

Appendix C

HOUSING AND FINANCIAL RESOURCES





A. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program established by the 1974 Housing and Community Development Act to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Pomona Housing Authority (PHA) administers Section 8 Housing Choice vouchers within the City. Between Fiscal Year 2018 and 2021, the City has allocated 4,102 housing vouchers to assist low-income families, persons experiencing homelessness, veterans, and disabled families in the community.

2. Grants and Programs

The City receives a variety of financial resources to go towards expanding economic opportunities of the Pomona community. According to the Pomona Consolidated Plan for 2018 to 2023, entitlement allocations and reallocated funds for the 2018 to 2019 Fiscal Year include the following listed in **Table C-1**.

Table C-1: 2018-2019 FY Resources	
Fund	Amount
Community Development Block Grant (CDBG)	\$2,167,226
HOME Investment Partnerships	\$803,709
Emergency Solutions Grant (ESG) Programs	\$181,281
Entitlement Allocations Total	\$3,152,216
FY 2017-18 CDBG Anticipated Program Income	\$108,129
FY 2017-18 HOME Anticipated Program Income	\$423,728
FY 2017-18 HOME Carryover/Reprogrammed Funds	\$1,044,158
FY 2017-18 ESG Carryover/Reprogrammed Funds	\$131,040
Total	\$4,859,271
<i>Source: City of Pomona 2018-2023 Consolidated Plan</i>	

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low-income households and those with special needs.



HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

3. Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Supply

The City's General Plan identifies the following programs to promote the reduction of energy demand throughout the City:

- Encouraging or requiring "green building" techniques (see General Plan Section 7-F Community Design) "Green Building" techniques reduce a building's energy use through efficient lighting, heating, and cooling.
- Promoting energy efficient patterns of development (see General Plan Section 6. Pomona Tomorrow). Compact, clustered, high density development reduces energy demand by reducing vehicle trips/ trip length and by more efficiently utilizing energy for lighting, heating, and cooling.

In addition, Distributed Energy Generation is electricity produced on site or close to load centers. Significant energy losses occur due to transport along long distance transmission lines. Supplementing large regional power plants with locally distributed energy generation sources both increases energy supply and energy generation efficiency, according to the Pomona General Plan. The most efficient and cost-effective form of distributed energy generation is cogeneration, or combined heat and power. By recycling waste heat, these systems are much more efficient than systems that separately serve thermal and electric loads. Cogeneration systems are typically effective at neighborhood or district scales up to a quarter mile which makes them good candidates for transit-oriented districts, especially those with large institutions such as the PVHMC. Other forms of distributed energy that are also renewable and plentiful in southern California are wind and solar power. The City's General Plan notes that encouraging new construction and retrofits to utilize solar and wind power will contribute to improved air quality, reduced reliance on fossil fuels, and reduced energy costs.



B. Adequate Sites Analysis

This section contains a description of the candidate sites identification to meet Pomona’s RHNA need at all income levels. The full list of these sites is presented in **Table C-11**.

1. Regional Housing Needs Allocation

The Housing Element is required to identify potential candidate housing sites by income category to meet the City’s RHNA Allocation. The sites identified within the Housing Element represent the City of Pomona’s ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). The identified sites are either residentially zoned or within a specific plan area or general plan land use that permit residential uses. The development capacity for each site depends on its permitted density, consistency with surrounding uses, the City’s past performance and development trends and the site’s location as well as known development factors.

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing goal to the Southern California Association of Governments (SCAG). SCAG was then required to allocate the housing goal to each jurisdiction within the region through a RHNA Plan, which was adopted in March 2021. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households
- Geological and topographical constraints

This RHNA covers an 8-year planning period (2021-2029) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Pomona’s share of the SCAG regional growth allocation is **10,558** new units for the current planning period (2021-2029). **Table C-2** indicates the City’s RHNA need for the stated planning period.



Table C-2 Pomona 2021-2029 RHNA Allocation		
Income Category	Percent of Median Family Income (MFI)	RHNA Allocation
Very Low Income	0-50% MFI	2,799 units
Low Income	51-80% MFI	1,339 units
Moderate Income	81-120% MFI	1,510 units
Above Moderate Income	>120% MFI	4,910 units
TOTAL		10,558 units

2. Selection of Sites

The City of Pomona has identified sites with capacity to accommodate the 2021-2029 RHNA. **Table C-3** shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Pomona has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of redevelopment capacity on sites which permit development of residential uses at or above 30 dwelling units per acre, within infill areas of the City, as appropriate for mixed income housing
- Identification of development capacity on sites which permit the development of residential uses at 20 dwelling units per acre, under the SB 330 Overlay, as appropriate for moderate and above moderate-income housing
- Identification of development
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

The City has identified 89 parcels within the Pomona Corridor Specific Plan (PCSP), which runs along major corridors in Pomona going both east/west and north/south. Additionally, the City has identified 38 parcels within the Downtown Pomona Specific Plan (DPSP), which is located at the center of the City and is adjacent to the Downtown Metrolink Station. City has identified 63 parcels within the SB300 overlay, which permits housing in exiting residential neighborhoods, commercial centers, in peripheral regions of the City's major corridors. The City has also identified parcels in the Phillips Ranch Specific Plan and 96 parcels which are considered "in the pipeline" as they are currently in review for a building permit (detailed in **Table C-10**). The identified sites are shown in **Figure C-3**, and they have been evaluated based on surrounding and existing onsite development to determine the extent to which on-site uses are likely to redevelop within the planning period (2021-2029). Many of the uses are in multi-tenant commercial centers with single ownership and show little to no evidence of recent investment or redevelopment.

The City of Pomona is generally built out in nature, the sites within the inventory are currently connected to the City's infrastructure systems and upon further review would not require additional on and off sites improvements. Additionally, as many of the sites are not vacancy or within developed areas, all sites are served by water, sewer and dry utility providers. The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. The City has had



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discussions with property owners at the Planning Division counter to determine interest in redevelopment for residential uses, and on occasion received formal requests for Zoning Information Letters.

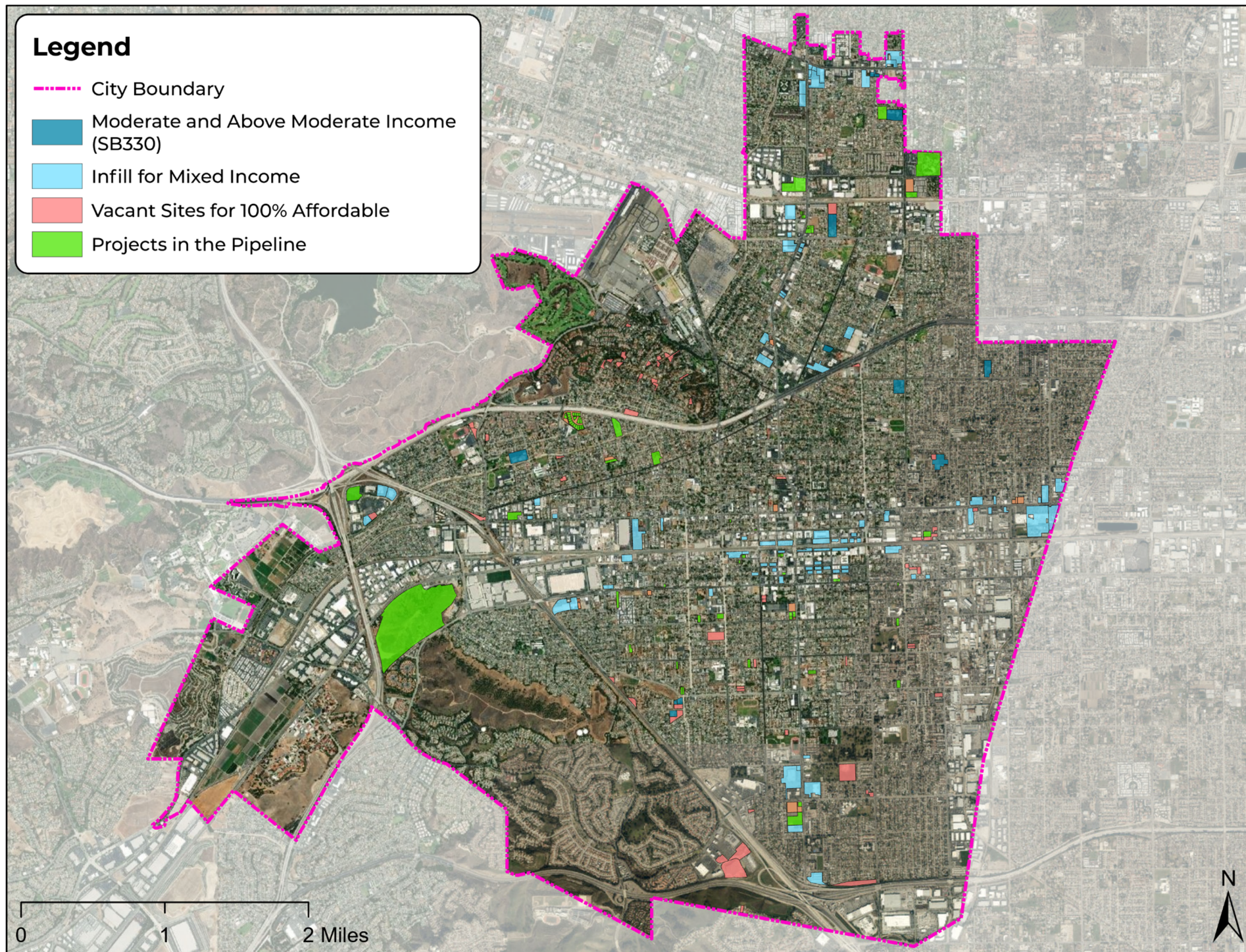
This appendix contains **Table C-7**, which identifies each candidate housing site within Pomona’s sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing us

Table C-3: Summary of RHNA Status and Sites Inventory					
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,799	1,339	1,510	4,910	10,558
Unit Capacity on Site Inventory					
Unit Capacity on Projects in the Pipeline (In review, on entitled land, issued permits, or in construction since June 30, 2021)	310		8	2,234	2,552
Unit Capacity on Existing Residentially Zoned Land	3,459		1,759	5,855	11,073
Projected ADU Construction					
Projected ADU Construction	853		26	373	1,253
Sites Inventory Total					
Total Units towards RHNA	4,622		1,793	8,462	14,878
Total Unit Capacity Over RHNA	484		283	3,552	4,320
Pro Housing Pomona Percentage	12%		19%	72%	41%



Figure C-1: Map of Candidate Housing Sites (All Income Categories)





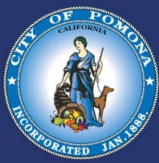
3. Mixed Use Zones for Residential Development

Most of the sites to accommodate the City's RHNA are within zones or general plan designations that permit mixed use. Majority of the sites are within the Corridor Specific Plan or Downtown Pomona Specific Plan and all permit housing consistent with the regulations of the transect zones identified in the Pomona General Plan. The City's transect zones permit residential as a sole use which was established to increase capacity and opportunity for development/redevelopment on infill sites. From 2013 to 2021 the City permitted 8 projects in mixed-use zones, the breakdown of project type is shown in **Table C-4**. The data in **Table C-4** represents the entirety of build out in zones that allow both residential and commercial, with the exception of work live conversions downtown. Overall, 100 percent of recent projects in these zones are fully residential or have a primarily residential component.

Table C-4: Development in Mixed-Use Zones						
Address	Mixed-Use Zone	Year Built	Residential %	Units	Non-Residential %	Comments
1445 E HOLT AVE	Pomona Corridors Specific Plan	2018	100.0%	50	0.0%	--
1680 SOUTH GAREY AVENUE	Pomona Corridors Specific Plan	2018	100.0%	46	0.0%	--
2771 NORTH GAREY	Pomona Corridors Specific Plan	2021	99.5%	312	0.5%	1,200 SF ground floor retail only.
1982 SOUTH GAREY	Pomona Corridors Specific Plan	2020	100.0%	20	0%	--
2160 SOUTH GAREY	Pomona Corridors Specific Plan	2019	100.0%	31	0%	--
424 WEST COMMERCIAL STREET	Downtown Pomona Specific Plan	2021	100.0%	61	0%	--
120 E MONTEREY	Downtown Pomona Specific Plan	2013	100.0%	349	0%	--
615 E THIRD	Downtown Pomona Specific Plan	2013	100.0%	202	0%	--

4. Redevelopment of Nonvacant Sites for Residential Use

The City of Pomona does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that



permit residential development through the Pomona Corridors Specific Plan and the Downtown Pomona Specific Plan. State law requires that the City analyze the following:

- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,
- Analysis of leases that would prevent redevelopment of the site,
- Development trends,
- Market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Existing Use Analysis

Table C-5 shows the existing uses on each of the non-vacant candidate sites identified to meet Pomona's RHNA need. These sites are largely commercial in nature, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD's standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Max buildout opportunity through FAR or Density
- Percentage of max buildout opportunity in use, and
- Accessibility to resources and transit proximity

Table C-5 provides an analysis of existing use on non-vacant sites. The table shows the square footage of existing buildings or use, the total permitted density or floor area ratio (FAR), and the percent of maximum density/FAR permitted that is in use. The analysis shows that nearly all of the sites are not currently built to full capacity compared to what is permitted. For these sites, combined with market appetite for housing (outlined in "Market Trends and Demand Analysis"), there is opportunity for the land to be purchased and redeveloped to utilize all space to full capacity. Additionally, there are multiple sites which have surface parking lots. Many of these are zoned for mixed-use or residential in downtown corridors of the City and many are owned by the City. These sites have the most potential for redevelopment, according to **Table C-5** they are not built to max capacity.



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8323027031	35,846.6	3.37	0.5	49%	Religious center with accessory buildings and large surface parking lot. Good candidate as YIGBY site. There is more opportunity and unrealized potential on this site. The existing use was removed from total capacity calculations and the site could be subdivided for housing.
8348008062	50,643.0	8.24	0.7	20%	Existing Church, 2 acres in rear is vacant and unused, density assumed on these acres only at 80% development potential. There is more opportunity and unrealized potential on this site as a majority of the site is undeveloped. The existing use was removed from total capacity calculations and the site could be subdivided for housing.
8344033900	--	3.56	0.6	0%	This parcel is an athletic field with a large surface parking lot. This lot represents partial or full redevelopment opportunity. This is Goals soccer facility, which is relatively stable, but it is on a lease w/ PUSD so once lease is up could be redeveloped. There is more opportunity and unrealized potential on this site.
8341008024	16,975.2	1.04	0.75	50%	This parcel contains older office buildings with a large surface parking lot. the City has received a hard inquiry on this site and they're proposing well over 100+ acre, it's a good candidate site for housing redevelopment.
8326025013	9,987.7	0.76	0.5	60%	There is a carwash on this site, it is not recently developed. Although there is no lease information for this site, the carwash appears older, and the site is adjacent to surface parking lots. The site is a good candidate as it is not built to its maximum capacity therefore there is more opportunity and unrealized potential on this site.
8337018021	18,314.1	1.73	0.5	49%	This parcel is a store in an aging strip mall with a large surface parking lot. There is more opportunity and unrealized potential on this site as there are many vacant store fronts, the site is not yielding its full potential
8344023034	6,402.4	0.64	0.6	38%	Convenience store with a large surface parking lot. Good candidate site. The City has received some inquiries about commercial redevelopment, but it is possible for residential redevelopment, particularly as there's more pressure for redevelopment of neighboring Cardenas, which may lead to an assemblage scenario.
8348020902	21,879.9	1.31	0.7	55%	Vocational education center with a large surface parking lot. Unclear on status of vocational site, but as PUSD has surplus/sold land for housing recently, this is fair to include as an opportunity site w



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AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8328022122	5,531.0	0.72	0.6	29%	Auto repair shop and carwash with surface parking lot. There is more opportunity and unrealized potential on this site a large portion is undeveloped, it is near essential resources and could fully redevelop in the 8-year cycle.
8326009018	2,079.5	0.74	0.7	9%	Retail store with surface parking lot, adjacent to additional large surface parking lots and a mini market. Good candidate site. Received several inquiries about this parcel and adjacent lots to assemble a larger multi-unit project.
8323025023	15,412.6	0.56	0.5	126%	Retail and office with surface parking lot. The structure appears older and is near residential uses, the site could be fully redeveloped for housing.
8323011022	11,588.0	0.62	0.5	86%	Laundromat and office with surface parking in rear. The site can be subdivided, but there is also opportunity for full redevelopment. The site is not vacated but appears older.
8342018018	11,375.7	1.01	0.7	37%	Office building with large surface parking lot adjacent to vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8359007029	21,783.1	2.18	0.5	46%	Religious center with large surface parking lot adjacent to residential development.
8362001024	5,466.9	0.57	0.5	44%	Religious center with surface parking adjacent to retail and residential development.
8365015044	4,151.8	0.58	0.5	33%	Existing standalone restaurant adjacent to additional restaurant and a vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8326025029	4,628.7	0.59	0.5	36%	Restaurant with surface parking lot. The site can be subdivided, but there is also opportunity for full redevelopment. The site is not vacated but appears older.
8362001023	2,118.2	0.54	0.5	18%	Restaurant with surface parking lot adjacent to vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8349001035	41,886.3	2.8	0.5	69%	Strip mall and LA County Probation building adjacent to additional retail opportunities. good candidate for redevelopment, and swathe City saw recently entitled projects just to the east.
8355017005	7,979.3	0.72	0.7	36%	Strip mall with surface parking lot. Good candidate site, though somewhat stable auto uses, but the City has seen interest in the area.
8371015042	37,257.4	2.48	0.5	69%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate along w/ adjacent parcel also identified.
8371015041	27,570.4	2.27	0.5	56%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate, few active tenant spaces, and adjacent to future Gold Line



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
					Station, part of first mile/last mile area at Garey and Arrow. Should include a second parcel.
8370009038	29,982.8	2.88	0.5	48%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate. Receiving regular inquiries as tenant spaces are not as occupied.
8365015052	1,947.2	0.6	0.5	15%	Retail shop with surface parking adjacent to vacant lot.
8304001030	23,133.1	1.84	0.5	58%	Vacant building, previously a fitness facility, with surface parking. Good candidate. Along with adjacent parcel.
8348009036	8,220.0	1.05	0.7	26%	Vacant warehouse building with large portion of the lot vacant.
8326011007	2,787.1	0.58	0.7	16%	Vacant office/warehouse building with surface parking lot.
8367001088	3,711.9	0.67	0.5	25%	Fast-food restaurant with surface parking lot. It may need assemblage with the neighboring two parcels (former Chase Bank at 110 Foothill, and empty restaurant at 3272 N Garey)
8367001087	5,910.2	0.7	0.5	39%	Vacant building with surface parking.
8367001062	5,074.4	0.59	0.5	39%	The CHASE is no longer there - vacant building with surface parking. May need assemblage opportunity with 140 Foothill and 3272 N Garey
8371016039	13,017.8	0.73	0.7	58%	Warehouse and industrial buildings with surface parking lot. There is more opportunity and unrealized potential on this site.
8355017024	10,346.5	0.63	0.7	54%	Warehouse and industrial buildings with surface parking lot. There is more opportunity and unrealized potential on this site.
8336028034	68,777.0	3.9	100	0%	Strip mall with office and retail stores within one block of Metrolink station and high-density residential development. Received several inquiries about redeveloping it.
8342001804	1,752.2	2.71	70	0%	Relatively stable trucking facility on train depot land, but still good redevelopment potential as nearby parcels are developed within Downtown. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 70 du/acre under current zoning and more under the Transect Land Use.
8336028035	32,667.8	2.77	100	0%	Large warehouse style building with surface parking and open space directly adjacent to Metrolink station. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre.



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8336031900	8,946.6	2.44	100	0%	Metrolink station with surface parking lot and bus-turnaround. Opportunity for stacked development above transit center. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre.
8336034010	47,920.6	2.14	100	1%	Large warehouse with surface parking directly adjacent to Metrolink station. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre
8335005903	-	1.8	80	0%	No building or structure on site. Good candidate Western U is looking into this for air space development rights. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 80 du/acre.
8337024020	16,942.3	1.24	70	0%	Religious center with surface parking lot occupying majority of parcel.
8335009903	-	1.24	70	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70du/acre through zoning and more through the Transect Land Use designation.
8335008902	-	1.22	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8337029001	8,770.2	0.95	70	0%	Surface parking lot servicing a warehouse. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation
8335014918	-	0.78	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335014045	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335014044	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8335013903	-	0.73	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335013900	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8341004902	-	0.72	70	0%	No building or structure on site. Surface parking lot. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
8335007904	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335011901	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8341003901	-	0.71	70	0%	No building or structure on site. Surface parking lot. Formerly proposed for Maya cinemas, now aggressively pursuing housing development/mixed-use.
8341002803	-	0.63	70	0%	No building or structure on site. The site is a train and truck storage yard for adjacent to Metrolink station. There is more opportunity and unrealized potential on this site since it is a surface parking storage yard and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8340035010	-	0.62	70	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8337022004	11,983.8	0.6	70	1%	Portion of commercial office building with surface parking lot. There is more opportunity and unrealized potential on this site since it is mostly surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8337023030	3,913.0	0.6	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8337029002	23,725.6	0.59	70	1%	Warehouse building, the site is not currently used to full potential and there is more opportunity for high density housing on this site.
8337022002	8,771.2	0.58	70	0%	Commercial/industrial service yard.
8341001902	-	0.54	70	0%	Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking.
8341005904	605.8	0.55	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8335011800	-	0.54	80	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation
8335013800	-	0.53	80	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation
8326026905	286,245.8	19.41	0.7	48%	Large multi-use building with large surface parking.
8326026029	82,418.3	5.17	0.7	52%	Existing indoor swap meet with large surface parking.
8304001038	47,747.1	4.86	0.5	45%	Convenience store with surface parking lot and.
8362008037	452.4	4.03	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation
8359014016	54,708.4	4.01	0.5	63%	Religious center with surface parking lot.
8323016021	49,570.0	3.1	0.5	73%	Strip mall with surface parking lot.
8323017019	4,692.2	0.63	0.5	34%	Auto glass repair shop with surface parking lot.
8344023043	120,511.2	12.08	0.6	38%	Large surface parking area, about 4.9 acres of buildable area for mixed use
8370010016	31,482.1	2.66	0.5	54%	Currently a strip mall center with large surface parking. There is opportunity for full redevelopment as some uses are vacant.
8367001085	64,182.5	5.38	0.5	55%	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space



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Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing

AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8367001086	51,952.3	2.89	0.5	83%	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space
8355017028	28,988.6	1.32	0.7	72%	Currently warehousing but opportunity to be redeveloped.
8341006024	11,531.8	0.7	70	1%	Currently an older office building, the building is partially vacant and for lease. Good opportunity for redevelopment.
8323025025	60,494.6	3.79	0.5	73%	This parcel is currently a strip mall with a large surface parking, opportunity for wholesale redevelopment or mixed-use.
8331019033	101,500.5	4.76	0.6	82%	Storage facility with surface parking lot.
8331002057	87,274.4	6.56	0.5	61%	a portion of this site is the DMV, however, most of the site is surface parking connected to two other parcels with fully surface parking, there is opportunity for shared/joint parking structure and housing development.
8349001034	115,881.0	5.84	0.5	91%	Warehouse yard – the site is fully in use, however further analysis shows low investment, in a moderate resource area with potential for full redevelopment
8367002016	83,545.2	3.95	0.5	97%	Self-storage, a lot of unmet potential as the site is only partially developed.
8371012032	103,676.4	4.8	0.7	71%	Industrial facility adjacent to Gold Line. High redevelopment potential given proximity to TOD and past industrial redevelopment at 2771 N. Garey, and recently entitled 137 units/acre at 2501 N. Garey.
8362006024	24,316.7	2.8	70	0%	YIGBY site. This site has been on the market before. As the site has been on the market before there is opportunity for full redevelopment of the church site for housing.
8707001016	32,054.0	1.9	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
8707001034	29,610.7	3.2	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
8326024042	111,684.5	2.9	70	1%	YIGBY. Adjacent to vacant parcel identified in inventory. Consolidation/assemblage potential.
8335002036	64,612.7	3.3	70	1%	For sale industrial building, redevelopment interest. For sale on Loop Net.
8348020021	32,398.2	2.3	70	0%	For sale industrial building, redevelopment interest. For sale on Loop Net.
8707001010	14,747.2	3.4	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park. For sale on Loop Net.



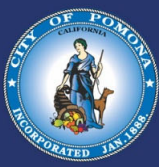
Experience Developing Non-Vacant Sites for Residential Use

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped to include residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table C-6**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table C-5**. This analysis is based on information readily available to the City and existing use data or other information that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Pomona.

Table C-6: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
2771 North Garey Avenue / 8371-011- 053	312	Transit- Oriented District Core Pomona Corridors Specific Plan	Industrial/Office Building	This site was previously developed with an industrial office facility that was no longer in operation. The developer purchased the property, demolished the existing structure, and took advantage of the Pomona Corridors Specific Plan zoning and General Plan transect, which allows housing density up to 100 units per acre. The proposed project represents approximately 70 units per acre, is mid-construction, and will be completed by January 2022. A second phase, representing 23 units per acre, on the adjacent parcel to the west, also formerly an industrial/commercial property, was recently entitled and expected to start construction in 2022.
1901 South White Avenue / 8344-024- 935	110	Small Lot Residential	Commercially- Zoned	This site was previously zoned for commercial uses only, and was historically a car dealership, and then demolished and vacant. The developer purchased the property and pursued a code amendment to establish a “small lot ordinance” to enable the development of 110 fee simple, small lot houses with shared access. This code amendment was



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Table C-6: Example Development of Non-Vacant Sites for Residential Uses

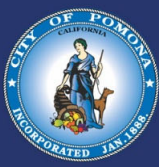
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
				adopted as it was consistent with the General Plan land use designation for the area, which enables mixed-use development. The project will be completed by January 2022, with several units already sold.
2075 and 2093 North Garey Avenue	33	Workplace Gateway Segment Pomona Corridors Specific Plan	Commercially Zoned	This site was previously zoned as a commercial only zone. It was developed with a commercial use that ultimately was demolished and left the land vacant. In 2014, the Pomona Corridors Specific Plan as adopted, enabling mixed-use development on the property. The developer purchased the property and pursued an entitlement for 33 for-sale units on the site, which was completed in 2018.
875 West Orange Grove Avenue / 8358-009-006	32	R-1-6,000	Public Assembly (House of Worship)	This site was previously developed with a public assembly use (Church of the Brethren house of worship). The developer purchased the property and obtained an entitlement, relying upon SB 330 to build to density permitted under the Pomona General Plan, to develop 32 for-sale condominium units. The project is under construction.
<i>Source: City of Pomona, 2021</i>				

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Pomona.

Market Trends and Demand Analysis

In addition to an on-the-ground existing use analysis, the City of Pomona has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table C-6** above shows that a total of 487 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of



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Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Los Angeles is just 18.9 days in the last four years (2017-2021) and just 13.6 days in the last two years.¹ Additionally, the according to the CAR Current Sales and Price Statistical Survey, the average cost of a home for sale in Los Angeles County increased by 22 percent from 2020-2021 (\$624,811 in 2020 to \$726,306 in 2021).² Both indicators signify an increased market demand for new housing.

In addition to market appetite, the median cost of land per square foot in the City of Pomona is higher than neighboring jurisdictions. A current market survey of land listed for sale shows that the cost per square footage per land in Pomona is greater than Ontario, Chino, and Diamond Bar. High cost of land can signify high interest or increased market demand for land in the city. Paired with increased demand for housing, particularly affordable units, assumed redevelopment in downtown region of the City (most resource rich area) is reasonable.

Table C-7: Average cost of Vacant Land, Pomona, and Neighboring Jurisdictions			
Jurisdiction	Median Lot Size	Median Land Cost	Median Cost per SF
Pomona	0.85 ac	\$1,299,900	\$35.11
Ontario	0.96 ac	\$999,500	\$25.94
Chino	2.81 ac	\$1,580,000	\$15.78
Diamond Bar	1.3 ac	\$990,000	\$18.51

Source: Zillow.com market search, Accessed November 10, 2021.
Kimley horn estimates of at least 10 properties, greater than ¼ acre, in each jurisdiction.

Redevelopment Opportunity by Site Type

There are a total of 80 nonvacant sites identified to accommodate low and very low-income housing. The City of Pomona cannot accommodate 50 percent of lower income housing on vacant sites and therefore provides the additional analysis below to display the feasibility of residential development of the nonvacant sites identified.

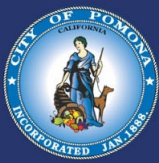
Existing Commercial Uses

There are 36 parcels with existing commercial uses. The commercial uses on these sites include strip malls, office buildings, single uses retail and dining, as well as multi-use business and commercial offices. Each of the sites has been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ratio or density, and percent of total capacity in use (Table C-5). Most of the sites identified include aging strips malls with vacant buildings or expiring leases and small single retail spaces with majority surface parking on the lot. Market trends show that consumers have generally shifted online commercial uses and business have vacated in office leases to continue working from home due to the COVID-19 Pandemic.³ A Forbes Report of a Business insider study notes that in the United States over 12,000 stores

¹ Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: November 8, 2021. <https://www.car.org/marketdata/data>

² Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: November 8, 2021. <https://www.car.org/marketdata/data>

³ Forbes, *This Is the Future Of Remote Work In 2021*, Caroline Castrillon, December 2020. Accessed online: December 22, 2021. <https://www.forbes.com/sites/carolinecastrillon/2021/12/27/this-is-the-future-of-remote-work-in-2021/?sh=db35cfb1e1de>



closed in 2020 not including small businesses like restaurants which may amount to many times this number. This follows record store closings in 2019 of more than 9,300, which follows previous record closures about 8,000 in 2017, long before COVID-19 as on-line retail progressed over the last five years.⁴ The changing demographics of commercial retail and business uses in cities create ripe opportunity for development for housing, which is highly needed and in high development demand in Southern California.

Additionally, projects on 1901 South White Avenue and 2075 and 2093 North Garey Avenue (shown in **Table C-4** above) are the most recent example of redevelopment of commercial retail sites. The project analysis shows that through the use of city programs and the updated general plan land uses (transect zones), redevelopment for residential on previously nonresidential sites is feasible and there are multiple avenues to pursue this type of redevelopment.

Existing House of Worship

There are six parcels with existing houses of worship and religious centers. The religious centers on these sites have been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ratio or density, and percent of total capacity in use (**Table C-5**). As religious centers shifted to virtual meetings during the COVID-19 Pandemic, mega-churches with increased resources drew attendees and churchgoers away from smaller institutions⁵. In the City of Pomona, Pomona Fellowship Church of the Brethren is the most recent example of a shrinking church which sold its property to a housing developer. The 3-acre property sold in May of 2021 and was approved for an estimated 32 single family homes⁶.

Additionally, other houses of worship have large sites with minor buildout compared to overall capacity potential. The City looks to work with The City has also developed **Program 2.4B: Reuse, Repurpose and Redevelopment of Public Assembly Sites** to encourage re-use of house of workshops sites for housing.

Existing Industrial/Warehousing Uses

There are 14 parcels with existing warehousing and storage uses. The sites have been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ratio or density, and percent of total capacity in use (**Table C-5**). The analysis shows that majority of the sites are primarily surface parking and truck storage with a few sites that contain a warehouse building. The project located on 2771 North Garey Avenue is the City's most recent example of industrial redevelopment for residential use. Industrial uses require few on or off-site improvements and are generally connected to the City's transportation grid.

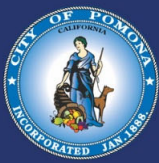
Existing Surface Parking

There are 24 parcels with existing surface parking uses. Each of the sites has been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ratio or density, and percent of total capacity in use (**Table C-5**). Surface parking in commercial districts where retail demands are slowing

⁴ Forbes, *The Coronavirus Accelerates Online's Destruction Of Brick & Mortar Shopping*, James Conca. August 2020, Access online: December 22, 2021. <https://www.forbes.com/sites/jamesconca/2020/08/21/the-coronavirus-accelerates-onlines-destruction-of-brick--mortar-shopping/?sh=52ed245d4734>

⁵ Megachurch 2020, Warren Bird, Ph.D. and Scott Thumma, Ph.D, Accessed online: December 22, 2021. https://faithcommunitiestoday.org/wp-content/uploads/2020/10/Megachurch-Survey-Report_HIRR_FACT-2020.pdf

⁶ Daily Bulletin, *Shrinking Pomona church sells its property for housing*, April 18, 2021. Accessed online: December 22, 2021. <https://www.dailybulletin.com/2021/04/18/shrinking-pomona-church-sells-its-property-for-housing/>



are prime opportunities for redevelopment. Additionally, as the City continues to invest in smart growth practice, investment into various types on transportation will lessen the reliance on cars. Additionally, through redevelopment, parking can be replaced in varying forms to create more efficient and practical use on existing sites.

Replacement Analysis

Of all the nonvacant sites (identified to accommodate the lower income RHNA), none have existing residential units. **Table C-5** contains a detailed description of their uses. Therefore, there are no existing residential units that would not be displaced by the City's capacity assumptions and no replacement program or analysis is required.

5. Development of Small and Large Site Parcels

The City of Pomona has **not** identified candidate housing sites that are smaller than half an acre or larger than 10 acres in size, in alignment with statutory requirements. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. However, the City has a past performance of lot consolidation and development of sites smaller than half an acre.

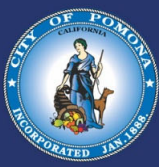
In line with the Pomona's Pro Housing goal, the City will continue to work with developers to utilize lot consolidation programs to streamline the permitting of residential projects on combined parcels.

6. City-Owned Parcels

The City identified 13 city-owned parcels in the sites inventory as appropriate for housing. **Table C-12** below provides the APN, the existing use for each of the city-owned sites. The City owned sites identified are currently used as surface parking lots that are part of the City's "Vehicle Parking District (VPD)." The VPD enables shared parking within the Downtown Pomona Specific Plan. The existing impediment to redevelopment of these parking lots is for the City to reconcile the supply and demand of these VPD parking stalls while still accommodating new development. The City has been awarded a \$225,000 Regional Early Action Planning (REAP) grant through Southern California Association of Governments (SCAG) to explicitly study housing development potential and existing parking demand on these VPD lots. This analysis will include feasible development scenarios, a comprehensive parking supply and demand analysis in the context of VPD rights, and an analysis of the Surplus Land Act Article 8 to determine full compliance as redevelopment and disposition of these lots occurs. This effort is formally identified as Program 2.4C in Policy 2.4.

7. Accessory Dwelling Units

Accessory dwelling units, or (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.



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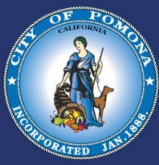
As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021 (159 ADU applications). In 2018, the City received 80 ADU permit requests, followed by 107 in 2019 and 108 in 2020 – a total increase of 35% between 2018 and 2020. In 2021, the City received 159 ADU permit requests for ADU development. Each year, the total number of permit applications does not always equal the total number of permits issued, this can be due in part to timing of request (year to year approval), securing financing to pull permit, securing financing being construction, or other external factors. Additionally, some ADU applications are withdrawn, or the time of the approved application expires, and a permit cannot be issued without a renewed application. Between 2018 and 2021, the City had an average permit withdrawal and expiration rate of 14 percent. **Table C-8** below displays the City's application rate and the permits issued for 2018 to 2021.

The City of Pomona is committed to easing the barriers to developing accessory units as they are a readily viable options for housing and affordable housing in the City. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Pomona has determined based on past performance that it is appropriate to anticipate the development of 1,253 accessory dwelling units from 2022 to 2029. **Table C-8** below displays the calculation and estimated projection for the 8-year planning period. This estimation is based off the following calculations:

- ADU permit application and permit issuance year to year increase
- ADU permit applications of 159 in 2021
- Average withdrawal and expiration rate of 14 percent from 2018 to 2021.
- Applying the average withdrawal rate to the 2021 application total of 159 for an estimated 137 ADUs each year
- Totaling 1,253 ADUs from 2021 to 2029

Table C-8 Accessory Dwelling Unit Assumptions		
Year	ADU Applications	ADU Permits Issued
Projection Period Total:	1,253 units	NA
2029 (projected)	137 units	NA
2028 (projected)	137 units	NA
2027 (projected)	137 units	NA
2026 (projected)	137 units	NA
2025 (projected)	137 units	NA
2024 (projected)	137 units	NA
2023 (projected)	137 units	NA
2022 (projected)	137 units	NA
2021 (actual)	159 units	80 units
2020 (actual)	108 units	56 units
2019 (actual)	107 units	71 units
2018 (actual)	80 units	17 units



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Table C-8 Accessory Dwelling Unit Assumptions

Year	ADU Applications	ADU Permits Issued
<i>Source: City of Pomona, Annual Progress Report, 2018, 2019, 2020, 2021.</i>		

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see Pro Housing Pomona **Section 5**). The programs are focused on bridging the gap between applications and permits received. Overall, the application rates show high property owner interest and high land use capability to increase development of ADUs over the planning cycle. However, the City noticed that barriers to secure financing increase the likelihood of withdrawal or expiration. Therefore, the City's programs focus on decreasing costs to securing permits, streamlining the process between approval and permit to reduce costs, and identifying appropriate entities to support financing affordable ADUs. For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Los Angeles County, the City has allocated the following ADUs for each income category:

Table C-9: Accessory Dwelling Unit Projections by Income Category

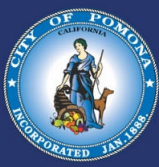
Income Category	Units
Low and Very Low Income	853 units
Above Moderate Income	26 units
Moderate Income	373 units
Total	1,253 units

To assist in reaching the City's ADU development projections, Pomona has included **Program 3.1A**, which explores actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Implementation of a permit ready ADU program
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Explore potential State and Regional funding sources for affordable ADUs

8. Development of Vacant Sites for Affordable Housing

While Pomona is a generally built out City and majority parcels are developed with existing commercial or residential, the City has a few vacant parcels. Vacant parcels are optimal for affordable housing sites since the lack of cost associated with redevelopment increase feasibility for fully affordable housing projects. Therefore, the City has identified 23 vacant parcels, which meet state legislation criteria for sites, to



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accommodate 100 percent of units affordable to the low and very low-income categories (excepting those parcels which have already been identified as Projects in the Pipeline, covered in the following section). The City has identified programs and policies and programs to facilitate full affordable housing projects on this site. **Figure C-2** below displays the identified vacant sites in Pomona.

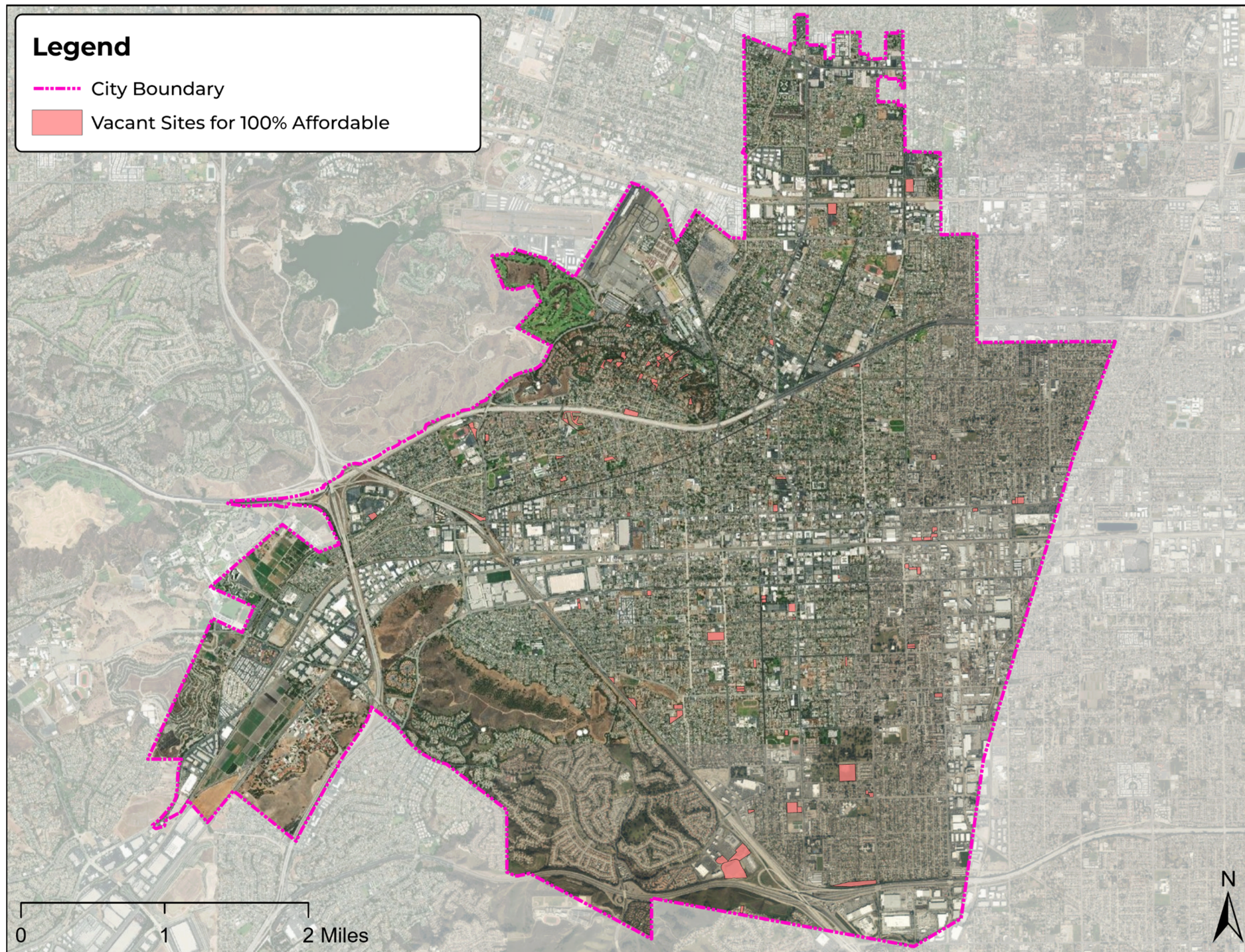
Table C-10 below identifies the current project in the City which are 100 percent affordable. The City will use available resources and work to facilitate full affordable housing projects on vacant sites. Additionally, the City intends to continue to meet and coordinate on affordable housing opportunities with affordable housing developers, including but not limited to the following:

- Jamboree Housing
- AMCAL
- National CORE
- Cesar Chavez Foundation
- LINC Housing

Table C-10: Existing Fully Affordable Housing Developments, Since 2014				
Project Name	Project Address	Project Type	Total Affordable Units	Year Constructed or Status
Holt Family Apartments LLC	1445 East Holt Avenue	100% Affordable. Low-Income. Supportive Housing for Families/Individuals w/ Disability, mental illness or Special Needs	50	Opened in 2018
LINC Mosaic Gardens	1680 South Garey Avenue	100% affordable. 23 for low-income supportive housing. 23 for housing for homeless individuals and households.	46	Opened in 2018
Jamboree	508 West Mission Boulevard	100% Affordable. 10 Extremely Low. 9 Very Low. 37 Moderate.	56	Mid-Construction, Expected 2023.
AMCAL Veterans	424 West Commercial Street	100% affordable. Supportive housing for veterans and their families.	61	Mid-Construction, Expected 2022
National CORE	501 East Mission Boulevard	100% affordable. 74 affordable to low income.	74	Entitled, Expected 2023
Cesar Chavez Foundation	1321 East Holt Avenue	100% affordable to low income.	125	Entitled, Expected 2023
Source: City of Pomona, 2021				



Figure C-2: Vacant Sites Identified for 100 Percent Affordable Units

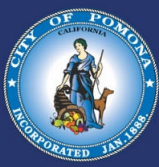




9. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City has currently identified 41 projects with a planned development of an estimated 2,463 units. **Figure C-3** below displays the projects in the pipeline, and the data each project is listed in **Table C-11** below.

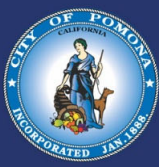
Table C-11: Projects in the Pipeline									
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8333031013	961 E PHILLIPS BLVD	0	0	12	--	12	30	13.45	R
8333004010	952 E NINTH ST	0	0	11	--	11	20	16.27	O
8342020017	1065 W NINTH ST	0	0	10	--	10	20	14.93	R
8333020012, 8333020013	1379 S GIBBS ST	0	0	9	--	9	20	9.81	O
8343012015, 8343012016	1137 W PHILLIPS BLVD	0	0	12	--	12	30	14.07	O
8342017009 8342017906 8342017904 8342017905	811 S WHITE AVE	12	0	35	Private Financing. Affordability will be deed restricted for 55 years.	41	30	27.48	R
8340029023	401 W MONTEREY AVE	0	0	6	--	6	80	55.47	R
8344033901 8344033903 8344033904 8344033902	2115 S GAREY AVE	0	0	156	--	156	70	17.41	O
8348016044	1225 W MISSION BLVD	2	0	14	Private Financing. Affordability will be deed restricted for 55 years.	15	70	76.17	R
8357015034 8357015035	1255 W HOLT AVE	0	0	8	--	8	40	24.48	R



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Table C-11: Projects in the Pipeline

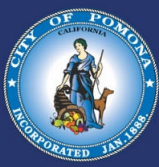
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8335018009	968 E MISSION BLVD	0	1	3	Private Financing. Affordability will be deed restricted for 55 years.	4	30	28.09	R
8323022900 8323023902 8323023903	1321 E HOLT AVE	125	0	0	Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program, Pomona Housing Authority, Non-Profit Affordable Housing Developer. Affordability will be deed-restricted for 55 years.	125	30	52.97	R
8355016017	1925 W HOLT AVE	0	0	200	--	200	70	70.13	O
8358023017 8358019008	990 WEBER ST	0	0	11	--	11	20	8.46	O
8349011047	1300 W MISSION BLVD	0	0	33	--	33	40	53.94	O
8358009006	875 W ORANGE GROVE AVE	0	0	33	--	33	20	10.56	O
8313001238 8313001002	2710 N TOWNE AVE	0	0	210	--	210	70	41.21	O
8336014027	221 W HOLT	80	0		Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program. Affordability will be deed-	80	80	79.10	R



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Table C-11: Projects in the Pipeline

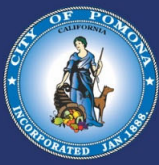
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
					restricted for 55 years.				
8341013030 8341016056 8341016055 8341016054 8341016053 8341016050	701 S GAREY	0	0	63	--	63	70	22.11	R
8707020008	2889 W MISSION	0	0	229	--	229	20	1.91	O
8335014919 8335014920 8335014921 8335014910	501 E MISSION	75	0		Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program, Non-Profit Affordable Housing Developer. Affordability will be deed-restricted for 55 years.	75	80	51.72	R
8311021003	900 E HARRISON	0	0	53	--	53	30	25.58	R
8326004019	236 N MOUNTAIN VIEW	0	4	26	--	30	70	22.65	R
8371011052	2771 N GAREY	0	0	73	--	73	100	23.55	O
8367011007	528 E GROVE	0	0	38	--	38	20	10.79	O
8358035908 8358035908 8358035909 8358035910 8358035911 8358035912 8358035913 8358035914 8358035915 8358035917 8358035918 8358035922	1442 MURCHISON	0	0	152	--	152	70	20.35	O



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Table C-11: Projects in the Pipeline

APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8358035923 8358035925 8358035926 8358035928 8358035929 8358035935 8358035936 8358035937 8358035938 8358035939 8358035941									
8340027027	543 W CENTER	0	0	4	--	4	80	25.97	R
8359007033	1833 N GAREY	0	0	35	--	35	70	53.81	O
8366014031 8366014032 8366014033 8366014036	2380 N GAREY	0	0	67	--	67	70	37.85	R
8342006010	247 REBECCA	0	0	12	--	12	70	67.02	R
8341002019	667 SECOND	0	0	18	--	18	70	50.67	R
8349003057 8349002902 8349002901	1626 W MISSION	0	0	24	--	24	70	29.78	O
8358015029	1170 MURCHISON	0	0	8	--	8	20	15.44	R
8343013043	1174 W GRAND	8	0	0	--	8	20	18.54	R
8349026059	1438 W ELEVENTH	0	0	5	--	5	20	6.81	R
8343005019	650 W GRAND	0	0	8	--	8	20	10.31	R
8707001040	851 CORPORATE CENTER	0	0	177	--	177	70	42	R
8341001013 8341001012 8341001031 8341001032	295 W SECOND	0	0	303	--	303	100	98.74	R
8341005014	395 S THOMAS	0	0	30	--	30	100	107	R
8349010033	1490 MISSION BLVD	3	0	25	--	28	30	35	NA



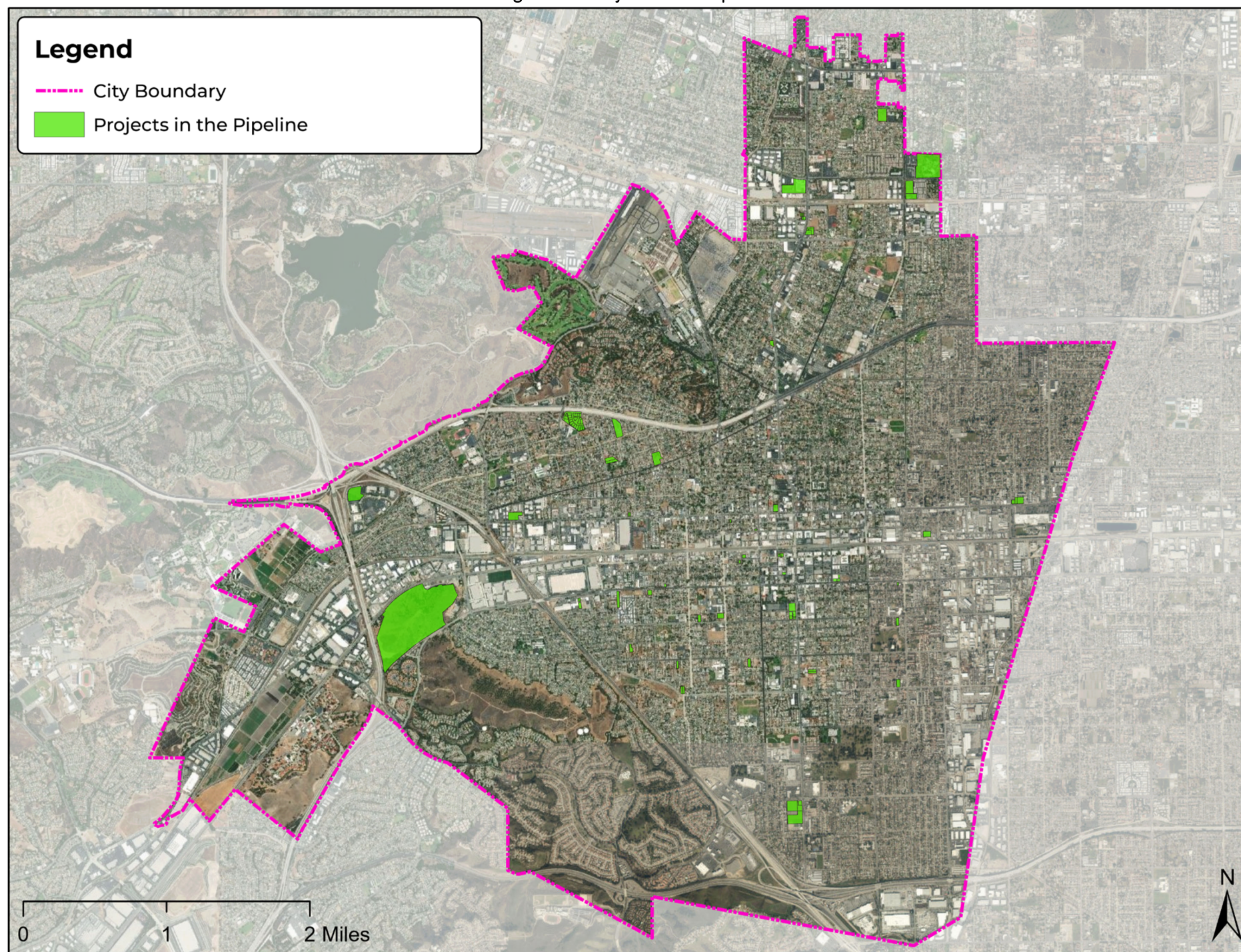
City of Pomona – 2021-2029 Housing Element Update

Table C-11: Projects in the Pipeline

APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8371014040 8371014042 8371014043 8371014041 8371014900 8371014901	2501 N GAREY	30	0	121	Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program. Affordability will be deed-restricted for 55 years.	136	100	158	NA
Average of Max Density (in Percentage)								66%	--
<i>Source: City of Pomona, 2021</i>									



Figure C-3: Projects in the Pipeline





10. Water, Sewer and Dry Utility Availability

Water and Sewer

The City of Pomona has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element.

The City of Pomona's Urban water Management Plan (2015) identifies the water services and sewer system distribution throughout the community. The City provides water services to all residential, commercial, and industrial customers and for environmental and fire protection within the City, with the exception of three areas, including:

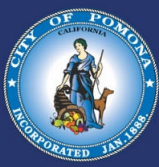
- An irregular area of approximately 40 acres south of Foothill Boulevard and west of Towne Avenue served by Golden State Water Company (GSWC)
- An area of about 20 acres north of Foothill Boulevard and west of Garey Avenue served by the Golden State Water Company (GSWC); and
- A small portion of the City located north of Valley Boulevard and west of Temple Avenue served by the Walnut Valley Water District (WVWD).

None of the identified sites are within the areas identified above. According to the UWMP, Pomona was on target to meet its water supply goals and capacity for 2020. The reliability analysis shows that with the implementation of additional supplies from recycled water and treated groundwater, more water efficient equipment, and conservation measures, supplies will exceed demands under all hydrologic scenarios. Therefore, Pomona will be able to place groundwater in storage for future hydrologic conditions, which will increase supply reliability by ensuring that supplies are available in times of higher demands.

The City provides sewer service throughout the City, approximately 14,680 acres, and to a limited area outside the City limits, approximately 6 acres. Approximately 2,000 acres in the City drain to other serving entities or currently produce no sewage.⁷ Additionally, the City's sewer system consists of approximately 300 miles of gravity sewer, four pump stations, 1.4 miles of force mains, and 4,600 manholes. The capacity analysis performed in the 2005 Master Plan applied to major sewers, primarily those 10-inches in diameter and greater, which is approximately 45 miles of the gravity sewer, plus the pump stations and force mains. The pump stations conveying flow from the southern portion of the City are owned, maintained, and operated by the LACSD.

All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provided as part of the Management Plan to ensure the availability of future capacity citywide. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement programs. The City updates the Capital Improvement Plan every five years to ensure continued adequate water availability and service to existing and future planned

⁷ City of Pomona, Urban Water Management Plan, 2015.



residential development. The City also updated the UWMP every five years to ensure all systems are up to state regulation and capacity requirements.

Utility Services

Utility services for gas and electric are provided by Southern California Edison (SCE). In accordance with the California Public Utilities Commission and in compliance with SCE’s “Rules for the sale of electric energy” all electric and gas service will be provided for future development in the City of Pomona as requested. SCE may partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Due to infill nature of the identified sites, as a part of the Housing Element, each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has identified Program 1.1C which will provide priority water and utility services to low and very low-income housing developments.

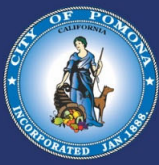
C. Calculation of Unit Capacity

1. Capacity Calculations

Total Unit Calculation

Total unit capacity for the sites identified was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating for buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any land that is undevelopable due to environmental constraints, health and environmental justice concerns, existing structures with no redevelopment capacity (but opportunity for on-site mixed use). An example calculation is detailed below:

- **APN:** 8366015029
- **Acres:** 6 ac
- **Existing Use:** First Assembly of God Pomona – Place of worship
- **Buildable Acres:** 3 ac (opportunity for residential development on surface parking lot adjacent to existing structure)
- **Zoning:** R-1-7,200
- **GPLU Transect:** T3
- **Maximum Density:** 20 du/acre
- **Assumed Density:** 13 du/acre
- **Total Net Units:** 39
 - *Total Low/very Low-Income units:* 0
 - *Total Moderate-Income units:* 5
 - *Total Above Moderate-Income units:* 34



HCD recommends that sites identified in the inventory to accommodate the RHNA do not assume build at maximum density. While there is feasible opportunity for maximum density in different areas of the city, land constraints, costs, development regulations and other construction or market constraints make maximum density a challenge for redevelopment. Therefore, the City of Pomona assumes a density of 66 percent of maximum permitted; this was calculated using the following steps:

- A review of all pipeline projects for 2021, including projects with applications, in review, entitled, and permitted or in construction.
- Projects were filtered by those proposed in the TOD, TOD Neighborhood, and Urban Neighborhood
- Then, to create a conservative assumption, the projects were filtered by acreage or those only larger than 1.2 acre.
- Finally, the average of proposed density was taken, total about 66% of maximum density.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel.

Affordability Calculation

Pomona's 2021-2029 Housing Element sites analysis assumed that each identified candidate housing site will develop at a range of income levels. Primarily it is assumed that sites identified within **Table C-12** will redevelop with the following affordability characteristics:

Identified sites which are nonvacant and are consistent with state legislation:

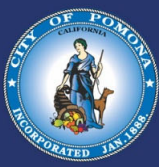
- 30% of units available to residents in the low and very low-income categories
- 13% of units available to residents in the moderate-income category
- 57% of units available to residents in the above moderate-income category

Identified sites which are vacant and are consistent with state legislation:

- 100% of units available to residents in the low and very low-income categories

Pomona recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified, for example, some sites may develop at higher density or affordability levels through the use of density bonus incentives, and some may develop with majority market rate units (units affordable to the moderate and above moderate-income households). For this reason, the City has included a total buffer of 36% on the total number of units to assist in accommodating potential differences in future housing development.

The City has established goals, policies, and programs within the Housing Element (Pro Housing Pomona Section 5) aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. Additionally, in April 2021 the City adopted a local Inclusionary Housing Ordinance focused on increase on site affordable units or backing an affordable housing fund which will support various affordable housing programs.

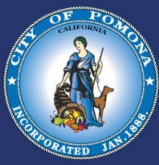


The City has also identified vacant sites as having the highest opportunity for 100 percent affordable housing developments, and will therefore, continually work to promote and increase fully affordable projects on these sites. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Pomona recognizes that should a “No Net Loss” situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element’s environmental clearance document.

2. Specific Plans, Zoning and General Plan Designations

In 2014 the City of Pomona updated the Pomona General Plan and with that the Land Use Element to include housing forward land uses and zoning regulations. The City can accommodate the RHNA allocation using existing general plan and land use designations on parcels throughout the Corridor Specific Plan. The City has identified the following Land Uses and Specific Plans as appropriate for accommodate the RHNA allocation for 2021-2029:

- **Downtown Specific Plan:** The DPSP update was adopted in 2019 and reconciles overlapping development standards, land uses, and boundary conditions with the Pomona Corridors Specific Plan and implements the Pomona General Plan update which were both adopted in 2014. Funded by a Transit Oriented Development (TOD) Planning Grant, this specific plan creates a regulatory environment supportive of TOD and will allow for the greatest building heights and densities in Pomona. The DPSP contains the following zoning designations allowing residential:
 - Mixed Use-Central Business District (40 – 70 du/ac)
 - Mixed Use-Institutional (40 – 80 du/ac)
 - Mixed Use-High Density Residential (40 – 100 du/ac)
 - Residential-Multifamily (40 – 70 du/ac)
- **Pomona Corridors Specific Plan:** The PCSP was adopted in 2014 during the Fifth Cycle and encourages higher density residential development and workplaces to create a more well-connected and transit-oriented Downtown and surrounding environs. The PCSP implements density/intensity standards by transect zone, as established in the 2014 General Plan update. The transect system is based on an open-source model development code and uses the concept of place types that range from rural (T1) to urban (T6). The PCSP currently implements the following transect zones allowing residential development throughout the City:
 - T3 (max 20 du/ac)
 - T4-A (max 70 du/ac)
 - T4-B (max 40 du/ac)
 - T5 (max 80 du/ac)
 - T6-A (50 – 100 du/ac)
 - T6-B (20 – 100 du/ac)
- **SB 330 Overlay:** The City of Pomona created and adopted Ordinance No. 4306, the “SB 330 Overlay Zoning District.” The SB 330 overlay creates consistency between the General Plan Land Uses designations of the Transect Zones throughout the City. For example, a parcel may have a current



zoning designation of R-1-6,000 which requires a minimum lot areas of 6,000 square, therefore permitting about 7 dwelling units per acre. However, under the General Plan Land Use designation, the same parcel may be identified as T3, which permits up to 20 dwelling units per acre. The SB 330 enables a developer to implement the T3 designation, increasing permitted densities in all single-family residential neighborhoods. To avoid displacement, the City has selected either vacant parcels or parcel with a non-residential existing use for redevelopment in the SB 330 overlay. I total, the City identified 64 parcels under the SB 300 overlay with opportunity for residential development.

3. Adequate Sites Table

Please see **Table C-12** for a complete list of sites identified to accommodate the 2021-2029 RHNA allocation.



City of Pomona – 2021-2029 Housing Element Update

Table C-12: Sites to Accommodate Pomona’s 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISTING USE AND REDEVELOPMENT NOTES
1	8344033900	--	2255 Garey Ave	Pomona Unified School Dist.	Urban Neighborhood	T4-A	CSP	3.6	NA	70	46	No	5th	48	21	92	This parcel is an athletic field with a large surface parking lot. This lot represents partial or full redevelopment opportunity. This is Goals soccer facility, which is relatively stable, but it is on a lease w/ PUSD so in theory once lease is up could be redeveloped,
2	8341008024	--	255 Mission Blvd	Chaballout, Bassam Tr	Transit Oriented District: Core	T6-A	CSP	1.0	NA	100	65	No	5th	20	9	38	This parcel contains older office buildings with a large surface parking lot. We have received a hard inquiry on this site and they're proposing well over 100+ acre, it's a good candidate site for housing redevelopment.
3	8326024041	--	--	Han Family Investments LP	Workplace District Edge	T4-A	CSP	0.5	NA	70	46	Yes	5th	24	0	0	This is a vacant lot with high-density residential zoning and presents the opportunity for a 100% affordable development based on supporting policies outlined in Section 5 of this document.
5	8326025013	--	1200 Holt Ave	Garfinkle, David M And	Workplace District Edge	T4-A	CSP	0.8	NA	70	46	No	--	10	4	19	Older Car wash facility with majority surface parking. Opportunity for redevelopment in the next 9 years. Good candidate site
6	8337018021	--	606 Holt Ave	99 Cents Only Stores	Workplace District Edge	T4-A	CSP	1.7	NA	70	46	No	--	23	10	44	This parcel is a store in an aging strip mall with a large surface parking lot.
7	8344023034	--	1905 Garey Ave	Chiang, Chung Shing And Linh	Urban Neighborhood	T4-A	CSP	0.6	NA	70	46	No	--	9	4	17	Convenience store with a large surface parking lot. Good candidate site. Received some inquiries about commercial redevelopment, but it is possible for residential redevelopment, particularly as there's more pressure for redevelopment of neighboring Cardenas, which may lead to an assemblage scenario.
8	8348020902	--	1515 Mission Blvd	Pomona Unified School Dist.	Workplace District Edge	T4-A	CSP	1.3	NA	70	46	No	--	18	8	34	Vocational education center with a large surface parking lot. The City is unclear on status of vocational site, but as PUSD has surplus/sold land for housing recently, this is fair to include.
10	8328022122	--	1862 Garey Ave	Camas Investment LLC	Workplace District Edge	T4-B	CSP	0.7	NA	40	26	No	--	5	2	10	Auto repair shop and carwash with surface parking lot.
11	8323027031	--	655 Mills Ave	From the Heart Church Ministries	Urban Neighborhood	T4-A	CSP	3.4	NA	70	46	No	--	46	20	87	Religious center with accessory buildings and large surface parking lot. Good candidate as YIGBY site
14	8326009018	--	1057 Mission Blvd	Chang, Young Hee Tr	Workplace District Edge	T4-A	CSP	0.7	NA	70	46	No	--	10	4	19	Retail store with surface parking lot, adjacent to additional large surface parking lots and a mini market. Good candidate site. Received several inquiries about this parcel



Table C-12: Sites to Accommodate Pomona’s 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISTING USE AND REDEVELOPMENT NOTES
																	and adjacent lots to assemble a larger multi-unit project.
16	8323025023	--	1501 Holt Ave	Kim, Colleen Et Al	Neighborhood Edge	T4-A	CSP	0.6	NA	70	46	No	--	8	3	14	Retail and office with surface parking lot.
17	8323011022	--	1009 Holt Ave	Putti LLC	Urban Neighborhood	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Laundromat and office with surface parking in rear.
19	8342018018	--	960 Mission Blvd	Pomission LLC	Urban Neighborhood	T4-B	CSP	1.0	NA	40	26	No	--	8	3	15	Office building with large surface parking lot adjacent to vacant lot.
22	8359007029	--	175 Willow St	Corp Of the Presiding Bishop Of	Urban Neighborhood	T4-A	CSP	2.2	NA	70	46	No	--	30	13	56	Religious center with large surface parking lot adjacent to residential development.
24	8362001024	--	2072 Garey Ave	First Evangelic Independent	Neighborhood Edge	T4-B	CSP	0.6	NA	40	26	No	--	4	2	8	Religious center with surface parking adjacent to retail and residential development.
25	8365015044	--	2282 Garey Ave	Lehmer, Esther B Tr	Neighborhood Edge	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Existing standalone restaurant adjacent to additional restaurant and a vacant lot.
26	8326025029	--	1280 Holt Ave	Colson ,Edward E III Tr Et Al	Transit Oriented District: Neighborhood	T4-A	CSP	0.6	NA	70	46	No	--	8	3	15	Restaurant with surface parking lot.
27	8362001023	--	2068 Garey Ave	De La Torre,Patricio And	Neighborhood Edge	T4-B	CSP	0.5	NA	40	26	No	--	4	2	7	Restaurant with surface parking lot adjacent to vacant lot.
30	8349001035	--	1636 Mission Blvd	Safco Equity Ptnshp	Neighborhood Edge	T4-A	CSP	2.8	NA	70	46	No	--	38	17	72	Strip mall and LA County Probation building adjacent to additional retail opportunities. good candidate for redevelopment, and the City saw recently entitled projects just to the east.
32	8355017005	--	1703 Holt Ave	Znart Limited Partnership Et Al	Workplace District Edge	T4-A	CSP	0.7	NA	70	46	No	--	10	4	18	Strip mall with surface parking lot. Good candidate site, though somewhat stable auto uses, but the City has seen interest in the area.
33	8371015042	--	2233 Garey Ave	Glendhall I Gen Ptnshp Lessor	Neighborhood Edge	T4-B	CSP	2.5	NA	40	26	No	--	19	8	36	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate along w/ adjacent parcel also identified.
34	8371015041	--	2277 Garey Ave	Glendhall I Gen Ptnshp Lessor	Urban Neighborhood	T5	CSP	2.3	NA	80	52	No	--	35	15	67	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate, few active tenant spaces, and adjacent to future Gold Line Station, part of first mile/last mile area at Garey and Arrow. Should include a second parcel.



City of Pomona – 2021-2029 Housing Element Update

Table C-12: Sites to Accommodate Pomona’s 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISTING USE AND REDEVELOPMENT NOTES
35	8370009038	--	3101 Garey Ave	Noor Properties LLC and	Urban Neighborhood	T4-B	CSP	2.9	NA	40	26	No	--	22	10	42	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate. Receiving regular inquiries as tenant spaces are not as occupied.
37	8362007039	--	360 Vinton Ave	Pomona Valley Community Hospital	Neighborhood Edge	T3	PVHMCS P	1.5	NA	20	13	No	--	0	3	17	Surface parking lot.
38	8367002013	--	--	Christian Harvest Church	Activity Center	T3	CSP	0.6	NA	20	13	No	--	0	1	6	Surface parking lot.
39	8367002015	--	--	Christian Harvest Church	Neighborhood Edge	T3	CSP	0.6	NA	20	13	No	--	0	1	6	Surface parking lot.
40	8365015052	--	2250 Garey Ave	Lehmer, Esther B Tr	Residential Neighborhood	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Retail shop with surface parking adjacent to vacant lot.
41	8304001030	--	675 Foothill Blvd	Cypress Grove Properties LP	Residential Neighborhood	T4-B	CSP	1.8	NA	40	26	No	--	14	6	27	Vacant building, previously a fitness facility, with surface parking. Good candidate. Along with adjacent parcel.
42	8348009036	--	956 Holt Ave	Anzalone, Frank and Nancy M	Residential Neighborhood	T4-A	CSP	1.0	NA	70	46	No	--	14	6	27	Vacant warehouse building with large portion of the lot vacant.
44	8336010006	--	821 Garey Ave	Belcon Investment LLC	Neighborhood Edge	T5	CSP	0.6	NA	80	52	Yes	--	33	0	0	This is a vacant lot with high-density residential zoning and presents the opportunity for a 100% affordable development based on supporting policies outlined in Section 5 of this document.
46	8326011007	--	1137 Mission Blvd	Hosri, Walid M And	Neighborhood Edge	T4-A	CSP	0.6	NA	70	46	No	--	8	3	15	Vacant office/warehouse building with surface parking lot.
48	8367001088	--	140 Foothill Blvd	Skymeadow Properties LP Et Al	Urban Neighborhood	T5	CSP	0.7	NA	80	52	No	--	10	4	19	Fast-food restaurant with surface parking lot - This is a good candidate site, it would likely need assemblage with the neighboring two parcels (former Chase Bank at 110 Foothill, and empty restaurant at 3272 N Garey)
55	8367001087	--	3272 Garey Ave	Skymeadow Properties LP Et Al	Transit Oriented District: Neighborhood	T5	CSP	0.7	NA	80	52	No	--	11	5	21	Vacant building with surface parking - opportunity with site 48 - APN 8367001088
56	8367001062	--	110 Foothill Blvd	Skymeadow Properties LP Et Al	Urban Neighborhood	T5	CSP	0.6	NA	80	52	No	--	9	4	17	Vacant building with surface parking - The CHASE is no longer there, so this is a good candidate site, and likely assemblage opportunity with 140 Foothill and 3272 N Garey
57	8371016039	--	169 Arrow Hwy	Hirezi, Jesse B Co Tr	Activity Center	T6-B	CSP	0.7	NA	100	65	No	--	14	6	26	Warehouse and industrial buildings with surface parking lot.



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Table C-12: Sites to Accommodate Pomona’s 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISTING USE AND REDEVELOPMENT NOTES
58	8355017024	--	1801 Holt Ave	Plante, Theresa Tr	Activity Center	T4-A	CSP	0.6	NA	70	46	No	--	8	4	16	Warehouse and industrial buildings with surface parking lot - Good candidate since it has Holt frontage and could be redeveloped.
60	8336028034	--	201 Palomares St	Pomona Business Park LLC	Urban Neighborhood	T6-B	DT-SP	4.0	NA	100	65	No	--	77	34	147	Strip mall with office and retail stores within one block of Metrolink station and high-density residential development. The City has received several inquiries about redeveloping it.
61	8342001804	--	777 2nd St	Union Pacific R R Co	Transit Oriented District: Core	T4-A	DT-SP	2.8	NA	70	46	No	--	38	16	71	Train and truck storage yard for adjacent to Metrolink station. - good redevelopment potential as nearby parcels are developed within Downtown.
62	8336028035	--	128 Gibbs St	Yam, Caroline G Tr	Urban Neighborhood	T6-B	DT-SP	2.7	NA	100	65	No	--	53	23	101	Large warehouse style building with surface parking and open space directly adjacent to Metrolink station.
64	8336031900	--	--	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	2.4	NA	100	65	No	--	47	21	90	Metrolink station with surface parking lot and bus-turnaround. Opportunity for stacked development above transit center - As city looks at writing RFPs to pitch its city owned parcels for development this is a good candidate site for development.
66	8336034010	--	300 Commercial St	Kloenne Properties Ltd	Transit Oriented District: Neighborhood	T6-B	DT-SP	2.1	NA	100	65	No	5th	42	18	79	Large warehouse with surface parking directly adjacent to Metrolink station.
71	8335005903	--	--	Pomona City	Transit Oriented District: Core	T5	DT-SP	1.6	NA	80	52	No	--	24	11	46	Surface parking lot. Good candidate Western U is looking into this for air space development rights.
73	8337024020	--	375 Towne Ave	Namgajoo Fellowship Church	Transit Oriented District: Core	T5	DT-SP	1.2	NA	80	52	No	--	19	8	36	Religious center with surface parking lot occupying majority of parcel.
74	8335009903	--	--	Pomona City	Transit Oriented District: Core	T6-A	DT-SP	1.2	NA	100	65	No	5th	24	10	46	Surface parking lot.
76	8335008902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	1.2	NA	100	65	No	--	23	10	44	Surface parking lot.
78	8337029001	--	350 Commercial St	Ang li Multi LLC Lessor	Transit Oriented District: Neighborhood	T5	DT-SP	1.0	NA	80	52	No	--	15	6	28	Surface parking lot servicing a warehouse.
79	8335014918	--	--	Pomona City	Activity Center	T5	DT-SP	0.8	NA	80	52	No	--	12	5	23	Surface parking lot.
80	8335014045	--	--	Provident Group Pomona	Transit Oriented District: Core	T5	DT-SP	0.7	NA	80	52	No	--	11	5	22	Surface parking lot.



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81	8335014044	--	--	Provident Group Pomona	Transit Oriented District: Neighborhood	T5	DT-SP	0.7	NA	80	52	No	--	11	5	21	Surface parking lot.
82	8335013903	--	200 3rd St	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	27	Surface parking lot.
83	8335013900	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	27	Surface parking lot.
84	8341004902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.7	NA	100	65	No	5th	14	6	26	Surface parking lot. Good candidate. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
85	8335007904	--	--	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	26	Surface parking lot.
86	8335011901	--	196 3rd St	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	26	Surface parking lot.
87	8341003901	--	252 Park Ave	Pomona City	Transit Oriented District: Core	T6-A	DT-SP	0.7	NA	100	65	No	5th	14	6	26	Surface parking lot. Good candidate. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
91	8341002803	--	--	Union Pacific R R Co	Transit Oriented District: Core	T4-A	DT-SP	0.6	NA	70	46	No	--	8	4	16	Train and truck storage yard for adjacent to Metrolink station.
92	8340035010	--	401 Commercial St	International Church Of	Transit Oriented District: Core	T5	DT-SP	0.6	NA	80	52	No	--	10	4	18	Surface parking lot.
94	8337022004	--	404 Commercial St	404 East Commercial LLC	Transit Oriented District: Core	T5	DT-SP	0.6	NA	80	52	No	--	9	4	18	Portion of commercial office building with surface parking lot.
95	8337023030	--	415 Commercial St	O Connor, Victoria L Tr	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	18	Surface parking lot/storage lot.
96	8337029002	--	300 Commercial St	Ang Li Multi LLC Lessor	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	17	Warehouse building.
98	8337022002	--	436 Commercial St	404 East Commercial LLC	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	17	Commercial/industrial service yard.



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100	8341001902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.5	NA	100	65	No	5th	11	5	20	Surface parking lot.
102	8341005904	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.5	NA	100	65	No	5th	10	4	19	Surface parking lot.
103	8335011800	--	--	GTE Calif Inc	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.5	NA	100	65	No	--	10	4	19	Surface parking lot.
104	8335013800	--	--	GTE Calif Inc	Activity Center	T6-B	DT-SP	0.5	NA	100	65	No	--	10	4	19	Surface parking lot.
106	8326026905	--	1460 Holt Ave	Pomona Unified School Dist.	Transit Oriented District: Core	T5	CSP	19.5	NA	80	52	No	--	0	132	881	Large multi-use building with large surface parking.
109	8326026029	--	1600 Holt Ave	MSW Pomona LLC	Transit Oriented District: Core	T5	CSP	5.1	NA	80	52	No	--	80	34	151	Existing indoor swap meet with large surface parking.
110	8304001038	--	3675 Towne Ave	Garfield Beach CVS LLC	Transit Oriented District: Core	T4-B	CSP	4.9	NA	40	26	No	--	38	16	72	Convenience store with surface parking lot and.
111	8362008037	--	1830 Orange Grove Ave	Pomona Valley Hospital	Transit Oriented District: Neighborhood	T4-A	PVHMCS P	4.0	NA	70	46	No	--	55	24	104	Surface parking lot.
112	8359014016	--	1751 Park Ave	Christian Church Pacific	Transit Oriented District: Neighborhood	T4-A	CSP	4.0	NA	70	46	No	--	55	24	104	Religious center with surface parking lot.
118	8323016021	--	1085 Holt Ave	Han Pomona Square LLC	Neighborhood Edge	T4-B	CSP	3.1	NA	40	26	No	--	24	10	46	Strip mall with surface parking lot.
204	8323017019	--	1229 Holt Ave	Elafify, Samir I	Activity Center	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Auto glass repair shop with surface parking lot.
206	8348008062	--	1150 Holt Ave	Archdiocese of L a Educ and	Activity Center	T4-A	CSP	8.2	NA	70	46	No	--	113	49	214	Existing Church, 2 acres in rear is vacant and unused , density assumed on these acres only at 65% development potential
208	8344023043	--	2001 Garey Ave	Rio Garey LI LP	Transit Oriented District: Core	T4-A	CSP	12.1	4.9	70	46	No	--	0	29	193	Large surface parking area, about 4.9 acres of buildable area for mixed use
209	8344024011	--	--	Time Space Investment Corp	Neighborhood Edge	T5	C-4	0.6	NA	80	52	Yes	--	28	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
210	8354018014	--	--	Bayati, Kahtan Tr	Urban Neighborhood	T5	C-2	0.8	NA	80	52	Yes	--	41	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay



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211	8339001007	--	--	High-tech Floor Covering Inc	Urban Neighborhood	T4-A	A-P	0.5	NA	70	46	Yes	--	23	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
212	8326009032	--	300 San Antonio Ave	Lopez, Leonardo M Co Tr	Transit Oriented District: Neighborhood	T4-A	M-1	0.5	NA	70	46	Yes	--	24	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
213	8326009016	--	--	Lopez, Leonardo M Co Tr	Activity Center	T4-A	M-1	0.6	NA	70	46	Yes	--	27	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
214	8326004905	--	--	Alameda Corridor East	Urban Neighborhood	T4-A	R-2	0.7	NA	70	46	Yes	--	31	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
215	8326004032	--	--	Gatto, Alan J	Urban Neighborhood	T4-A	M-1	0.8	NA	70	46	Yes	--	36	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
216	8326009013	--	353 La Mesa St	Lopez, L Leonardo M Co Tr	Urban Neighborhood	T4-A	M-1	0.8	NA	70	46	Yes	--	38	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
217	8326004031	--	--	Ramirez, Arthur B and Anna M TRS	Workplace District Edge	T4-A	M-1	0.8	NA	70	46	Yes	--	38	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
218	8326004030	--	--	Ramirez, Arthur B and Anna M TRS	Workplace District Edge	T4-A	M-1	1.1	NA	70	46	Yes	--	48	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
219	8707001017	--	--	Vertex 980 Corporate Center	Urban Neighborhood	T4-A	O	1.3	NA	70	46	Yes	--	60	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
220	8366015030	--	--	First Assembly of God of Pomona	Workplace District Edge	T4-A	R-1-7,200	2.8	NA	70	46	Yes	--	128	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
221	8319021030	--	--	Archdiocese of L a Educ and	Workplace District Edge	T3	R-1-7,200	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
222	8344002028	--	--	Lin Yins Association	Workplace District Edge	T3	R-1-6,000	2.2	NA	20	13	Yes	--	0	29	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
223	8331004047	--	2085 Towne Ave	Sayari Enterprises LLC	Transit Oriented District: Neighborhood	T3	C-1	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
224	8331025001	--	--	Holder, Cynthia M	Residential Neighborhood	T3	O	5.1	NA	20	13	Yes	--	66	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay



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227	8354018015	--	--	Bayati,Kahtan Tr	Residential Neighborhood	T3	C-2	1.1	NA	20	13	Yes	--	0	14	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
228	8360030016	--	--	Macklin, Anthony And Adrienne	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
229	8354030034	--	--	Chen,C hiang Hway And Li Hsua and	Residential Neighborhood	T3	C-3	1.8	NA	20	13	Yes	--	0	23	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
230	8360034016	--	--	Lopez, Samuel P	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
231	8360025012	--	1286 Loma Vista St	Gonzalez, Rigoberto G And	Residential Neighborhood	T3	R-1-7,500	0.7	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
232	8327005008	--	1236 San Antonio Ave	Tork Inc	Residential Neighborhood	T3	R-2	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
233	8355024013	--	--	Cerrillos, Eduardo	Residential Neighborhood	T3	R-1-6,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
234	8360034019	--	--	950 Paige LLC	Residential Neighborhood	T3	R-1-20,000	1.1	NA	20	13	Yes	--	0	13	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
235	8360034012	--	--	Underwood, Thomas And Peggy and	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
236	8360025002	--	--	Wohop Corporation	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
237	8360025015	--	--	Ambicki, John M and Johanna	Residential Neighborhood	T3	R-1-20,000	1.0	NA	20	13	Yes	--	0	13	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
238	8360034010	--	--	Heil, Patti J Tr	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
239	8355021035	--	--	Residence Group Inc	Residential Neighborhood	T3	R-1-6,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay
240	8327005007	--	1198 San Antonio Ave	Tork Inc	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	5th	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income housing - Under SB 330 Overlay



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241	8360020005	--	--	Garland, Jeanne B Tr	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
242	8360034015	--	--	Querin, Dino	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
243	8360025007	--	--	Anthes, William L Jr Co Tr	Residential Neighborhood	T3	R-1-20,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
244	8360023014	--	--	Renteria, Maria	Residential Neighborhood	T3	R-1-20,000	0.7	NA	20	13	Yes	--	0	9	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
246	8360014023	--	--	Jackson, Marc S Co Tr	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
247	8355004027	--	1373 Groveside Pl	Banks, Susan N Co Tr	Residential Neighborhood	T3	R-1-6,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
248	8360022002	--	--	Nevada Pomsan LLC	Residential Neighborhood	T3	R-1-20,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
249	8343018023	--	--	Salame, Frank K	Residential Neighborhood	T3	R-1-6,000	1.2	NA	20	13	Yes	--	0	16	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
250	8328009009	--	1535 Reservoir St	1535 Reservoir Investment LLC	Residential Neighborhood	T3	R-2	1.0	NA	20	13	Yes	--	0	12	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
251	8360022027	--	--	Anderson ,Sheila A And	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
252	8360008012	--	--	Fritsche, Norma A And	Residential Neighborhood	T3	R-1-7,500	2.3	NA	20	13	Yes	--	0	29	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
253	8343005127	--	590 Grand Ave	Pomona Development Inc	Residential Neighborhood	T3	R-2	0.7	NA	20	13	Yes	5th	0	9	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
254	8343020025	--	--	Mt Zion Missionary	Residential Neighborhood	T3	R-1-6,000	1.2	NA	20	13	Yes	--	0	15	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
255	8343016001	--	--	1500 Phillip LLC	Residential Neighborhood	T3	O	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay



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256	8708004006	--	--	Duran, Sonia And Fred S TRS	Residential Neighborhood	T3	PR-SP	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
257	8344021033	--	252 Franklin Ave	Walker Residences LLC	Residential Neighborhood	T3	R-3	0.6	NA	20	13	Yes	5th	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
258	8333024033	--	636 Grand Ave	Meiloon Atlantic LLC	Open Space	T3	R-2	0.5	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
259	8331003902	--	--	Roman Catholic Archbishop of La	Residential Neighborhood	T3	O	8.6	NA	20	13	Yes	--	0	112	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
260	8343008084	--	--	Main Basin Limited Partnership	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
261	8343008085	--	1489 Rebecca St	Main Basin Limited Partnership	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
262	8342021053	--	1041 White Ave	Pomona Mission Villas	Residential Neighborhood	T3	R-2	4.2	NA	20	13	Yes	--	0	54	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
263	8331004901	--	--	Pomona City	Residential Neighborhood	T3	R-1- 7,200	0.3	NA	20	13	Yes	--	0	4	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
264	8341011906	--	--	Pomona City	Residential Neighborhood	T4-A	OS	0.5	NA	70	46	Yes	--	23	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
265	8341011901	--	--	State of Calif	Residential Neighborhood	T4-A	OS	0.5	NA	70	46	Yes	--	22	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
267	8370010016	--	3101 Garey Ave	Noor Properties LLC and	Residential Neighborhood	T4-B	CSP	2.7	NA	40	26	No	--	21	9	39	Partial Strip Mall and mostly surface parking - window survey shows multiple vacant uses. The Site has a higher utilization opportunity.
268	8367001085	--	3180 Garey Ave	Skymeadow Properties LP Et Al	Special Campus	T4-A	CSP	5.4	NA	70	46	No	--	73	32	139	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space
269	8367001086	--	3240 Garey Ave	Skymeadow Properties LP Et Al	Special Campus	T4-A	CSP	2.9	NA	70	46	No	--	39	17	75	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space



City of Pomona – 2021-2029 Housing Element Update

Table C-12: Sites to Accommodate Pomona’s 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISTING USE AND REDEVELOPMENT NOTES
270	8355017028	--	688 New York Dr	Roxy Investment Co	Neighborhood Edge	T4-A	CSP	1.3	NA	70	46	No	--	18	8	34	current use is a warehouse
271	8341006024	--	363 Park Ave	Cirit,Semith And Handan TRS	Urban Neighborhood	T4-A	DT-SP	0.7	NA	70	46	No	--	10	4	18	Currently an older office building, the building is partially vacant and for lease. Good opportunity for redevelopment.
272	8323025025	--	1575 Holt Ave	14255 Ellsworth Street LLC	Urban Neighborhood	T4-A	CSP	3.8	NA	70	46	No	--	52	22	98	This parcel is currently a strip mall with a large surface parking, opportunity for wholesale redevelopment or mixed-use.
273	8331019033	--	150 County Rd	Gledhill, Fred J Tr	Urban Neighborhood	T4-A	CSP	4.8	NA	70	46	No	--	65	28	123	Storage facility with surface parking lot.
275	8331002057	--	2090 Garey Ave	Us Bank National Association	Activity Center	T4-A	CSP	6.6	NA	70	46	No	--	89	39	170	a portion of this site is the DMV, however, most of the site is surface parking connected to two other parcels with fully surface parking, there is opportunity for shared/joint parking structure and housing development.
276	8349001034	--	1680 Mission Blvd	Safco Equity Ptnshp	Urban Neighborhood	T4-A	CSP	5.9	NA	70	46	No	--	80	35	152	Warehouse yard.
277	8367002016	--	450 Foothill Blvd	Route 66 Self-Storage LLC	Urban Neighborhood	T4-B	CSP	4.0	NA	40	26	No	--	31	13	58	self-storage
279	8708027004	--	--	Rio Rancho Development LLC	Neighborhood Edge	T5	PR-SP	2.1	NA	80	52	Yes	--	107	0	0	Vacant, owner expressed interest in housing/mixed-use - In Phillips Ranch.
280	8708001945	--	--	Pacific Anchor Holdings LLC	TOD: Neighborhood	T5	PR-SP	12.2	3.2	80	52	Yes	--	50	6	110	Previous project died, owner interested in housing, freeway adjacent so make environmental adjustments for distancing, and factor in limited mixed-use.
281	8344002027	--	1230 Fremont St	Lin Yins Association	Residential Neighborhood	T3	R-1-6,000	1.4	NA	20	13	No	--	0	2	14	YIGBY. Opportunity w/ adjacent property 8344002028 - within SB 330 Overlay
283	8343020024	--	1188 Prospect Dr	Mt Zion Missionary Baptist	Residential Neighborhood	T3	R-1-6,000	0.5	NA	20	13	No	--	0	1	4	YIGBY. Opportunity with SB 330 Overlay Mt Zion (8343020025) and 1541 S Hamilton here (8343020001) - within SB 330 Overlay
284	8343020001	--	1541 Hamilton Blvd	Mt Zion Missionary Baptist	Residential Neighborhood	T3	R-1-6,000	1.0	3	20	13	No	--	0	5	34	YIGBY. Opportunity with SB 330 Overlay Mt Zion (8343020025) and 1188 Prospect here (8343020024) - within SB 330 Overlay
285	8366015029	--	305 Arrow Hwy	First Assembly of God of Pomona	Residential Neighborhood	T3	R-1-7,200	6.0	3	20	13	No	--	0	5	34	YIGBY. Parking lot only (assumed 3 out of 6 acres). - within SB 330 Overlay
286	8355009011	--	1101 Glen Ave	Inland Church	Residential Neighborhood	T3	R-1-6,000	6.0	3	20	13	No	--	0	5	34	YIGBY. Parking lot only (assumed 3 out of 6 acres). - within SB 330 Overlay
287	8367034007	--	3033 Towne Ave	Temple Beth Israel Of The	Residential Neighborhood	T3	R-1-7,500	5.3	2	20	13	No	--	0	3	23	YIGBY. Parking lot only (assumed 2 out of 5.26 acres). - within SB 330 Overlay



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288	8319021026	--	935 Kingsley Ave	Archdiocese of LA Education	Residential Neighborhood	T3	R-1-7,200	4.9	4	20	13	No	--	0	7	45	YIGBY. Parking lot/vacant area (assumed 4 out of 4.9 acres). - within SB 330 Overlay
289	8338009022	--	1665 San Antonio Ave	El Camino Fellowship Inc	Residential Neighborhood	T3	R-1-6,000	4.6	NA	20	13	No	--	0	8	52	YIGBY. Assumed all acreage as we've received inquiries on full redevelopment at this site. - within SB 330 Overlay
290	8318018043	--	1173 San Bernardino Ave	Chung Tai International Chan	Residential Neighborhood	T3	R-1-7,200	3.5	2	20	13	No	--	0	3	23	YIGBY. Parking lot/vacant area (assumed 2 out of 3.45 acres). - within SB 330 Overlay
291	8371012032	--	2655 Pine St	Herrera, Alfred J Co Tr Et Al	Transit Oriented District: Core	T6-B	CSP	4.8	NA	100	65	No	--	94	41	178	Industrial facility adjacent to Gold Line. High redevelopment potential given proximity to TOD and past industrial redevelopment at 2771 N. Garey, and recently entitled 137 units/acre at 2501 N. Garey.
304	8362006024	--	490 LA VERNE AVE	SALVATION ARMY	Residential Neighborhood	T4-A	C-2	2.8	NA	70.0	46	No	--	130	39	17	YIGBY, SB330 OL, This site has been on the market before
306	8708001040	--	--	WAL MART REAL ESTATE BUSINESS	Transit Oriented District: Neighborhood	T5	PR-SP	5.8	NA	80.0	53	Yes	--	306	306	0	Vacant site in Wal Mart Shopping Center allowing residential. No impediments.
307	8707001016	--	980 CORPORATE CENTER DR	VERTEX 980 CORPORATE CENTER	Workplace District Edge	T4-A	0	1.9	NA	70.0	46	No	--	87	26	11	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
308	8707001034	--	701 CORPORATE CENTER DR	WARD MACHINERY AND	Workplace District Edge	T4-A	0	3.2	NA	70.0	46	No	--	146	44	19	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
310	8326024042	--	1100 HOLT AVE	FOUNTAIN OF LOVE CHRISTIAN	Workplace District Edge	T4-A	M-1	2.9	NA	70.0	46	No	--	132	40	17	YIGBY. Adjacent to vacant parcel identified in inventory. Consolidation/assemblage potential.
311	8335002036	--	143 SAN ANTONIO AVE	POMONA INDUSTRIAL COMPLEX LLC	Urban Neighborhood	T4-A	M-1	3.3	NA	70.0	46	No	--	149	45	19	For sale industrial building, redevelopment interest. For sale on Loop Net.
312	8348020021	--	1441 2ND ST	GOULD AND BASS COMPANY CO INC	Workplace District Edge	T4-A	CSP	2.3	NA	70.0	46	No	--	103	31	13	For sale industrial building, redevelopment interest. For sale on Loop Net.



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313	8707001010	--	761 CORPORATE CENTER DR	SVPP PROPERTIES LLC	Workplace District Edge	T4-A	0	3.4	NA	70.0	46	No	--	158	47	21	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park. For sale on Loop Net.
119	8333031013	Pipeline Project	961 Phillips Blvd	Liu, Qiuying and	Transit Oriented District: Neighborhood	T3	R-2	0.9	NA	20	NA	No	--	0	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
120	8333004010	Pipeline Project	952 9th St	Xiao, Na Et Al	Transit Oriented District: Neighborhood	T3	R-2	0.7	NA	20	NA	No	--	0	0	11	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
121	8342020017	Pipeline Project	1065 9th St	Wong, Derek K Tr	Neighborhood Edge	T3	R-2	0.7	NA	20	NA	No	--	0	0	10	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
122	8333020012	Pipeline Project	1379 Gibbs St	Shang, Yonghua and	Residential Neighborhood	T3	R-2	0.5	NA	20	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
123	8333020013	Pipeline Project	1383 Gibbs St	Xiao, Na Et Al	Residential Neighborhood	T3	R-2	0.5	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
124	8343012015	Pipeline Project	1137 Phillips Blvd	Khan, Khurshid Tr	Residential Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
125	8343012016	Pipeline Project	1149 Phillips Blvd	Khan, Khurshid Tr	Residential Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
126	8342017009	Pipeline Project	811 White Ave	Yi, Sophia S	Residential Neighborhood	T3	R-2	1.0	NA	20	NA	No	--	6	0	35	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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127	8340029023	Pipeline Project	--	Jiang, Hawk H And	Residential Neighborhood	T5	DT-SP	0.1	NA	80	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
128	8344033901	Pipeline Project	--	Pomona Unified School District	Residential Neighborhood	T4-A	CSP	0.9	NA	70	NA	Yes	--	0	0	15	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
129	8344033903	Pipeline Project	0 0	Pomona Unified School District	Residential Neighborhood	T4-A	CSP	0.6	NA	70	NA	No	--	0	0	9	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
130	8344033904	Pipeline Project	--	Pomona Unified School District	Transit Oriented District: Neighborhood	T4-A	CSP	3.3	NA	70	NA	Yes	--	0	0	54	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
131	8344033902	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	CSP	4.8	NA	70	NA	No	--	0	0	78	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
132	8348016044	Pipeline Project	1225 Mission Blvd	Khan, Athara and Shamailla A	Urban Neighborhood	T4-A	CSP	0.2	NA	70	NA	No	--	1	0	14	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
133	8357015034	Pipeline Project	1255 Holt Ave	Ali, Mubbashir and	Urban Neighborhood	T4-B	CSP	0.2	NA	40	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
134	8357015035	Pipeline Project	1265 Holt Ave	Ali, Mubbashir and	Urban Neighborhood	T4-B	CSP	0.2	NA	40	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
135	8335018009	Pipeline Project	0 0	Palma, Nathaniel Tr	Urban Neighborhood	T3	CSP	0.1	NA	20	NA	No	5th	0	1	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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136	8323022900	Pipeline Project	1321 Holt Ave	Pomona Unified School Dist.	Neighborhood Edge		CSP	0.4	NA	NA	NA	Yes	5th	26	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
137	8323023902	Pipeline Project	1335 Holt Ave	Pomona Unified School District	Neighborhood Edge	T4-B	CSP	0.4	NA	40	NA	Yes	5th	25	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
138	8323023903	Pipeline Project	1363 Holt Ave	Pomona Unified School District	Residential Neighborhood		CSP	1.3	NA	NA	NA	Yes	5th	74	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
139	8355016017	Pipeline Project	1925 Holt Ave	Voon, Pok Jew Tr Et Al	Neighborhood Edge	T4-A	CSP	2.9	NA	70	NA	No	--	0	0	200	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
140	8358023017	Pipeline Project	990 Weber St	Pomona Homes LLC	Neighborhood Edge	T3	R-1-PD	0.9	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
141	8358019008	Pipeline Project	1006 Weber St	Patel, Manoj	Neighborhood Edge	T3	R-1-PD	1.0	NA	20	NA	Yes	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
142	8349011047	Pipeline Project	1300 Mission Blvd	Keystone Capital Holdings LLC	Urban Neighborhood	T4-B	CSP	0.6	NA	40	NA	Yes	--	0	0	33	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
143	8358009006	Pipeline Project	875 Orange Grove Ave	Pomona Fellowship Church of the	Residential Neighborhood		R-1-6,000	3.1	NA	1	NA	No	--	0	0	33	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
144	8313001238	Pipeline Project	--	Delaware SDS Inc	Residential Neighborhood		M	3.1	NA		NA	Yes	--	0	0	131	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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145	8313001002	Pipeline Project	2710 Towne Ave	Pillow, Linda A Tr	Neighborhood Edge	T4-A	M	1.9	NA	70	NA	No	--	0	0	79	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
147	8341013030	Pipeline Project	--	M And a Gabaee LP	Urban Neighborhood		CSP	1.7	NA	NA	NA	Yes	--	0	0	34	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
148	8341016056	Pipeline Project	--	M And a Gabaee LP	Urban Neighborhood		O	0.4	NA	NA	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
149	8341016055	Pipeline Project	876 Thomas St	M And a Gabaee LP	Transit Oriented District: Neighborhood	T4-A	R-3	0.4	NA	70	NA	No	--	0	0	7	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
150	8341016054	Pipeline Project	883 Garey Ave	M And a Gabaee LP	Special Campus	T4-A	CSP	0.1	NA	70	NA	Yes	5th	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
151	8341016053	Pipeline Project	0 0	M And a Gabaee LP	Special Campus	T4-A	CSP	0.1	NA	70	NA	Yes	--	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
152	8341016050	Pipeline Project	805 Garey Ave	North American Islamic Trust Inc	Neighborhood Edge	T4-A	CSP	0.5	NA	70	NA	No	--	0	0	10	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
153	8707020008	Pipeline Project	--	Aman Family LLC	Special Campus	T3	PRD	117.9	NA	20	NA	No	--	0	0	229	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
154	8335014919	Pipeline Project	501 Mission Blvd	Pomona City	Special Campus	T5	CSP	0.3	NA	80	NA	No	5th	28	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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155	8335014920	Pipeline Project	555 Mission Blvd	Pomona City	Special Campus	T5	CSP	0.1	NA	80	NA	No	--	11	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
156	8335014921	Pipeline Project	595 Mission Blvd	Pomona City	Open Space	T5	CSP	0.2	NA	80	NA	No	--	18	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
157	8335014910	Pipeline Project	--	Pomona City Housing Authority	Transit Oriented District: Neighborhood	T5	CSP	0.2	NA	80	NA	Yes	--	18	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
158	8311021003	Pipeline Project	900 Harrison Ave	Congregation al Homes	Transit Oriented District: Neighborhood	T3	R-4	17.6	NA	20	NA	No	--	0	0	53	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
159	8326004019	Pipeline Project	236 Mountain View Ave	Bourne, Edgar Tr	Transit Oriented District: Neighborhood	T4-A	M-1	1.3	NA	70	NA	No	--	0	4	26	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
160	8367011007	Pipeline Project	528 Grove St	Zomorodi, Farhad	Transit Oriented District: Neighborhood	T3	R-1- 7,500	3.5	NA	20	NA	No	--	0	0	38	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
161	8358035908	Pipeline Project	1440 Murchison Ave	Pomona Unified School District	Residential Neighborhood	T4-A	C-4	0.1	NA	70	NA	No	--	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
162	8358035909	Pipeline Project	1442 Murchison Ave	Pomona Unified School District	Workplace District Edge	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
163	8358035910	Pipeline Project	1388 Murchison Ave	Pomona Unified School District	Residential Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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164	8358035911	Pipeline Project	1376 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
165	8358035912	Pipeline Project	1391 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
166	8358035913	Pipeline Project	1385 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
167	8358035914	Pipeline Project	1373 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
168	8358035915	Pipeline Project	1367 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
169	8358035917	Pipeline Project	1349 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
170	8358035918	Pipeline Project	1340 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.5	NA	70	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
171	8358035922	Pipeline Project	1331 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
172	8358035923	Pipeline Project	1325 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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173	8358035925	Pipeline Project	1364 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
174	8358035926	Pipeline Project	1355 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
175	8358035928	Pipeline Project	1342 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
176	8358035929	Pipeline Project	1336 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
177	8358035935	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
178	8358035936	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.5	NA	80	NA	Yes	--	0	0	9	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
179	8358035937	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
180	8358035938	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
181	8358035939	Pipeline Project	--	Pomona Unified School District	Activity Center	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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182	8358035941	Pipeline Project	1352 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	3.1	NA	70	NA	Yes	--	0	0	51	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
183	8359007033	Pipeline Project	--	Rafa La Development LLC	Urban Neighborhood	T4-A	CSP	0.7	NA	70	NA	Yes	5th	0	0	35	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
184	8366014031	Pipeline Project	--	GGSP LLC	Urban Neighborhood	T4-A	CSP	0.4	NA	70	NA	No	5th	0	0	13	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
185	8366014032	Pipeline Project	2408 Garey Ave	GGSP LLC	Urban Neighborhood	T4-A	CSP	0.6	NA	70	NA	No	--	0	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
186	8366014033	Pipeline Project	--	GGSP LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.1	NA	70	NA	No	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
187	8366014036	Pipeline Project	2380 Garey Ave	GGSP LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.8	NA	70	NA	No	--	0	0	28	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
188	8342006010	Pipeline Project	247 Rebecca St	California Opportunity Zone Fund	Transit Oriented District: Neighborhood	T4-A	DT-SP	0.2	NA	70	NA	No	--	0	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
189	8341002019	Pipeline Project	667 2nd St	California Opportunity Zone Fund	Transit Oriented District: Neighborhood	T4-A	DT-SP	0.4	NA	70	NA	No	--	0	0	18	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
190	8349003057	Pipeline Project	--	Pomona Mission LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.5	NA	70	NA	Yes	--	0	0	15	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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191	8349002902	Pipeline Project	1626 Mission Blvd	--	Urban Neighborhood		CSP	0.1	NA	NA	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
192	8349002901	Pipeline Project	1630 Mission Blvd	--	Transit Oriented District: Neighborhood		CSP	0.1	NA	NA	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
193	8358015029	Pipeline Project	1170 Murchison Ave	Virginia Square LLC	Urban Neighborhood	T3	R-2	3.9	NA	20	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
194	8343013043	Pipeline Project	1174 Grand Ave	Major League Real Estate LLC	Urban Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
195	8349026059	Pipeline Project	1438 11th St	Garcia, Arturo	Urban Neighborhood	T3	R-2	0.7	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
196	8343005019	Pipeline Project	650 Grand Ave	Wang, Yanling	Residential Neighborhood	T3	R-2-PD	0.8	NA	20	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
197	8707001040	Pipeline Project	--	Foremost Corporate LLC	Residential Neighborhood	T4-A	0	5.7	NA	70	NA	No	--	0	0	177	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
198	8341001013	Pipeline Project	295 2nd St	M And A Gabaee LP	Residential Neighborhood	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	50	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
199	8341001012	Pipeline Project	154 Main St	M And A Gabaee LP	Residential Neighborhood	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	24	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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200	8341001031	Pipeline Project	269 2nd St	M And A Gabae LP	Workplace District Edge	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	51	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
201	8341001032	Pipeline Project	227 2nd St	M And A Gabae LP	Activity Center	T6-A	DT-SP	0.2	NA	100	NA	No	5th	0	0	99	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
202	8341005014	Pipeline Project	395 Thomas St	Pomona Valley Masonic	Activity Center	T6-A	DT-SP	0.3	NA	100	NA	No	--	0	0	30	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
295	8371011026	Pipeline Project	2771 Garey Ave	12131 Western LLC	Transit Oriented District: Core	T6-B	CSP	8.4	NA	100	NA	No	--	0	0	73	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
296	8340027012	Pipeline Project	543 Center St	Hill, Ronald D	Transit Oriented District: Neighborhood	T5	CSP	0.2	NA	80	NA	No	--	80	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
297	8349010033	Pipeline Project	1490 Mission Blvd	Dali III LLC	Neighborhood Edge	T3	R-2	1.3	NA	20	NA	No	5th	0	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
298	8371014040	Pipeline Project	152 Magnolia St	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.2	NA	100	NA	No	5th	3	0	24	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
299	8371014042	Pipeline Project	--	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	--	1	0	11	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
300	8371014043	Pipeline Project	--	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	--	1	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.



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301	8371014041	Pipeline Project	140 Magnolia St	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	5th	2	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
302	8371014900	Pipeline Project	2501 Garey Ave	--	Transit Oriented District: Core		CSP	0.3	NA	NA	NA	No	--	5	0	39	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
303	8371014901	Pipeline Project	141 Grevilla St	--	Transit Oriented District: Core		CSP	0.1	NA	NA	NA	No	--	3	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.