidated Plan and Annual Action Plan describes the lead agency responsible for overseeing the development and implementation of the plan, as well as agencies, groups and organizations that participate in the process. 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 – Housing Services Division is the lead agency in the development and implementation of the Consolidated Plan.

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

Table 1 – Responsible Agencies

2. Consolidated Plan Public Contact Information

Maria Siacunco, Housing Services Manager
 City of Pomona
 Neighborhood Services Department, Housing Services Division
 505 S. Garey Avenue, Pomona, CA 91766
 Phone: (909) 620-3789

AP-10 CONSULTATION – 24 CFR 91.100, 91.200(B), 91.215(L)**1. Introduction****Activities to Enhance Coordination Among Public and Private Agencies**

The City of Pomona's Annual Action Plan is a result of consultation with a wide spectrum of public and private agencies. 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 Annual Action Plan Development process and requirements for submitting project proposals. A Needs Assessment Survey was also distributed citywide to receive community input.

Methods used during the consultation process included hosting stakeholder focus groups that included a broad range of internal departments, external agencies and non-profit organizations. In addition, the City held a public hearing, conducted one-on-one personal interviews, and telephone interviews with key stakeholders.

Consultation with the Continuum of Care and Efforts to Address Homelessness

The City of Pomona is within the Greater Los Angeles Continuum of Care (COC ID CA-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 2005, 2007, 2009, 2011, 2015-2020, 2022, and 2023 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.

Consultation with the Continuum(s) of Care to Determine ESG Allocations

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. The City of Pomona's Homeless Program Supervisor sits on the LAHSA Coordinated Entry System Council and the San Gabriel Valley Council of Governments (SGVCOG) Homelessness Committee and Homeless Workgroup.

The City gathers input from the local Pomona Continuum of Care Coalition (PCOCC). This coalition of about 40 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.

2. Agencies, Groups, Organizations that Participated in the Process

The following matrix provides a snapshot of agencies that participated during the consultation process:

24 CFR	Agency Type	• Agency Consulted
91.100(a)(1)	Housing Services	• Neighborhood Partnerships Housing Services, Inc. (NPHS)
	Fair Housing Services	• Housing Rights Center • Inland Fair Housing & Mediation Board
	Homeless Services	• Los Angeles Homeless Services Authority (LAHSA) • Inland Valley Hope Partners • Pomona Continuum of Care Coalition • House of Ruth, Inc.

	Social/Health Services	• Tri-City Mental Health Clinic • Assistance League of Pomona Valley • Claremont Afterschool Program, Inc. • House of Ruth, Inc • Lincoln Avenue Reform Church • Pomona Unified School District • Services Center for Independent Living • City of Pomona Public Works Department • City of Pomona Community Services Dept. • City of Pomona Police Department • Pomona Youth & Family Master Plan Committee • Urban League Workforce Development
91.100(a)(2)	Chronically Homeless	• Pomona Continuum of Care Coalition • Los Angeles Homeless Service Authority
91.100(a)(3)	Lead-Based Paint	• L.A. County Department of Public Health • Advanced Education Services
91.100(a)(4)	Government	• L.A. County • City of Pomona City Council
91.100(a)(5)	Planning Agencies	• Los Angeles County Service Planning Area Committee (SPA 3) • San Gabriel Valley Council of Governments (SGVCOG)
91.100(c)	PHA Plan	• Pomona Housing Authority

Table 2 – Agencies, groups, organizations who participated

3. How the Agencies/Groups/Organizations Were Consulted

The Consultation and Citizen Participation Process provided outreach to various organizations, agencies, service providers and residents, and included the following methods for gathering input:

- Stakeholder Focus Groups
- Public Hearings
- Consultation with Community Based Organizations
- Community Needs Survey

4. 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?
ESG Written Standards	LAHSA Continuum of Care	Goal coincide with COC goals

Table 3 – Other local / regional / federal planning efforts

AP-12 CITIZEN PARTICIPATION – 24 CFR 91.105, 91.200**1. Citizen Participation Process**

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

Annual Action Plan Development: Citizens were invited to provide input into development of the Annual 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. To ensure citizen and stakeholder participation in the development of the Annual 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, made available online at the City's website, at the City Hall Housing counter and at all Annual Action Plan related community meetings.** The Community Needs Survey was available online beginning September 28, 2023. The FY 2024-2025 Community Needs Survey was distributed in English and Spanish. The final due date for submission of both online and paper surveys was January 31, 2024. As a result of the outreach efforts, the City received 366 surveys.

Public Hearings and/or Meetings: Public hearings provide a major source of citizen input on proposed programs and activities. Two (2) public hearings and eight (8) community meetings 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 Annual Action Plan from April 15, 2024, through May 20, 2024. The City published a public notice in the local newspaper informing interested persons about the Annual 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 Annual Action Plan was made available at the following locations: Neighborhood

Services Department – Housing Services Division- 1st Floor; and the City of Pomona Website.

Mode of Outreach	Target of Outreach	Summary of Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reason
Public Hearings	All Stakeholders		See Appendix J	None
Public Meetings	Residents		See Appendix J	None
Survey	All Stakeholders		See Appendix F	None
Social Media	All Stakeholders		See Appendix J	None

Table 4 – Citizen Participation Outreach

Summary of Citizen Comments

Citizen comments have been taken into consideration in the development of the Action Plan as part of the strategies and activities to meet those community needs. The comments represent those made by stakeholders through the community needs survey, a public council meeting, a public hearing and the 30-day comment period. Comments on eligible activities for the CDBG, HOME or ESG Programs and that were identified as having a high priority needs, have been incorporated into the Action Plan.

SEE APPENDIX D: COMMUNITY NEEDS SURVEY, PROOF OF PUBLIC NOTICE, & PUBLIC COMMENTS

II. ANNUAL ACTION PLAN

Introduction

The City of Pomona's One Year Action Plan for Fiscal Year (FY) 2024-2025 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved five year Consolidated Plan. These activities will be addressed using funds received during the FY 2024-2025 program year under the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) Programs. This Action Plan is a yearly funding plan.

Activities detailed in the Plan must meet one of the objectives of the funding types. In general, these objectives are:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight;
- Activities that are designed to meet community development needs having a particular urgency; and
- Activities that provide services to the homeless and which prevent homelessness (ESG).

Standard 424 Forms – Application Process

REFER TO APPENDIX A: SF 424 Applications for the CDBG, HOME, and ESG Programs

The City's UEI Number is: **QLK7V1HAF1J2**

AP-15 EXPECTED RESOURCES (91.220 (c)(1,2))

The FY 2024-2025 formula entitlement allocations are estimated as follows: Community Development Block Grant (CDBG) at \$1,771,564, HOME Investment Partnerships (HOME) at \$905,134 and Emergency Solutions Grant (ESG) Program at \$159,204.

These funding levels are estimated amounts and are subject to change once the actual allocation amounts become known. All proposed activities' budgets could be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts. The City may also apply the increase or decrease in funding to one or more specific activities to match actual allocation amounts.

2024-25 ENTITLEMENT ALLOCATIONS & REALLOCATED FUNDS	AMOUNT
Community Development Block Grant (CDBG)	\$1,771,564
HOME Investment Partnerships	\$905,134
Emergency Solutions Grant (ESG) programs	\$159,204
ENTITLEMENT ALLOCATIONS TOTAL	\$2,835,902
	
FY 24-25 CDBG Anticipated Program Income	\$0
FY 24-25 HOME Anticipated Program Income	\$0
FY 24-25 HOME Carryover/Reprogrammed Funds	\$0
FY 24-25 ESG Carryover/Reprogrammed Funds	\$0
Total	\$0

Table 6- Expected Resources – Priority Table

Use of Funds and Anticipated Outcomes are identified in Appendix C: Summary of Annual Goals and Objectives.

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 Federal resources available during FY 24-25.

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.

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.

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.

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 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)

Match FundsHOME Match:

Federal regulations require a 25% match for the HOME Program. The City does not provide match to HOME funds due to match contribution from the State.

ESG Match

Federal regulations require a 100% match for ESG funds. The City will ensure that there is a 100% match to the ESG entitlement grant.

Publicly Owned Land or Property in City Used to Address Needs

Not Applicable

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 1,124 housing choice vouchers, including vouchers for homeless non-elderly disabled, administer Port-In vouchers, and Permanent Supportive Housing Grant. These vouchers provide housing assistance to approximately 2,800 residents of Pomona. 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 included 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 2024-2025, 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.

AP-20 ANNUAL GOALS AND OBJECTIVES

Annual Goals and Objectives are identified in Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

DRAFT

Projects**AP-35 PROJECTS/ACTIVITIES (91.220 (d))****Introduction**

The following represent a summary of the projects /activities to be undertaken during FY 2024-2025 utilizing Federal CDBG, HOME, and ESG funds:

Projects

#	Project Name
1	ADMIN - CDBG Program Administration
2	Assistance League of Pomona Valley (Operation School Bell)
3	Children Youth & Family Collaborative - ARISSE
4	Claremont After-School Program (Pomona After-School Scholars Program (PASS)
5	Foothill Family Shelter (Stepping Stones)
6	Housing Rights Center (Fair Housing Services)
7	Inland Fair Housing and Mediation Board (Fair Housing Services)
8	PEARLS of Service, Inc. (On the Spot Essay Project)
9	Pomona Unified School District (JROTC @ Ganesha, Garey & Pomona High Schools)
10	Just us 4 Youth (STAY Housing)
11	CS-Enrichment Activities for the Elderly
12	CS-Pomona Music Program
13	NSD-CDBG Homeless Services
14	PD-Community Orientated Policing Program (CPOP)
15	DS-Code Compliance Program
16	NSD-Housing Improvement Program (HIP)
17	NSD-Housing Services
18	PW - ADA Curb Ramps & Path of Travel (FY 24-25)
19	PW - Civic Center Plaza Rehabilitation – New Playground & Amenities (#71063)
20	PW - Streetlights (CW) - (64777)
21	PW - Street Improvements (CW)
22	ADMIN - ESG Program Administration
23	ESG Projects 2024
24	ADMIN - HOME Program Administration
25	HOME CHDO
26	HOME First-Time Homebuyer
27	HOME Multi-Family Housing Rehabilitation
28	HOME Single Family housing Rehabilitation

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

Approximately seventy percent (70%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: (INSERT PROJECTS). The remaining thirty percent (30%) 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 PROGRAM ADMINISTRATION
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Planning and Program Administration
	Needs Assessment	Administration
	Funding	CDBG \$XXX,XXX
	Description	General management and program oversight
	Target Date	6/30/2025
	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 - OPERATION BELL
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$X,XXX
	Description	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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low income youth.
	Location Description	655 N Palomares St. Pomona, CA 91766
	Planned Activities	Assistance with clothing to enhance self-esteem and promote learning in school.
3	PROJECT NAME	CHILDREN YOUTH & FAMILY COLLABORATIVE - ARISSE COLLEGE SUCCESS
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services

	Funding	CDBG: \$X,XXX
	Description	Public Services
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low-income youth.
	Location Description	1200 W 37th Pl, Los Angeles, CA 90007
	Planned Activities	Provide foster youth, PUSD high school juniors, or seniors college preparation support services such as college application assistance, FAFSA application assistance, college tours, and college care packages.
4	PROJECT NAME	CLAREMONT AFTER SCHOOL PROGRAM – PASS
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$X,XXX
	Description	Provide after school homework assistance, enrichment, recreation, nutrition and transportation for the Claremont Unified School District students that live in Pomona.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income youth.
	Location Description	1111 N. Mountain Avenue, Claremont, CA 91711
5	PROJECT NAME	FOOTHILL FAMILY SHELTER
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Support Homeless Activities
	Needs Assessment	Homelessness
	Funding	CDBG \$X,XXX
	Description	Provide persons emergency shelter with essential services
	Target Date	6/30/2025
	Estimate the number and type of families that	Approximately XX low-income persons. Approximately 24 families.

		will benefit from the proposed activities	
		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.
6		PROJECT NAME	HOUSING RIGHTS CENTER - FAIR HOUSING SERVICES
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Promote Fair Housing Opportunity
		Needs Assessment	Fair Housing
		Funding	CDBG: \$XX,XXX
		Description	Provide fair housing services which include counseling, mediation, and general housing services to persons.
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low-income persons.
		Location Description	1500 South Haven Avenue, Suite 100, Ontario, CA 91761
		Planned Activities	Fair Housing counseling, tenant-landlord mediation and other fair housing services.
7		PROJECT NAME	INLAND FAIR HOUSING MEDIATION BOARD - FAIR HOUSING SERVS.
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Promote Fair Housing Opportunity
		Needs Assessment	Fair Housing
		Funding	CDBG: \$XX,XXX
		Description	Provide fair housing services which include counseling, mediation, and general housing services to persons.
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low-income persons.
		Location Description	1500 South Haven Avenue, Ontario, CA
		Planned Activities	Fair Housing counseling, tenant-landlord mediation and other fair housing services.

8	PROJECT NAME	PEARLS OF SERVICES, INC. – ON THE SPOT ESSAY PROJECT
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$X,XXX
	Description	Provide mentorship program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low-income youth.
	Location Description	50 Los Coyotes Dr., Pomona, CA 91766
	Planned Activities	Educational supportive services
9	PROJECT NAME	POMONA UNIFIED SCHOOL DISTRICT - JROTC LEADERSHIP PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$X,XXX
	Description	Provide leadership skill development, social and academic discipline to low-income youth.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX low-income youth.
	Location Description	800 S. Garey Avenue, Pomona, CA 91768
	Planned Activities	Leadership and Empowerment Program Activities
10	PROJECT NAME	JUST US 4 YOUTH – STAY HOUSING
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Create and Preserve Affordable Housing
	Needs Assessment	Housing
	Funding	CDBG: \$X,XXX
	Description	Unhoused Pomona residents will be provided with food and resource access, community education and green space. Establish an urban farm.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income persons.
	Location Description	363 S Park Ave Ste 104, Pomona, CA 91766
	Planned Activities	Participants between 18 and 24 years of age will receive transitional housing services and services tailored toward a pathway to self-sufficiency, like case management, counseling, employment services, mental health services, substance abuse, anger management, and more.
11	PROJECT NAME	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$XX,XXX
	Description	Provide enrichment and cultural activities to 60 seniors
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income persons.
	Location Description	Citywide
	Planned Activities	Provide enrichment and cultural activities to seniors
12	PROJECT NAME	CS – POMONA MUSIC PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$XX,XXX
	Description	Provide a music program for low-income youth.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income youth.
	Location Description	600 Philadelphia Street, Pomona, CA 91766
	Planned Activities	Music lessons and performances

13	PROJECT NAME	NSD - CDBG HOMELESS SERVICES
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Support Homeless Activities
	Needs Assessment	Homelessness
	Funding	CDBG: \$XX,XXX
	Description	Homeless services at the City's year-round emergency shelter
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately xxx low-income persons.
	Location Description	1400 W. Mission Blvd., Pomona, CA 97168
	Planned Activities	Homeless Emergency Shelter Operation Activities
14	PROJECT NAME	PD - COMMUNITY PROBLEM ORIENTED POLICINNG (CPOP)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Assessment	Public Services
	Funding	CDBG: \$XX,XXX
	Description	Provide enhanced community-based policing program citywide to low income persons.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Provide enhanced community-based policing program citywide to low-income persons.
	Location Description	Citywide
	Planned Activities	Anti-crime awareness activities
15	PROJECT NAME	DS - CODE COMPLIANCE PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Neighborhood Preservation/Eliminate Blight
	Needs Assessment	Code Enforcement
	Funding	CDBG: \$ XXX,XXX
	Description	Provide coordinated and targeted code inspections for violations and health/safety hazards.
	Target Date	6/30/2025

		Estimate the number and type of families that will benefit from the proposed activities	Approximately XXX 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
16		PROJECT NAME	NSD - HOUSING IMPROVEMENT PROGRAM (HIP)
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Create and Preserve Affordable Housing
		Needs Assessment	Housing
		Funding	CDBG: \$XX,XXX
		Description	Create, preserve and maintain existing affordable housing units for low-income households.
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income households.
		Location Description	Citywide
		Planned Activities	Homeowner Housing improvements/rehabilitation
17		PROJECT NAME	NSD - HOUSING SERVICES
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Create and Preserve Affordable Housing
		Needs Assessment	Housing Services
		Funding	CDBG: \$XXX,XXX
		Description	Funds used for housing services and counseling to households done in connection with the HOME Program.
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Approximately XX low-income persons.
		Location Description	Citywide
		Planned Activities	Housing counseling and other services done in connection with HOME Program activities
18		PROJECT NAME	PW - ADA CURB RAMPS & PATH OF TRAVEL (FY 24-25)

	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Assessment	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$XXX,XXX
	Description	To make ADA access improvements throughout the city
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>XXX</u> low-income persons.
	Location Description	Citywide – Eligible Areas
	Planned Activities	Infrastructure improvements
19	PROJECT NAME	PW - Civic Center Plaza Rehabilitation – New Playground & Amenities (71063)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Assessment	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$XXX,XXX
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>XXX</u> low-income persons.
	Location Description	Citywide – Eligible Areas
	Planned Activities	Infrastructure improvements
20	PROJECT NAME	PW - Streetlights (CW) - (64777)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Assessment	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$XXX,XXX
	Description	To make ADA access improvements throughout the city
	Target Date	6/30/2025
	Estimate the number and type of families that	Approximately <u>XXX</u> low-income persons.

		will benefit from the proposed activities	
		Location Description	Citywide – Eligible Areas
		Planned Activities	Infrastructure improvements
21		PROJECT NAME	PW - Street Improvements (CW)
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Improve Public Infrastructure and Facilities
		Needs Assessment	Infrastructure and Public Facilities Improvements
		Funding	CDBG: \$XXX,XXX
		Description	To make ADA access improvements throughout the city
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>XXX</u> low-income persons.
		Location Description	Citywide – Eligible Areas
		Planned Activities	Infrastructure improvements
22		PROJECT NAME	ADMIN - ESG PROGRAM ADMINISTRATION
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Support Homeless Activities
		Needs Assessment	Homelessness
		Funding	ESG: \$XX,XXX
		Description	Program administration
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS) for approximately 100 persons.
		Location Description	505 S. Garey Ave. Pomona, CA 91766
		Planned Activities	Provide general program administration, monitoring, technical assistance, sub-recipient training, meetings, preparation and submission of reports.
23		PROJECT NAME	ESG – PROJECTS 2024
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Support Homeless Activities
		Needs Assessment	Homelessness

	Funding	ESG: \$XXX,XXX
	Description	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS) for approximately XXX persons.
	Location Description	1400 E. Mission Blvd., Pomona, CA 91768
	Planned Activities	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS)
24	PROJECT NAME	ADMIN – HOME PROGRAM ADMINISTRATION
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Planning and Program Administration
	Needs Assessment	Administration
	Funding	HOME: \$XX,XXX
	Description	Provide general program administration, monitoring, technical assistance, CHDO training, meetings, preparation and submission of reports.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Provide general program administration, monitoring, technical assistance, CHDO training, meetings, preparation and submission of reports.
	Location Description	505 South Garey Avenue, Pomona, CA 91766
25	Planned Activities	Provide general program administration, monitoring, technical assistance, CHDO training, meetings, preparation and submission of reports.
	PROJECT NAME	HOME COMMUNITY HOUSING DEVELOPMENT CORP (CHDO)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Expand affordable housing units through CHDO
	Needs Assessment	Housing
	Funding	HOME: \$XXX,XXX
	Description	HOME Program Set-Aside of 15% for designated CHDO's.
	Target Date	6/30/2025
	Estimate the number and type of families that	Assist XX for low-income household.

		will benefit from the proposed activities	
		Location Description	505 South Garey Avenue, Pomona, CA 91766
		Planned Activities	CHDO Development Eligible Project
26		PROJECT NAME	HOME FIRST-TIME HOMEBUYER PROGRAM
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Expand Affordable Housing Supply
		Needs Assessment	Housing
		Funding	HOME: \$XXX,XXX
		Description	To provide homebuyer assistance (down payment and/or closing costs assistance) to low-income households
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	To provide homebuyer assistance (down payment and/or closing costs assistance) to XX low-income households.
		Location Description	Citywide
27		Planned Activities	Outreach citywide and determine applicant's program qualifications and suitability
		PROJECT NAME	HOME MULTI-FAMILY HOUSING REHABILITATION
		Target Area	CITY OF POMONA - CITYWIDE
		Goals Supported	Create and Preserve Affordable Housing
		Needs Assessment	Housing
		Funding	HOME: \$XXX,XXX
		Description	Funds to preserve and maintain existing affordable housing stock for low-income persons through housing rehabilitation.
		Target Date	6/30/2025
		Estimate the number and type of families that will benefit from the proposed activities	Funds to preserve and maintain existing affordable housing stock for XXX low-income persons through housing rehabilitation.
28		Location Description	505 South Garey Avenue, Pomona, CA 91766
		Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income persons through housing rehabilitation.
		PROJECT NAME	HOME SINGLE-FAMILY HOUSING REHABILITATION
		Target Area	CITY OF POMONA - CITYWIDE

	Goals Supported	Create and Preserve Affordable Housing
	Needs Assessment	Housing
	Funding	HOME: \$XXX,XXX
	Description	Funds to preserve and maintain existing affordable housing stock for low-income persons through housing rehabilitation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds to preserve and maintain existing affordable housing stock for XXX low-income persons through housing rehabilitation.
	Location Description	505 South Garey Avenue, Pomona, CA 91766
	Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income persons through housing rehabilitation.

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 March 2024, the median sales price for homes in Pomona was \$636,650, an increase of close to three percent from the same month in 2023. 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 19th 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

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 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 to meet underserved needs.

Discussion

None

AP-55 AFFORDABLE HOUSING (91.220 (G))**Affordable Housing**

A detailed outline of Annual Goals and Objectives, including Housing Goals are identified in the Appendices as: Appendix C: Summary of Objectives and Activities Planned for FY 2024-2025.

One-Year Goals for the Number of Households to Be Supported	
Homeless	449
Non-Homeless	1050
Special Needs	
Total	1499

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	1499
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1499

Discussion

The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately 920 families through its Housing Choice Voucher (HCV), Rental Assistance Program in addition 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 63 non- elderly (under the age of 62) disabled and homeless households. The PHA also administers 3 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 57 of its Homeless Veterans Vouchers to secure housing for homeless veterans. In FY 23-24 the PHA will project-base 24 of its Housing Choice Vouchers to secure housing for low- income families on the HGV Wait List. The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately 920 families through its Housing Choice Voucher Program in addition 60 Homeless Veterans. The PHA will continue to assist the same number of households in FY 23-24. The PHA recently received an award of 11 Housing Stability Vouches to assist Homeless households.

The Homeless Services Division will assist 200 households through the Continuum of Care (COC) Rapid-Re-Housing Program and 98 through the COC Permanent Supportive Housing Program.

HOME funds will be allocated for Housing Rehabilitation efforts that include assisting **XXX** (00) households through the HOME-funded Single-Family Housing Rehabilitation Program, and **XXX** (00) with Homebuyer Assistance, and **XXX** (00) with Multi-Family Housing Rehabilitation Program. **XXX** (00) low-income household will be assisted through the CHDO program to acquire, resale and rehabilitate vacant homes.

Approximately **XXX** (00) households will be assisted through the CDBG-funded Housing Improvement Program, and **XXX** (00) through the Healthy Homes Production program.

AP-60 PUBLIC HOUSING (91.220 (H))

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))

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.

A detailed outline of Annual Goals and Objectives, including actions for ending homelessness are identified the Appendices as: Appendix C: Summary of Annual Goals and Objectives, for each proposed activity.

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. These programs are funded with Emergency Solutions Grant and COC Program funds and are administered by the City. Several of the local non-profits also have outreach teams specific to the field of endeavor (mental health, substance abuse, HIV/AIDS, etc.).

Addressing the Emergency 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.

Addressing 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 including outreach staff from the City of Pomona Homeless Programs Team and outreach professionals from the following agencies: Volunteers of America (Pomona), Tri-City Mental Health Services, East Valley Community Health Center, Los Angeles Homeless Services Authority Pomona Outreach Team, and the Pomona Police Department Quality of Life Teams. The Teams 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 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 who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 new Hope for Home, Homeless Service Center that opened in December 2019.

AP-75 BARRIERS TO AFFORDABLE HOUSING (91.220 (j))

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, especially apartments.
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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing 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 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, which replaces the original Analysis of Impediments (AI) to Fair Housing Choice. 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 (κ))

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

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)
- Single Rehabilitation Programs (to preserve existing affordable housing stock)
- Multi-Family Rehabilitation Programs (to preserve existing affordable housing stock)

Evaluation and Reduction of Lead-Based 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.

Reducing the Number of Persons Below the Poverty Line

- 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

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.

Institutional Structure/Coordination

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.

- 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.

Minority/Women-Owned Business Enterprises (M/WBE) Efforts

Minority and Women-Owned Business provisions are included in the City's purchasing/procurement policies. In order to promote the use of minority and women-owned businesses, the City takes the following actions:

1. Maintain and update periodically qualified minority and women-owned businesses on a Bidder List.
2. Disseminate information regarding City bidding procedures and practices to the minority business community.
3. Require that the City's Minority Business Questionnaire be included with all City bids and Requests for Proposals.
4. Provide access to the Ethnic/Women Business and Professional directory to area businesses and contractors upon request.

Timeliness of Expenditures:

The City will implement the following actions as a part of its policy and procedures to ensure timely expenditure of CDBG funds:

1. Monthly review of project expenditure rates.

2. Include provisions in annual contracts and MOUs to sub-recipients reiterating Federal requirements for use of CDBG funds, including timely expenditure of funds. Group infrastructure projects together for design and bidding to help expedite processing and ensure timely completion of projects and expenditure of CDBG funds. The projects will be grouped together for bidding and design based on similar work, but tracked individually during the construction phase for status, compliance with labor standards and expenditures.
3. Evaluate infrastructure projects on a quarterly basis for status/progress and completion; CDBG funds will be transferred from stalled or slow-moving projects, subject to Council approval, to projects that are progressing toward construction.

AP-90 PROGRAM SPECIFIC REQUIREMENTS (91.220 (L) (1,2,4))**CDBG PROGRAM**

The total amount of CDBG funds available for use in FY 2024-2025 is as follows:

24-25 CDBG ALLOCATION AND PROGRAM INCOME	AMOUNT
Community Development Block Grant (CDBG)	\$X,XXX,XXX
CDBG Anticipated Program Income	\$0
TOTAL	\$X,XXX,XXX

The City does not anticipate carrying over any CDBG funds for use in 2024-2025. Any program income received during the year will be reallocated to eligible projects.

Allocation of Funds

Approximately sixty percent (60%) 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. Remaining 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.

Activities to be Undertaken

(CDBG Activities - To be determined after final HUD allocation)

Surplus from Urban Renewal Settlements

The City will not have surplus from urban renewal settlements for the CDBG Program.

Grant Funds Returned to the Line of Credit

The City will not have to return any grant funds to the line of credit for the CDBG Program.

Income from Float-funded Activities

The City will not have income from float-funded activities for the CDBG Program.

Funding Urgent-need Activities

At this time, the City does not anticipate funding any urgent-need activities through the CDBG Program 2024-2025. However, if urgent needs do arise, funds will be reallocated to address those needs and will be reported in the Program Year 2023 CAPER.

HOME PROGRAM

The City plans to undertake the following activities using HOME funds:

HOME CATEGORY	ENTITLEMENT AMOUNT	CAP	23-24 CARRYOVER FUNDS
Eligible Activities	\$678,851	(No cap)	
CHDO	\$135,770	(15% cap)	
Administration and Planning	\$90,513	(10% cap)	

First-Time Homebuyer Program

The City of Pomona provides a comprehensive First-Time Homebuyer Mortgage Assistance Program (MAP) to eligible low-to-moderate income households for down payment and closing cost assistance toward the purchase of a single-family or detached condominium home. While funds have not been allocated above for this program, the City anticipates using program income funds for the MAP Program.

Housing Rehabilitation Program

The City plans to implement a housing rehabilitation program that covers rehabilitation of owner-occupied housing units and rental units in order to preserve the existing affordable housing stock.

Other Forms of Investment

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. There are no forms of investments to be described for HOME funds.

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:

HOME Recapture Provisions in First Time Home Buyer Program

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.

HOME Resale Provisions in First Time Home Buyer Program

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.

(See Appendix J: Recapture/Resale Guidelines)

- 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:

Homeownership Assistance HOME amount per unit	Minimum Period of Affordability in Years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

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.

ESG PROGRAM

The City plans to undertake the following activities using ESG funds:

ESG CATEGORY	AMOUNT	CAP	23-24 Carryover Funds
Homeless Prevention		(No cap)	
Street Outreach		(60%cap)	
Emergency Shelter	\$95,552	(60% cap)	
Rapid Re-Housing		(No cap)	
HMIS	\$51,712	(No cap)	
Administration	\$11,940	(7.5% cap)	

TOTAL AVAILABLE FUNDING: \$159,204

Emergency Solutions Grant

In FY 24-25 Pomona expects to receive \$159,204 from the FY 23-24 entitlement funds for eligible ESG activities. Annually, the City budgets its ESG funds to most effectively meet the needs of the homeless. The programs funded either maintain services or expand to fill a gap in the City's CoC delivery system. ESG funds are allocated primarily for costs associated with the operation of emergency shelters and essential services. The CoC provides a comprehensive response to the different needs of homeless individuals and families so that they can make the critical transition from the streets to independent living.

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 or 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 sub-recipients (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 sub-recipients 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 Assessment (CES) and referral system, all sub-recipients and the City of Pomona will participate in the Continuum 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 sub-recipient 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 how the ESG allocation is made available to private nonprofit 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 enclosed. Additional copies of the proposal could be obtained from CDBG or by simply making a copy of the attached proposal.

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. Proposals will be submitted to the Finance Department Purchasing Division to be date and time stamped. After the deadline has passed, Purchasing will forward the Housing Services Division Grant Administration staff. 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 Shelter Grant Program (ESG). Programs for the HOME Investment

Partnership Act (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 Stewart 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.

B. Funding Available

The City of Pomona is an ESG Entitlement Program City (cities with population over 50,000). As an ESG Entitlement city, the City of Pomona receives an annual allocation of ESG funds. If funds are to be awarded to sub-recipient agencies, the City will release a Request for Proposals (RFP). Community meeting and informational flyers are distributed annually to notify the public of the funding amount available.

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 sub-recipients 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 sub-recipients 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

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 a 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.

(See Appendix K: ESG Written Standards)

APPENDICES

APPENDIX A

APPLICATIONS (SF 424) & ASSURANCES (SF 424D)

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APPENDIX B

CERTIFICATIONS

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APPENDIX C

SUMMARY OF GOALS, OBJECTIVES, OUTCOMES & PRIORITIES

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

Specific Annual Goals & Objectives		Eligible Activity	Priority Need Level	Fund Source	24-25 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	36,000	# of households assisted	2023	400
							2024	400
							2025	400
							2026	400
							2027	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	\$135,770	# of households assisted	2023	1
							2024	1
							2025	1
							2026	1
							2027	1
DH-1.3	Availability/Accessibility to affordable decent housing through homebuyer assistance	Mortgage Assistance Program	High	PHLA (State)	\$371,673	# of households assisted	2023	3
							2024	3
							2025	3
							2026	3
							2027	3
DH-1.4	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	\$500,000	Number of first-time homebuyers assisted	2023	5
							2024	5
							2025	5
							2026	5
							2027	5
GOAL 3: CREATE AND PRESERVE AFFORDABLE HOUSING								
DH-1.5	Availability/Accessibility to Decent Housing by preserving existing housing stock through homeowner housing rehabilitation.	Homeowner Rehabilitation Loan Program	High	HOME	\$178,851	# of units rehabilitated	2023	2
							2024	3
							2025	3
							2026	3
							2027	3

(w/ Priority Need Level)

DH-1.6	Availability/Accessibility to Decent Housing by preserving at-risk housing through homeowner rehabilitation.	Homeowner Rehabilitation Loan Program	High	CalHOME (State)	\$202,000	# of units rehabilitated	2023	4
							2024	4
							2025	4
							2026	4
							2027	4
DH-1.7	Availability/Accessibility to affordable Decent Housing through homebuyer assistance.	Mortgage Assistance Program	High	CalHOME (State)	\$225,000	# of households assisted	2023	2
							2024	0
							2025	0
							2026	0
							2027	0
DH-1.8	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	\$500,000	Number of first-time homebuyers households assisted	2023	2
							2024	3
							2025	2
							2026	2
							2027	8
DH-1.9	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)	\$360,000	# of units rehabilitated	2023	24
							2024	15
							2025	16
							2026	16
							2027	16
DH-1.10	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	\$84,761	# of units rehabilitated	2023	5
							2024	5
							2025	5
							2026	5
							2027	5
DH-1.11	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8 (Includes VASH Project)	\$16,183,044	# of households assisted	2023	985
							2024	985
							2025	985
							2026	985
							2027	985

(w/ Priority Need Level)

DH-1.12	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-Mainstream	\$661,976	# of households assisted	2023	0
							2024	63
							2025	63
							2026	63
							2027	78
DH-1.13	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-Emergency Housing Vouchers	\$1,506,576	# of households assisted	2023	0
							2024	0
							2025	0
							2026	0
							2027	0
DH-1.14	Availability/Accessibility to decent affordable housing through ADA/JADU	Rental Assistance	High	PHLA (State)	\$2,061,596	# of households assisted	2023	4
							2024	4
							2025	4
							2026	0
							2027	0
DH-1.15	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-Emergency Housing Vouchers	\$1,506,576	# of households assisted	2023	85
							2024	78
							2025	78
							2026	78
							2027	78
DH-1.16	Availability/Accessibility to decent affordable rental housing through new construction (PRISMA)	Rental Assistance	High	PHLA (State)	\$631,000	# of households assisted	2023	1
							2024	2
							2025	0
							2026	0
							2027	6
DH-1.17	Availability/Accessibility to decent affordable housing through ADU/JADU	Rental Assistance	High	CalHOME (State)	\$720,000	# of households assisted	2023	2
							2024	4
							2025	0
							2026	0
							2027	6

(w/ Priority Need Level)

(w/ Priority Need Level)

DH-1.18	Availability/Accessibility to decent and healthy housing by comprehensively addressing housing hazards	Healthy Homes Production Program	Medium	Healthy Homes Production Grant (HUD)	\$462,000	# of units rehabilitated	2023	60
							2024	20
							2025	20
							2026	20
							2027	20
DH-1.19	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	\$100,000	# of households counseled	2023	10
							2024	10
							2025	10
							2026	10
							2027	10
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	\$0	# of persons served; Number of households	2023	0
							2024	0
							2025	0
							2026	0
							2027	0
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	2023	0
							2024	0
							2025	0
							2026	0
							2027	0
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	\$1,002,329	# of households assisted	2023	50
							2024	65
							2025	65
							2026	65
							2027	65

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

DH-2.4	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	2023	364
							2024	175
							2025	175
							2026	175
							2027	175
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/	\$912,500	# of persons served	2023	117
							2024	175
							2025	175
							2026	175
							2027	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	ESG-CV	\$843,780	# of persons served	2023	175
							2024	175
							2025	175
							2026	175
							2027	175
DH-2.7	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	\$0	# of households assisted	2023	12
							2024	12
							2025	12
							2026	12
							2027	5
DH-2.8	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	\$2,129,641	# of households assisted	2023	80
							2024	80
							2025	80
							2026	80
							2027	80
DH-2.9	Homeless Management Information System data for low to moderate income persons homeless persons assisted	HMIS	High	ESG	\$51,712	# of households assisted	2023	175
							2024	175
							2025	175
							2026	175
							2027	175

(w/ Priority Need Level)

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	\$1,149,408	# of households assisted	2023	85
							2024	78
							2025	78
							2026	78
							2027	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	Funds are included with HSV	# of households assisted	2023	3
							2024	3
							2025	3
							2026	3
							2027	3
GOAL 5: PLANNING AND PROGRAM ADMINISTRATION								
PA-5.1	Support Affordable and Decent Housing through Planning and Program Administration of Federal, State and Local Programs	Program Administration	High	CDBG HOME & HESG	CDBG \$ 354,313 ESG \$11,940 HOME \$90,513	N/A	N/A	N/A
GOAL 6: NEIGHBORHOOD PRESERVATION AND ELIMINATE BLIGHTED CONDITIONS								
DH-3: Sustainability of Decent Housing								
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	\$315,000	# of units inspected	2023	400
							2024	400
							2025	400
							2026	400
							2027	400
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	2023	0
							2024	0
							2025	0
							2026	0
							2027	0

(w/ Priority Need Level)

SL-1: Availability/Accessibility of Suitable Living Environment

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	\$242,735	# of persons served	2023	1000
							2024	1422
							2025	1000
							2026	1000
							2027	1200
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	\$95,552	# of persons served	2023	175
							2024	175
							2025	175
							2026	175
							2027	175
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	\$0	Number of persons served	2023	0
							2024	0
							2025	0
							2026	0
							2027	0
GOAL 8: IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES								
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	\$638,755	# of projects/# of persons in the area	2023	4
							2024	3
							2025	3
							2026	3
							2027	3
SL-1.5	Availability/Accessibility to a Suitable Living Environment by improving Parks and Facilities.	Facility/Park Improvements	High	CDBG	\$0	# Of projects/# of persons in the area	2023	0
							2024	0
							2025	0
							2026	0
							2027	0

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

GOAL 9: EXPAND ECONOMIC OPPORTUNITIES

EO-2: Affordability of Economic Opportunities

EO-2.1	Affordability of Economic Opportunities by repayment of a Section 108 Loan used to assist businesses.	Business Assistance	High	CDBG	\$0	# of business	2023	0
							2024	0
							2025	0
							2026	0
							2027	0

APPENDIX D

COMMUNITY NEEDS SURVEY, PROOF OF PUBLIC NOTICE, & PUBLIC COMMENTS

City of Pomona
Community Needs Survey

High Priority Responses	CW	D-1	D-2	D-3	D-4	D-5	D-6	TOTAL	
Priority Needs: Total Responses per District	150	38	17	46	63	23	29	366	
HOUSING									
First Time Homebuyer (down payment assistance)	90	24	9	37	48	10	17	235	64% 2nd
Fair Housing (tenant/landlord disputes, mediation)	99	23	10	22	41	10	16	221	60% 3rd
Tenant/Landlord Relations	88	24	10	29	41	9	16	217	
Affordable Housing (acq., rehab., new construction)	99	30	13	31	43	8	20	244	67% 1st
Special Needs Housing (senior, persons w/disabilities)	96	22	6	27	44	11	13	219	
COMMUNITY DEVELOPMENT									
Economic Development (job creation, new business)	123	35	12	43	58	16	25	312	85% 3rd
Code Enforcement (complaints, insp., corrections notices)	99	22	11	35	46	17	19	249	
Public Infrastructure (alleys, streets, streetlights)	124	35	14	43	61	22	25	324	89% 1st
Parks and Community Centers	124	34	15	43	52	22	25	315	86% 2nd
HOMELESS SERVICES									
Homeless Prevention	122	31	12	43	53	21	26	308	84% 1st
Street Outreach	114	29	9	34	51	18	25	280	
Emergency Shelter	112	31	12	38	48	17	24	282	77% 3rd
Rental Assistance	116	33	14	37	49	14	20	283	77% 2nd
Case Management/Counseling	107	30	11	40	50	16	24	278	
PUBLIC SERVICES									
Social Services (food bank, domestic violence, counseling)	119	33	13	39	47	18	25	294	80% 3rd
Youth Services (recreation, educational programs)	132	33	15	42	53	18	26	319	87% 1st
Senior Services (wellness, physical, nutritional programs)	116	28	12	43	55	18	22	294	80% 3rd
Health Services (dental, eye, counseling programs)	125	29	12	40	51	15	21	293	
Anti-Crime Program (community oriented policing)	125	30	13	46	59	21	22	316	86% 2nd
YOUTH PROGRAMMING IN POMONA									
I have children in the following age group(s):									
Early Childhood/ Ages 0-5	49	11	5	13	9	7	9	103	28% 2nd
Elementary/ Ages 5-12	57	20	8	19	23	6	8	141	39% 1st
Middle School/ Ages 12-15	31	6	6	13	18	4	4	82	22% 3rd
High School/ Ages 14- 19	25	9	4	13	16	4	6	77	
Transitional Age Youth (TAY)/ Ages 16-25	34	8	3	14	15	6	2	82	22% 3rd
Youth Programming is needed the most during:									
Summer	75	22	5	28	34	10	11	185	51% 1st
Before School	31	3	2	10	11	3	3	63	
After School	65	18	7	20	35	7	14	166	45% 2nd
Year -Round	80	16	9	26	38	8	8	185	51% 1st
During the week	35	8	5	16	18	8	4	94	
Weekends	47	11	5	15	22	6	6	112	31% 3rd
I am interested in the following resources for my child(ren):									
Indoor Recreation	80	14	9	18	20	8	8	157	
Social Engagement	57	11	6	13	20	7	4	118	
Arts & Cultural Activities	76	20	8	26	23	9	12	174	48% 2nd
Tutoring/Homework Help	67	16	8	19	17	11	11	149	
Mentoring	55	12	5	19	17	5	8	121	
Health and Wellness	60	12	7	18	20	7	6	130	
Community Service/Service Learning	52	12	8	13	20	6	10	121	
Youth Leadership/ Civic Engagement	51	11	5	20	29	8	8	132	
Youth Focused Community Events	56	12	7	18	19	5	8	125	
Sports and Outdoor Recreation	82	21	10	25	33	14	15	200	55% 1st
Mental Health/Counseling	51	12	7	20	21	4	6	121	
Teen Programs	52	8	8	23	21	6	8	126	
Life Skills Classes	56	16	6	20	20	9	8	135	
Youth Employment/ Training	60	13	4	22	26	10	8	143	
STEAM (Science, Technology, Art & Math) Activities	62	20	7	21	27	11	11	159	43% 3rd
Programming for Youth with Disabilities	39	11	5	12	18	5	2	92	
Family Focused Programs	48	15	9	17	19	4	2	114	
Early Childhood (Age 0-5) Programs	46	8	5	12	14	8	6	99	

FAMILY AND HOUSEHOLD RESOURCES								
	CW	D-1	D-2	D-3	D-4	D-5	D-6	TOTAL
MY HOUSEHOLD IS IN NEED OF THE FOLLOWING SERVICES/RESOURCES:								
Affordable Childcare	64	16	10	19	13	9	6	137
Rental Assistance	57	17	7	15	13	4	7	120
Mortgage Assistance	42	14	5	21	16	6	5	109
Utility Assistance	59	18	8	26	20	7	7	145
Homeless Prevention Assistance	43	14	6	15	10	8	8	104
Homelessness Intervention	39	13	3	15	10	7	8	95
Eviction Defense	31	13	2	10	7	3	3	69
Employment Assistance	43	17	7	13	12	8	5	105
Food/ Nutritional Assistance	62	15	9	17	12	8	6	129
Mental Health/ Counseling	51	15	4	18	10	8	9	115
Substance/ Addiction Services	37	11	1	11	9	5	6	80
Healthcare Access	46	13	5	15	8	8	4	99
Vaccination Access Information	25	10	3	9	6	5	4	62
Legal Services	39	13	6	11	10	5	4	88
Transportation Assistance	47	14	6	19	9	5	5	105
Reliable Internet Access	33	16	7	14	8	8	4	90
Financial/ Budget Counseling	37	14	4	15	8	4	2	84
Senior/ Elderly Resources	41	12	2	18	11	4	7	95
Family Recreation Activity	57	16	6	19	11	7	7	123
Parenting Classes	44	8	5	13	6	4	5	85
Immigration Resources	24	12	2	10	7	5	2	62
Language Services	25	8	5	13	5	4	4	64

37% 2nd

40% 1st

35% 3rd

Overall Citywide High Priorities		
Public Infrastructure (alleys, streets, streetlights)	88%	1st
Youth Services (recreation, educational programs)	85%	2nd
Homeless Prevention	84%	3rd

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0011655896

CDBG-CITY OF POMONA
ATTN TO: ISABEL ABUNDI, HOUSING ANALYST,
COMMUNITY OF DEVELOP. BLOCK GR 505 S.
GAREY AVE
POMONA, California 91769

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of Inland Valley Daily Bulletin - LA, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/04/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 4th day of April, 2024.



Signature

*Inland Valley Daily Bulletin - LA circulation includes the following cities: [UNKNOWN LIST]

**CITY OF POMONA
COMBINED NOTICE**

**10-DAY NOTICE OF A PUBLIC HEARING &
30-DAY COMMENT PERIOD
FOR THE DRAFT 2024-2025 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City of Pomona has prepared the Draft 2024-2025 Annual Action Plan to the Consolidated Plan as required by the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft Plan will be available to the public for review and comment (see below for specific dates and locations). In addition, the City of Pomona Neighborhood Services Department will hold two public hearings on the following dates to receive public comments on the Draft Plan:

PUBLIC HEARINGS

DATE: Monday, April 15, 2024
TIME: 7:00 PM
LOCATION: Pomona City Hall Council Chambers

505 South Garey Avenue
Pomona, CA 91769

DATE: Monday, May 20, 2024
TIME: 7:00 PM
LOCATION: Pomona City Hall Council Chambers

505 South Garey Avenue
Pomona, CA 91769

The City of Pomona is an entitlement jurisdiction that receives Community Development Block Grant (CDBG), HOME Investments Partnerships (HOME), and Emergency Solutions Grant (ESG) funds directly from the U.S. Department of Housing and Urban Development (HUD).

2024-2025 PROPOSED ONE-YEAR ACTION PLAN

The 2024-2025 draft Annual Action Plan is the second plan under the 2023-2028 Consolidated Plan. It outlines how the City intends to implement the goals and objectives established within the Consolidated Five-Year Plan by utilizing the three federal grant (CDBG, HOME, ESG) funds and other available resources.

The proposed 2024-2025 Annual Action Plan is based on citizen input, consultation with community-based agencies, and City Council recommendations. To ensure citizen and stakeholder participation in the development of the Annual 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. Community meetings were held virtually via Zoom and in person. Surveys were made available online on the City's website, at the City Hall Housing counter and in many other high foot traffic areas. The Community Needs Survey was available on-line in English and Spanish beginning September 28, 2023. The final date for submission of the 2024-2025 survey was January 31, 2024. The City received a total of 366 survey responses.

The Action Plan outlines the Federal resources available during the fiscal year 2024-2025. It identifies priority needs, activities the City will undertake to meet those needs, and how activities to be undertaken meet Consolidated Plan goals, objectives and strategies.

The City is estimated to receive the following Federal Entitlement Grants for 2024-2025, subject to funding eligibility:

Grant Fund Type	Amount
CDBG	\$1,771,564
HOME	\$905,134
ESG	\$159,204

**REVIEW PERIOD AND LOCATION OF COPIES OF
THE DRAFT 2024-2025 ANNUAL ACTION PLAN**

Copies of the Draft Plan will be available for public review and comment beginning **April 15, 2024** through **May 20, 2024** on the City's website at:

<https://www.pomonaca.gov/government/departments/neighborhood-services/housing-services/community-development-block-grant-unit-cdbg>

or at the following location:

City of Pomona City Hall,
Neighborhood Services Department, 1 st Floor
Housing Services Front Desk
505 South Garey Avenue, Pomona, CA 91766,
Monday - Thursday, 7:30 AM - 6:00 PM

Written Comments

Comments may be made before the public hearings, during the public hearings, within 30 days of the initial public notice, or until **May 20, 2024**. Written comments should be addressed to Maria Stacunco, Housing Services Manager, Housing Division, P.O. Box 660, Pomona, CA 91769. Phone comments can be made at (909) 620-3789 or (909) 620-3705.

Council Chambers is accessible to people with disabilities. Those needing translation services or other accommodations may call Vivian Bravo (909) 620-3705 at least 48 hours before the meeting.

**Published this 4 th day of April 2024 in the Inland Valley
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SUMMARY OF ANNUAL COMMUNITY NEEDS MEETING & SURVEY COMMENTS

COMMUNITY NEEDS MEETING COMMENTS

GARFIELD PARK COMMUNITY CENTER

DATE: OCTOBER 4, 2023

- Rental assistance for low-income people
- First-time home buyer assistance
- New residents to Pomona wanting to get to know their neighbors.
- Text banking for postcard/survey
- CDBG funds usage

ZOOM WEBINAR (VIRTUAL)

DATE: OCTOBER 10, 2023

- If I already completed the survey by using the 2D barcode, do I need to stay on this call?
- Two empty lots on Park Street could be developed for affordable housing.
- Improve neighborhoods by picking up the garbage including furniture and other junk left on the curbs. It is not happening even if illegal dumping is called.
- Code enforcement is a big need.
- We need a lot more for code enforcement.

JOHN F. KENNEDY COMMUNITY CENTER

DATE: NOVEMBER 15, 2023

- Pomona resident stated that former City Councilmember George Hunter from Pomona helped her improve her home through the façade grant.
- Pomona resident feels safer now going to city hall due to the homeless population not being camped outside.
- Pomona resident mentioned strong interest for the First Time Home Buyer program for her son. Pomona Resident engaged with staff regarding what are the requirements and expectations.

ZOOM WEBINAR (VIRTUAL)

DATE: NOVEMBER 21, 2023

- How is low-income defined?
- Is the tally information recent? Or, from the previous fiscal year?
- Is the program that the city offers limited to low-income or can it be moderate?

- Getting more grants for the MAP program (first time homebuyer) because people cannot afford a mortgage if the mortgage is beyond 300k-600k per home.
- We should have more grocery stores closer to the south side of Pomona. Senior transportation and basic transportation for families – to go to downtown from the Southside of Garey and Phillips.
- We would like to see more activities for the seniors. The middle-aged seniors want something more tailored to their age group – fun, exciting, and affordable. We have committees that assist with focusing on these ongoing problems.
- Project with the mayor with the previous infrastructure – alley, sidewalks, and streets.
- Walking in Pomona is difficult. We do not have a solid transportation for families and seniors.
- The train shuts down in sporadic times. We need alternative routes of transportation.
- The City of Pomona should consider a program like “Dial for a Ride” for Pomona residents. Claremont already has dial for a ride for all ages.
- Contact info for non-Pomona resident wanting more information on Pomona’s infrastructure personnel: Trinity Gomez Trinitygomez@cpp.edu (562) 381-3673

RALPH WELCH COMMUNITY CENTER PARK

DATE: DECEMBER 6, 2023

No Comments

POMONA’S PROMISE – STAKEHOLDER’S MEETING (VIRTUAL)

DATE: DECEMBER 6, 2023

- What’s an entitlement city? 50k or more residents for the City are low-income. Don’t have to compete for Federal funds.
- Low-moderate neighborhoods, The City has committed to developing parks. Identify vacant lots to see if they can be superficially upgraded as they are in bad condition. The greening of parks.
- How can the end user (resident) would benefit from the green space? It would be hard as far as securing funding for it.
- CDBG funding is strict and limited. It’s only a helping hand, not a (large) sustainable grant program. There must be other grants in conjunction with the CDBG grant to sustain the program.
- A column of the total amount of the money on the PowerPoint.
- Restorative practice to negotiate disputes?
- Workforce development? Never has been funded but it may be considered. To help residents find work, find ways to get connected.
- Monthly podcast. Conversation on more people to participate.

ZOOM WEBINAR (VIRTUAL)**DATE: DECEMBER 12, 2023**

- Dave left a public comment regarding the junky and messy streets of Pomona. He mentioned the trashing of the yard near Orange Grove and Park. The old hospital, sitting vacant for over a year? It does feel like it is taking forever to be developed.
- There are a lot of problems on Hamilton and Laurel. There's junk stuff on the street. 806 Hampshire Court, Pomona, CA 91768 (626)201-2926

ZOOM WEBINAR (VIRTUAL)**DATE: JANUARY 16, 2024**

- Lot of parks but there are not safe. Hamilton Park is a new change for the city. Other parks needs renovation. Preciado promised to make water parks for the Pomona parks. Not enough people attend the parks due to safety concerns – lack of security/police.

WASHINGTON PARK COMMUNITY CENTER**DATE: JANUARY 17, 2024**

- We are definitely in need of additional services to support our senior residents. We have been working with a local nonprofit, Project Horseshoe Farm (PHF), to provide similar services to seniors and other vulnerable residents. For example, a senior resident with no family support system could not pass her Section 8 Inspection due to extreme clutter. PHF staff went into the resident's home and helped her organize and remove clutter to pass her inspection and have a better quality of life. We are currently looking to identify funding to expand services for our senior residents.
- We need to set up a community volunteering service (honest reliable help) seniors who are Mobility challenge to help them with their homes. Clearing stuff that has been accumulated that they are unable to do on their own as this will not only make the community a great space to be in but also empower the seniors and volunteers. A service for seniors honoring them. Similar to the "MASH" program in Pasadena. Maybe even a group of professionals willing to help with home appliances or repairs improvements (reasonable reliable honest help). Thank you again, gratitude and love for all you do to you your team and your family.
- Also any details on low income / senior housing. Always with gratitude and love for all you do thank you, Sarita.

SURVEY COMMENTS

DATE: SEPTEMBER 28, 2023 - JANUARY 31, 2024

HOUSING

- Rental protection for single family homes
- Daughter has cerebral palsy.
- Student Housing
- Tenant Assistance for single family homes.
- Pomona needs more green spaces. The housing is getting extremely dense in district 6 and there are very few green spaces unlike Claremont and La Verne which have a lot of green spaces.
- Transitional Age youth housing. Housing for former foster youth
- Safe and clean streets
- Road repair and revitalization of center dividers
- Transitional living programs need funding.
- Development of a true outreach team that can get the word out to the people in the community because social media is just one avenue, we need folks on the ground talking to people about these programs and opportunities.
- Home owner
- District 3 street improvements and beautification to keep district clean
- Maintaining the area clean and homeless out of the area getting signage back with the community name
- 1st time home buyer assistance
- Homeless shelters, showers, safe parking for homeless families
- Housing education programs for the community
- We need the roads to be redone! Not just patched up! Especially on town and La Vern
- I feel that what is currently in place needs improvement. This City wants to add more development without cleaning and improving what we currently have in place now.
- Change the income requirements for seniors and disabled so its easier to get into a apartment
- Lower rents
- Rent is to expensive
- Community recreational sport programs for kids
- Look to get assistance on the rent
- Safety is priority, Pomona is now a dumping ground, the city receives revenue from homeowners and countless Federal dollars. As a home owner and long life resident, Safety is priority. It's a damn shame when you see council members taking their children to Claremont sports and education. It's an example of our own city representatives motives of political power, not for the constituents they're supposed to represent.
- I live at an apartment for low-income seniors. As far as I know, most tenants have some kind of disabilities other than mobility issues (E.g. on wheel-chairs). We all need some kind of assistance from the public entities other than wheel-chairs.

- Helping Homeless
- Homeless is an issue on the streets Code enforcement of businesses and property maintenance is an issue
- affordable housing
- Clean up of brush and debris build-up behind rock bluff road
- We need remodeled parks such as the new Hamilton Park. We also need indoor recreational centers at every park where there could have indoor community activities, such as ping pong, pool table , an indoor gym, indoor basketball, tennis, and even indoor halls for senior or youth meals. These halls could also be rented for the community for private meetings or celebrations at low cost. An example of a community center is the one in the city of Baldwin Park called “Morgan Park”. This way we would have community involvement inside if the weather doesn’t allow us to use the outdoor park. The parks also need shaded areas, such as canopies placed on top of the playground areas. One big need is also for parks to have water park areas for hot days. I know Victor Preciado had promised us this. I haven’t been that involved in the city but would like an update on this promised. Last but not least important we need security or police patrolling or stationed at every park along with new bright lightings to help with the community park safety and also to help reduce any illegal park activities. Thank u I would greatly appreciate these changes for all of Pomona communities.
- Not related to the above but it’s a priority:- Service/ groom Pomona trees and road sides. Phillips Ranch has of late deteriorated so badly.
- More police patrolling the streets, more alley city maintenance alley's on some of the neighborhoods look in very bad shape. And of course the homeless problem, more code enforcement
- Homeless help with housing
- Grants available for AUD
- Public Infrastructure number one priority. Pavement markings along with replacement of electric street signage.
- Future projects
- pop-up taco stands
- N/A - I am a homeowner, but I definitely support affordable housing for others.
- Limit group homes in single family neighborhoods
- Down Payment Assistance, Workforce Housing
- We need to address the homeless and businesses along Foothill Blvd.
- No more homeless housing; take care of mental health and drug use issues.
- Housing for homeless
- Thank you
- Money should be devoted in maintaining current infrastructure
- Need to address inflation pressures resulting from housing flipping.
- Living with parents, paying rent
- Alley rehabs and bringing more businesses.
- More parks and green areas.

- Assistance for roof
- Acabar con los Homeless. No hay campos de soccer para jovenes y arreglar las calles.
- cambio de apartamento
- SEGURIDAD Y VIGILANCIA EN METROLINK

COMMUNITY DEVELOPMENT

- Alleys, streets, cleaning.
- Safe spaces for children
- Gardens. Green open spaces. Schools.
- Expanding and maintaining natural, open spaces
- Sports
- New playground for Philips Ranch Park.
- Dog park
- Saber en base de negocios servicios de reparaciones horas de operar los negocios mantenimiento de calles servicios de ventas de propiedades
- Kid Services
- cleaning dry weed on Mountain Phillips Drive
- Upgrade parks to not have sand.
- The intersection of Towne Avenue and North San Antonio is a vacant dirt area. Since this area is highly visible to Pomona High School students, teachers, and parents and also highly visible to the many drivers that use Towne Avenue to access the 10 Freeway, it should be landscaped with trees, flowers and shrubs. This simple project would remove an "eyesore" and add significant value to the area surrounding Pomona High School. Additionally, on the West side of Garey Avenue between Grove Street and Harrison Ave, there are about 12 dead Crape Myrtle trees in the parkway near the sidewalk. These trees were planted by the city of Pomona, have been dead for several years, and need to be replaced. Thank you for replacing these trees. It really makes the city of Pomona look bad.
- ADA facilities and infrastructure
- Clean streets. Code enforced street sweeping
- Revitalize shuttered plazas like the one at the corner of Arrow and Garey. Don't let our city look like a ghost town.
- New Playground equipment at all playgrounds.
- Clean up parks from needles & prostitution.
- Reimagining what our community centers look like, all of the ones we have in Pomona are lackluster, old and outdated. They are not attractive to the community, we need places where people of all ages and diversity can come and build community, they need to include recreation of all kinds, pool tables, ping pong tables, chess, indoor basketball courts, gyms, swimming pools, this not only empowers our community to come out and connect with others but it provides a safe place for people to be, especially our young people, and it sets a standard for good health.

- Our city needs to be cleaned up! Please have the schools clean up the perimeter of their property.
- Cleaning and street sweeping, the streets are parking spots for inoperable cars. City needs to do something about it.
- Parks with full basketball courts Community centers with rec leagues Restore the staircase at Ganesha Park (excellent workout, but currently dangerous)
- Street cleaning/ trash removal from streets and alleys
- The city needs to improve local and small business growth to encourage locally owned business expansion creating a diverse and invested owner base. Bringing more activity to the city with local restaurants and “hotspots” driving local economic growth grime within and creating a more community feel.
- We need the road to be redone and not just patched up! Especially on town and La Vern
- Regular maintenance of city trees. Resurfacing of all city streets. Cleaning of trash on all city streets.
- Need to repave Grand Ave
- Again, improvements for items currently in place. We also need to target specific improvements to increase the public health and safety of our current residents. We need speed bumps, lighted stop signs, metal gates to keep debris out of storm drains, and we DO NOT need dispensaries or clinics. Our neighborhoods are NOT walkable because of issues relates to this.
- Offer more of a variety of physical activities such as Community Pickle ball events. Or bring in instructors to teach about yoga, I would like to see group cardio classes for middle aged people to 30 to 50, fun with dancing classes, so the community can come together and learn about activities that can help them manage their health. Make it fun to learn. And bring out a double Dutch group to show the community another way to do something healthy and fun at the same time. More transportation help to get to community parks for activities.
- Parks
- More recreation centers
- More sports available for our community kids
- All of the above.
- Urban greening
- Code compliance is a very important issue here at this senior apartment complex on Phillips Blvd and Garey Ave. Two houses near our apartments are extremely inconsiderate in that they hold extremely loud night parties. I had to call the police department twice about the loud noise and the police didn't seem to do anything about it, though it was already after 11:30 p.m. when I called.
- Mainly street lights is needed in more dark areas at night
- Trash clean up, alley maintenance and repair , repainting of red curbs is an issue
- Need to rid the area of homeless and drug/gang activity
- Park safety and patrol stationed at every park and bright lighting.

- Service/ groom Pomona trees, brushes and road side's hygiene. Phillips Ranch has deteriorated so badly.
- Open back our community centers with activities classes Zumba yoga etc
- more help for seniors
- Landscaping and Infrastructure!
- Speed enforcement on Towne Avenue
- Park maintenance and homelessness code enforcement
- Police neighborhoods more frequently. Respond to noise complaints, reduced tagging, and homelessness at parks.
- Repairs to our roads, like Garey it's in awful condition.
- Alleys are too dark and full of trash
- Of the above selected, in my opinion PUBLIC INFRASTRUCTURE would be number one priority, particularly pavement markings on streets, along with uniform replacement of electric street signage.
- Pop-up taco stands. Respond to complaints. South west corner of Foothill and Fulton
- Our Pomona Library
- Help for homeless people living in the streets
- Streets/ potholes and markings. Arrow Hwy by Fairplex.
- What is our plan for addressing the growing homeless and safety concerns within our City?
- Please redo the pavement on streets particularly residential ones.
- Code enforcement is sorely lacking - garbage on the streets everywhere!
- Double yes for code enforcement. Cleaning up the city would be my top priority. including cleaning up abandoned buildings
- The streets are disintegrating & need to be replaced. Hard to walk with all the loose gravel, cracking and holes. The parks are falling apart.
- Keep our streets clean; maintenance and upkeep of existing buildings and shopping centers; help existing businesses thrive and prioritize workers' safety.
- Pls. put up a sign at a corner of Dudley and Elwood St. it says No Parking. Most especially Tuesdays. The street sweeper cannot clean an sweep the side of the road anymore. And also put up a sign it says Neighborhood Watch. There are strange people walk at night and early morning. Thank you.
- Maintain current infrastructure
- Need to increase security at parks and encourage use.
- Maintaining roads and sidewalks, especially the La Verne avenue from Garey to Towne
- Noise from parties and car noise has to be enforced.
- Transit oriented development
- Alleys and new business. Light for stop signs near school zones
- Please do RED mark in front of each house due to my neighbors and house renter always block my driveway that creates too many drive out issues? Otherwise, I will stop by city hall file complaint.
- Arreglar las alcantarillas

- I would like to see a walk path all around Kennedy park, fix the slides on the playground and have the lights on at least until 9 at the park to be able to go walking at night
- Veterans soccer Field Complex deberia ser reabierto y usado por los niños y jovenes de Pomona, no deberia estar cerrado por la corrupcion de los politicos
- Soccer para jovenes
- Veterans park soccer complex reopen for kids
- Centros de actividades para personas mayores
- arreglo de la calle
- Prostitución illegal Holt ave.
- Arreglo de calles ! Urgente!
- Eliminate the homeless from street, they live in our green areas without payin any taxes and making Pomona unsafe.
- VIGILANCIA POLICIAL

HOMELESS SERVICES

- Food insecurity
- Rental assistance INSTEAD of rent control!
- There needs to be a way to clean up our streets from all this homelessness and drug abusers. Our streets are full of them and it is unfair how unhealthy our city looks compared to neighboring cities
- mental health
- Training to go back to the workforce
- Saber a serca de problemas de homeless pues en mi calle hay un aumento de homeless y saber cuando uno pueda quejarse o saber a donde recurrir cuando haiga un problema sobre ellos pues el problema porque tenemos niños pequeños y un día hubo un problema a serca de una persona de color se quiso brincar a la casa d emis vecinos fue un pánico por la razón que hay niños y es nuestra preocupación
- Portable facilities/shower facilities.
- Section 8 waiting list needs to be a shorter time. More funding.
- Close the gate on Cottonwood pl!!!!
- More assistance for homeless veterans
- Community outreach should be available at school sites.
- More grants to halfway housing.
- No one can truly afford housing without help, the way or economy is in Pomona, no one is making good enough money to really have a safe and affordable place to call home unless you live with your family and multiple people. No one can do it alone, the homelessness problem has a root and we need to get to that root.
- Emphasis on Case Mgmt - a lot of returning citizens, people from rehab, or with mental issues, when they have problems (arrested, go into the hospital, lose their money) get evicted and lose their belongings because they have no one to check on them.

- Not enough shelters, not enough resources or housing. We need to remove homeless from streets, they take over streets, make them unsafe, lots of drugs and illegal activities. Dangerous for our community
- Bed availability, more showers,
- Increase services and street support to decrease drug and homelessness
- We need the road to be redone and not just patched up! Especially on town and La Vern
Also, we need to stop having people drop off homeless people in Pomona
- Temporary rental assistance.
- Homelessness has been around since I can remember. Our population has grown and so has the homelessness, and I don't feel that there is a permanent cure for it. We can help, however we can cure it.
- Establish a more integrated approach involving mental health to help the homeless with managing their mental health to better prepare for getting stable work and learning the skills to keep work. We need more funding to cover the cost for more diverse staff to help serve the needs for the homeless
- Have more support
- More information to our community
- Addictions
- These services are being funded by lots of federal dollars, there are people defecating in the street amongst other things.
- Our apartment complex is surrounded by homeless people and drug dealers and crime inside our apartment is far too common to be ignored. Criminals are emboldened by their permanent successes.
- Can't think of other
- Tent encampments are an issue and trash surrounding them, pan handling
- If unable to accommodate the homeless, introduce them to Los Angeles, where the homeless are being built various homes.
- Get them out of parks. I can't take my child there when there are hordes of homeless sleeping at parks, using the bathroom to bathe, and setting up camp.
- Programs where residents can be of help towards helping/assisting homeless get off the streets.
- All of these are critical priorities.
- Clean up streets. homeless on Foothill corridor between Garey and Towne
- Assistance getting into mental health and behavioral health facilities
- Transport to a controlled facility for treatment and rehabilitation by the State
- All of the above
- As a voting constituent in District 6, this area is my top concern and where we should be placing our resources and attention.
- Helping the chronic homeless that are in parks and shopping centers find a place to be.
- Drug use often leads to homelessness; keep drugs off our streets; city is too friendly to homeless in terms of allowing campsites, dumping, etc. These issues make it difficult to feel safe taking my kids out for a walk or a bike ride, opting instead to drive to neighboring

cities for outdoor activities and in turn taking our business there, too. I live here but I rarely grocery shop or go out to eat here, safety and cleanliness being a paramount concern.

- Housing for homeless
- Thank you
- Short term social programs are negative to communities
- Homelessness is a complex issue. Crime perpetrated by anyone should be enforced. Developing unaffordable housing exacerbates the problem and subsidizing rents encourages unaffordable housing.
- We need to get homeless people off the streets and into shelters.
- More police patrols and community outreach for the homeless loitering, littering of trash and human waste.
- NO camping in parks or on sidewalks
- Dejen de ser el centro de ayuda a personas sin hogar eso está afectando a negocios y residentes de Pomona porque ahora tenemos mas drogadictos y criminales
- La ciudad de Pomona no deberia ser el refugio de los Homeless, ya que ellos traen crimen, drogas y mal aspecto deberia Pomona tener leyes mas duras con ellos y mas justas para los ciudadanos que vivimos aqui ellos tienen mas derechos que quienes si tratamos de salir adelante
- pagos de renta
- VIGILANCIA EN ZONAS ESCOLARES

PUBLIC SERVICES

- More programs for youth / activities.
- Fresh fruits + veggies
- Job employment for youth
- Saber más donde podemos ir a tener ayuda mental pues yo sufro de ansiedad y no e podido tener un terapeuta y pues a saber que tengo servicio de LACARE no se puede encontrar en español y también que hay muchos baches en nuestro distrito siendo la calle de la calle 4 y la mesa entre la mission siendo una calle muy peligrosa necesitamos más policías para vigilar las calles la cuestión de los niños y que haiga más alumbrado
- Hearing aid
- Crime is out of control including mail theft, catalytic converter theft, and flash mob style robberies. We need tougher laws that protect victims, not criminals!
- Safe streets, graffiti removal, cleanup of large trash articles dumped on the streets
- Literacy services in English and Spanish
- Need more police officers to get drugs & prostitution off the street.
- Please EXPAND and ADD new youth programs. Skate, after school events, rock climbing, surfing, music lessons and art.
- We need more community programs for community health. That starts with good pay, benefits, and good hours for workers because social services is the hardest kind of work so

workers need to be taken care of and kept, that won't happen when low wages and short staff and the community suffers from that lack of care for workers.

- Please target dilapidated buildings! We need to force owners to sell or revitalize their properties
- Inform the community about programs available to them
- More classes for our community
- Increase resource education and increase advertisement to the community so that everyone is made aware and feel encouraged to participate
- Fix our roads and not patch them up! Have dropping off homeless people in Pomona illegal
- Make some services conditional, based on reaching milestones or volunteer services.
- I would definitely like to know what I can as a citizen to report cars running our stop signs.
- See about hiring a security company that is armed and can patrol troubled neighborhoods. After police are off shift. Also have safety meetings to talk about ways we can work together to make our communities safer. And deal with break in prevention. People who are trained in safety and security.
- More services for family
- Mental services
- Prevention on drugs
- Food bank items for our apartments are a waste of money. As far as I personally know, my neighbors use the food for a fertilizer in their children's backyards or they throw away canned food and eat only non-canned food. The waste is horrible here and they don't seem to care about it.
- Mostly youth recreation
- Speed bumps needed on Kingsley and Indian Hill area , also Brewster Drive
- Rid the area of graffiti as it sits for weeks on end, also repair the streets in this area as they are really bad. As someone who retired from the local government, this is a disgrace to see the area this bad and not receiving any help
- More police officers
- Police neighborhoods more frequently. My home gets tagged monthly! It's upsetting.
- Any community oriented policing individuals/households should be vetted and held accountable for any abuse of policing.
- deal with homeless NOW
- All of the above
- Thank you
- Involvement activities for young and old enhances communities
- Community oriented policing as well as social worker intervention could help reduce crime. Mental health care including forced treatment should be options.
- Noise pollution (loud parties and loud cars) is my biggest concern. We need more patrols and citations given. 2nd concern is homeless people.
- I'm happy with the public schools here and the free programs they offer in summer.
- More police on streets

- Police need to drive more night time monitoring the neighborhood.
- Más vigilancia en las calles y quitar la prostitucion por la avenida holy
- strict laws again homeless people problems
- Prostitution illegal Holt ave.
- Support only the people who real need it, because many homeless take advantage of the system and the workers taxes.
- INDIGENCIA CONTROL

YOUTH PROGRAMMING

- Always an option.
- Se necesita más actividades al aire libre y actividades con los padres a desarrollarnos juntos para que nuestros hijos tengan un estudio con bases buenas y así sean personas con metas con éxitos y estudios abanzados
- Tiny tots program. every other city has one
- 8am-6pm
- Businesses offering Internships, and assistance to small businesses so they can offer, for the teenagers who can work.
- All year, all day
- I do not know I take care of my kids throughout the week
- Programs like scouting and sports are needed to educate and keep kids off the streets and their gadgets. We are losing are youths mental well being to electronics.
- Programs keep kids out of trouble and provide them a chance to get away from unhealthy environments. The boys club and YMCA were safe place.
- I don't have any children. You should have put such a choice in the answers.
- working parents that work on holidays or when children are on vacation
- Need community center for indoor recreational activities at every park. For year round activities weekdays and weekends
- Economic pressures often require parents to work longer hours and multiple jobs. There should be safe places and activities for children.

CHILDREN ACCESSING RESOURCES

- Outdoor Education Program
- Que tengamos más programas seguido para acompañar a nuestros hijos y nietos a seguir guías que les ayuden a desarrollarse y así ellos poderse graduar más rápido y tener carreras importantes para ellos
- I have no family in Pomona.
- 15 n up sports. They stop at 13. That's why we have gangs because there's no sports for kids that age.
- Roller skating, Skate boarding, outdoor recreation, field trips, library events, civic engagement like trash clean ups, gardening programming.

- We don't have school-aged children but will be interested in participating in programs like these.
- All these programs are needed. There is a huge gap of values not being taught at home. Parents use the internet and phone to babysit their kids.
- More sports available to low income students
- I don't have any children.
- Swim team for our city
- No kids
- We only have adult children
- I don't have any children.

FAMILY AND HOUSEHOLD RESOURCES

- Tener más programas para ayudar a todos y tener servicios legales. Bajo costo como inmigración saber cuando podernos ayudar con la ciudadanía pos nosotros estamos listos para poder inscribirnos para empezar las clases pos tenemos años aquí y queremos tener voz y voto como todo ciudadano y así ayudar alas personas a ser una América mejor y saber de servicios como mentales de policía de rentas todo es.
- I am good for now! Thank you.
- I have no kids
- Street lights
- The city of Pomona has listed Pomona Unified in their Education page, Pomona Unified Child Development Resource & Referral is not listed and they offer various resources like finding child care providers in the area like family child care or child care centers or qualifying family members can get paid while participants go to school work or look for employment. This resource is for qualifying families with children ages 0-13 or up to the age of 21 with supporting documentation like IEP.
- We have adult children
- Illegal immigration's is just that, illegal. Having said that, immigrants need to be encouraged to become citizens.
- More funding for the police (patrols) to feel more secure.

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

- An individual or individuals who owns or owned, as a principal residence during the three-year period before the purchase of a home with City assistance, a dwelling unit whose structure is:
 - (i) not permanently affixed to a permanent foundation in accordance with local or state regulations; or
 - (ii) not in compliance with state, local, or model building codes and cannot be brought into compliance with such codes for less than the cost of constructing a permanent structure.

HOME funds are used for down payment and closing cost assistance for first time homebuyers whose incomes do not exceed 80% of the Los Angeles Area Median Income, adjusted by household size (otherwise referred to as “Low-Income”). City staff processes applicants on a “first-come, first-served” basis.

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

Homeownership Assistance HOME amount per unit	Minimum Period of Affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Based on the City’s program loan amount of \$100,000, the HOME period of affordability for the Program is 15 years. For purposes of establishing compliance with Program requirements, the HOME program’s affordability period is satisfied if the property remains to be the Participant’s principal residence for a period of fifteen (15) years from project close out.

Recapture Triggers. The recapture approach requires that the City of Pomona be repaid by the homeowner when the following occurs: property is sold, transferred, refinanced with cash out, a change in title occurs, default on loan, foreclosure, transfers in lieu of foreclosure, failure to use property as principal residence, or at the end of a fifteen (15) year affordability period.

Recapture Amount. Subject to recapture is the amount of assistance that enabled the homebuyer to buy the dwelling unit (“Loan Principal”), as well as any equity realized at the time of sale (“Equity Share”), after deducting the costs of sale and any eligible capital and curb appeal improvement costs, in proportion to the amount of the City loan provided. The Equity Share owed is prorated over the 15-year affordability period based on each full year of occupancy and compliance with the terms of the Loan Agreement.

Eligible Capital and Curb Appeal Improvements. Capital improvements are home improvements which increase the value of the property and are usually new and additional items that did not exist on the property. These therefore exclude items related to correcting building permit violations, items needed for regular maintenance, or improvements necessary due to deferred maintenance.

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

When Net Proceeds Are Insufficient to Cover City Loan. In the event of foreclosure, transfer in lieu of foreclosure, or when the net proceeds of a sale are insufficient to repay the City loan due, the homebuyer shall be obligated to repay the City the net proceeds received by the homebuyer, if any, from the sale of the HOME-assisted property. The net proceeds from 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. Requests for short sales are evaluated by the City and the City maintains information in the client files, which documents that:

- 1) There will be no net sales proceeds;
- 2) The amount of the net proceeds was insufficient to cover the amounts due; and,
- 3) No proceeds were distributed to the homeowner.

Enforcement. HOME Written Agreements, and Covenants, Conditions and Restrictions (CC&RS) are executed prior to or at close of escrow that accurately reflects the recapture provisions, with the CC&Rs being recorded at the LA County Recorder's Office to enforce the use and affordability restrictions. In addition, prior to funding, potential homebuyers are interviewed by City of Pomona First Time Homebuyer Program Staff during which time the homebuyers are informed of the requirements under the CCR&Rs. Homebuyers must acknowledge their understanding of the Program requirements in the Interview Form.

RESALE PROVISIONS

The City of Pomona is using Resale Provisions in the "Acquisition and Rehabilitation of Vacant Properties for Resale to First Time Homebuyers" Project with Shield of Faith Economic Development Corporation (SOFEDC), City's Certified CHDO, acting as DEVELOPER.

The City provides HOME funding to SOFEDC to acquire and rehabilitate vacant housing units for resale to a low-income first time homebuyer. The low-income first time homebuyer must occupy the HOME-assisted property as its principal residence for a period of 15 years (Affordability Period). The after-rehabilitation value or purchase price cannot exceed the HOME Homeownership Value Limits for Existing Housing, which is published by HUD annually and which can be accessed at <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>.

To ensure affordability, the resale provisions require that each residential unit sold to eligible homebuyers is made available for subsequent purchase only to another "low-income" family having incomes at no more than 80% of the Los Angeles County AMI and who will use the property as their principal residence. In addition, that 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*.

Fair Return on Investment. Fair Return on Investment is 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 the HUD Uniform Physical Condition Standards (UPCS). The Fair return

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 30% 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 2018 rates are used (front and back ratios, insurance and tax rates), the monthly Principal, Interest, Taxes and Insurance (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

affordability period would end in 7 years, after which time the subsequent homebuyer could sell the property to any buyer at any price.

Enforcement. An Agreement between the City of Pomona and SOFED has been executed that details the Resale Provisions. A Declaration of Developer Covenants is signed upon purchase of a property imposing the Resale Restrictions, which is recorded at the Los Angeles County Recorder's Office. Upon re-sale to a first time homebuyer and at close of escrow, the Homebuyer Covenants between the City, the SOFED and homebuyer is executed containing the resale provisions (*and the Developer Covenants is released by the City*).

Termination. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage.

Process. If Resale Provisions are to be triggered during the affordability period, the Developer and Homeowner must immediately notify the City of Pomona Housing Division staff. The City staff will: (a) Agree to the new sales price; (b) Confirm the fair return and equity sharing to the seller; (c) Review the income eligibility of the subsequent buyer and that the property will be used as their principal residence; and (d) Determine whether the subsequent homebuyer will require additional infusion and HOME funds and therefore extend the affordability period, or will continue the remainder of the affordability period in effect.