City of Pomona



Consolidated and Annual Action Plan

2023-2028 Consolidated Plan and 2023-2024 Annual Action Plan

Improving the quality of life for our diverse community

Presented to: The United States Department of Housing and Urban Development

Prepared by: City of Pomona, Neighborhood Services Department 505 S. Garey Avenue Pomona, CA 91769









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I. EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(B)

1. Introduction Community Profile

The City of Pomona is located in Los Angeles County, and can be accessed by five major thoroughfares: the San Bernardino Freeway (10), the Pomona Freeway (60), the Orange Freeway (57), the Corona Expressway (71) and the Foothill Freeway (210). It is approximately 31 miles east of downtown Los Angeles and 43 miles northeast of the Port of Long Beach. It is located in the Pomona Valley at the base of the San Gabriel Mountains. With a population of 151,713, Pomona is the 37th most populated city in the state of California out of 1,523 cities. In 2021, the median household income of Pomona residents was \$70,494. The median age for Pomona residents is 32.9 years young. The largest Pomona racial/ethnic groups are Hispanic (71.4%) followed by Asian (10.8%) and White (10.3%)

Purpose of the Consolidated Plan

The City of Pomona's 2013-2028 Consolidated Plan is a five-year comprehensive strategy. It coordinates all elements of planned community development in the City, including: housing, neighborhood development, economic development and public services. These elements represent a plan and vision of community development activities to be undertaken with respect to Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) Programs.

The Consolidated Plan serves the following functions:

- As a planning document for the City, based on a participatory process;
- An application for Federal funds under HUD's formula grant programs;
- A strategy for housing, homelessness, community development, and economic development; and
- An Action Plan that provides a description of annual projects/activities the City will undertake to carry out strategies to meet priority needs.

It includes four major components:

Needs Assessment (Housing, Homeless, Non-Homeless, Non-Housing Needs);

- Housing Market Analysis;
- The Housing and Community Development Five-Year Strategic Plan; and
- The One-Year Action Plan

Each component serves a specific purpose. The Housing Market Analysis and Needs Assessment components provide an overview of the housing market and other non-housing needs which assists the City in short and long-term planning. After identifying needs, the City sets priorities for its CDBG, HOME, and ESG Programs. Priorities are based on community needs and the advice of citizens, community agencies and other stakeholders. The Strategic Plan identifies objectives and outcomes for priority needs. The Action Plan proposes how to invest CDBG, HOME and ESG funds for the coming year to accomplish such objectives.

Goals of the Consolidated Plan

The Consolidated Plan states the City's intent to pursue the following goals and objectives of the Community Planning and Development (CPD) Programs of the U.S. Department of Housing and Urban Development (HUD):

- 1. To ensure decent housing;
- 2. To create and maintain a suitable living environment; and
- 3. To expand economic opportunities.

The City has identified ten priority needs areas to meet housing and community development goals. Priorities are based in part on responses to the 2023 Community Needs Survey and the Fair Housing Survey conducted as part of citizen participation outreach efforts, including information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community development field. The City will CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

Priority Needs

Based on stakeholder input and community surveys, the following are a list of priorities the City will focus on during the 2023-2028 Consolidated Plan cycle:

- 1. Housing
- 2. Homelessness

- 3. Special Needs/Non-Homeless
- 4. Anti-Crime
- 5. Economic Development
- 6. Infrastructure and Public Facilities Improvements
- 7. Public Services
- 8. Fair Housing
- 9. Code Enforcement
- 10. Housing Services

2. Summary of Goals, Objectives and Outcomes

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

Goals

- Goal 1: Promote Fair Housing Opportunity
- Goal 2: Expand Affordable Housing Supply
- Goal 3: Create and Preserve Affordable Housing
- Goal 4: Support Homeless Services Activities
- Goal 5: Planning and Program Administration
- Goal 6: Neighborhood Preservation and Eliminate Blighted Conditions
- Goal 7: Support Activities that Assist with Basic Needs and Provide Quality Services
- Goal 8: Improve Infrastructure and Public Facilities
- Goal 9: Expand Economic Opportunities/Employment Training

Objectives and Outcomes

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

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

Objective 2: Preserve at-risk housing stock through Mobile Home Rehabilitation Outcome: Availability/accessibility of decent housing to low-income persons

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

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

Objective 4: Restore and preserve properties of special historic value

Outcome: Sustainability of decent housing for low-income persons

Objective 5: Further Fair Housing Efforts

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

Objective 6: Increase affordable housing opportunities through CHDOs

Outcome: Affordability of decent housing to low-income persons

Objective 7: Increase affordable housing opportunities to first-time homebuyers

Outcome: Affordability of decent housing to low-income persons

Objective 8: Increase affordable rental housing opportunities through rental assistance

Outcome: Affordability of decent housing to low-income persons

Objective 9: Increase the supply of affordable housing through acquisition and rehabilitation

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

Objective 10: Conduct code enforcement in targeted areas to prevent slum/blighted conditions

Outcome: Sustainability of decent housing to low-income persons

Objective 11: Reduce the number of housing units with lead-based paint hazards Outcome: Availability/accessibility decent housing to low-income persons

Objective 12: Increase access to permanent housing for the homeless through rapid re-housing

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

Objective 13: Increase access to housing through rental assistance/homeless prevention activities

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

Objective 14: Record homeless statistical data (HMIS)

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

Objective 15: Improve access to homeless essential services through street outreach

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

Objective 16: Encourage linkage of emergency shelters to permanent housing Outcome: Availability/accessibility of shelter services for a suitable living environment for low-income persons

Objective 17: Improve overall infrastructure of low-to-moderate income neighborhoods

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

Objective 18: Improve recreational and community facilities located in low-to-moderate income neighborhoods

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

Objective 19: Improve ADA accessibility throughout the City

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

Objective 20: Improve access to public services for special needs and at-risk population

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

Objective 21: Improve public safety through crime prevention oriented policing Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

Objective 22: Improve access to services through housing services and counseling

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

Objective 23: Provide administration/management of grant funds and program delivery

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

Objective 24: Increase economic opportunities that create or expand job opportunities

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

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

3. Evaluation of Past Performance

The City of Pomona is in the fifth year of its current Consolidated Plan period FY 2022-2023 (2018-2023) and has maximized resources available to meet priority community development and housing needs to ensure decent housing, a suitable living environment, and economic opportunities. During FY 19-20, the City achieved the following, which can be found in the 21-22 CAPER online at the City's website (FY 22-23 is still underway):

Housing

- CDBG funds were allocated for a Housing Improvement Program that included Emergency Repair and Facade Improvements. A total of 7 homes were rehabilitated utilizing these funds.
- 3 mobile homes were rehabilitated through the Housing Rehabilitation Program utilizing State CalHome funding.

- HOME funds were used to provide homeownership assistance (down-payment and/or closing costs) for 3 first-time homebuyers;
- CalHome funds were used to provide homeownership assistance (down payment and/or closing costs) for zero first-time homebuyers;
- HOME funds were used to rehabilitate 6 housing units to provide decent affordable housing to low-income households;
- 33 single-family homes were rehabilitated through the Housing Rehabilitation Program utilizing CDBG and HOME funding.
- During FY 2021-2022, Lead Hazard Reduction and Healthy Homes Funds were used to continue the Lead Education, Awareness and Control (LEAC) Program over a three year grant periood to abate lead hazards in units occupied by lowincome households. A total of 33 housing units received lead remediation assistance.

Homelessness

■ For FY 2021-2022, the City was awarded \$177,141 in ESG funds. Funded categories included emergency shelter operations and homeless management information systems. A total of 85 eligible persons were served during FY 2021-2022 with ESG funds.

Public Services

- Providing public services, including youth services for tutoring, after-school activities, sports programs, dental assistance, parenting/communication classes, outdoor programs, JROTC activities, music program youth employment and fair housing services to over 1,550 persons.
- Distribution of a Community Needs Survey soliciting input on community needs from over 43,500 households for FY 2021-22 Annual Action Plan activities. The City received 216 survey responses.

Community Development

 Providing 1,365 residential housing unit inspections for health and safety violations through the City's Code Enforcement Division.

The City continues to carry out its programs as identified in its approved Consolidated Plan. To date, the City has allocated all funding sources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as required by HUD, and have been fair and impartial to entities

applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

4. Citizen Participation Process and Consultation Process

From March 31, 2023 through May 1, 2023, the City published a public notice in the local newspaper informing interested persons about the Consolidated Plan and Annual Action Plan review/comment period. (See Appendix D for a copy of the public notice)

Access to Information/Availability to the Public: As required by Federal regulations, the Consolidated Plan and Annual Action Plan was made available at the following locations: City Hall Clerk's Office – 2nd Floor; Neighborhood Services Department – Housing Division- 1st Floor; City of Pomona Library, Resources Desk, 625 South Garey Avenue, Pomona, CA, 91766; and the City of Pomona Website.

5. Summary of Public Comments and Impact to Goal Setting

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

The Consultation and Citizen Participation Process provided outreach to various organizations, agencies, service providers and residents, and included methods for gathering input. The impact to goal setting through the consultation was improved communication between the City and its partnering agencies, as well as basic citizen input. The overall goal was to provide a method for input regarding community development and housing needs which assisted in goal-setting.

SEE APPENDIX J: SUMMARY OF PUBLIC COMMENTS

6. Summary of Comments or Views Not Accepted

(TBD)

7. Summary

In conclusion, the Citizen Participation component of the Consolidated Plan requires major outreach to citizens and other stakeholders. The City of Pomona makes every effort to reach the greatest number of people possible to solicit input on community development and housing needs.

All public comments received were incorporated in the Consolidated Plan.

II. THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 24 CFR 91.200(B)

1. Describe the agency responsible for preparing the Consolidated Plan

A completed Consolidated Plan describes the lead agency responsible for overseeing the development and implementation of the plan, as well as agencies, groups and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The City of Pomona's Community Development Department – Housing Division is the lead agency in the development and implementation of the Consolidated Plan.

Ag en cy R ol e	Nam e	De pa r tm en t/Ag en cy
CDBG	City of Pomona	Neighborhood Services Dept.
Administrator		
HOPWA	N/A	N/A
Administrator		
HOME	City of Pomona	Neighborhood Services Dept.
Administrator		
ESG	City of Pomona	Neighborhood Services Dept.
Administrator		
HOPWA-C	N/A	N/A
Administrator		

Table 1 – Responsible Agencies

2. Consolidated Plan Public Contact Information

Beverly Johnson, Housing Services Manager City of Pomona

Neighborhood Services Department, Housing Division 505

S. Garey Avenue, Pomona, CA 91766

Phone: (909) 620-2368

PR-10 CONSULTATION - 24 CFR 91.100, 91.200(B), 91.215(L)

1. Introduction

Activities to Enhance Coordination Among Public and Private Agencies

The City of Pomona's Consolidated Plan is a result of consultation with a wide spectrum of public and private agencies. During the pre-submission phase, the City consulted with several agencies to determine community needs, gaps and asset inventory. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Consolidated Plan Development process and requirements for submitting project proposals. A Needs Assessment Survey was also distributed citywide to receive community input.

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

Consultation with the Continuum of Care and Efforts to Address Homelessness

The City of Pomona is within the Greater Los Angeles Continuum of Care (COC ID CA-600). The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the Continuum. The City attends quarterly COC meetings, Entitlement Cities Meetings, and is a regional representative on the LAHSA Coordinating Council. The City also attends the LAHSA Commission meetings regularly and makes presentations to the Commission on the City's Consolidated Plan, Annual Action Plan and City specific homeless data, issues, challenges and successful efforts. At the quarterly COC Meetings, the City gains information and provides feedback and input to LAHSA's inquiries and plans. The City also participates in the County of Los Angeles Homeless Initiative strategic planning process.

The City participated in the 2005, 2007, 2009, 2011, 2015-2020, and 2022 Point in Time Homeless Counts. The City hosts the deployment sites, provides the deployment site coordinator, and recruits and trains volunteers. The City ensures that bed inventory data is provided for the Point in Time count. In collaboration with LAHSA, the City conducts a demographic survey to provide demographic and subpopulations data at the City level. For planning purposes, the homeless population is also asked about their housing preferences.

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

The City will continue to participate in meetings conducted by the Los Angeles Homeless Services Authority, the LA CoC lead agency, specific to implementation of the Emergency Solutions Grant. The city provides data and input to the CoC ESG planning process. The LA CoC, has adopted a Coordinated Entry System (CES), the Homeless Family Solutions System and the Youth CES. The City of Pomona Homeless Outreach Program is a regional host site for the LA COC Coordinated Entry System (CES) for this program. The City of Pomona's Homeless Program Supervisor sits on the LAHSA Coordinated Entry System Council and the San Gabriel Valley Council of Governments (SGVCOG) Homelessness Committee and Homeless Workgroup.

The City gathers input from the local Pomona Continuum of Care Coalition (PCOCC). This coalition of about 40 local service providers, residents and homeless individuals includes faith-based groups, non-profit organizations, shelters and transitional housing providers, and state, county and City departments that provide assistance for homeless persons. The City provides community information and feedback presentations at the PCOCC meetings. The City also sends out a survey to the entire community annually to gather community input specific to prioritization of services and housing for the homeless and those at risk of homelessness. The PCOCC hosts an annual Community Input Meeting for the Annual Action Plan.

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

3. How the Agencies/Groups/Organizations Were Consulted

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

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

- Community Needs Survey
- 4. Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
ESG Written Standards	LAHSA Continuum of Care	Goal coincide with COC goals

Table 3 – Other local / regional / federal planning efforts

PR-15 CITIZEN PARTICIPATION - 24 CFR 91.105, 91.200

1. Citizen Participation Process

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

Consolidated Plan and Annual Action Plan Development: Citizens were invited to provide input into development of the Consolidated Plan and Annual Action Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, request for funding proposals (RFPs), public comment period and public hearing process. To ensure citizen and stakeholder participation in the development of the Consolidated Plan and Annual Action Plan, outreach efforts included mailing informational postcards to over 43,500 households, informing them of community meeting dates and requesting their input via a Community Needs Survey. Surveys were delivered to over thirteen community service centers, available online at the City's website, available at the City Hall Housing counter and available at all Consolidated Plan and Annual Action Plan related community meetings. The Community Needs Survey was available online beginning October 25, 2022. The final due date for submission of both online and paper surveys was January 31, 2023. The FY 2023-2024 Community Needs Survey was distributed in English and Spanish.

Public Hearings and/or Meetings: Public hearings provide a major source of citizen input on proposed programs and activities. Two (2) public hearings and eight (8) community meetings were held in order to address housing and community development needs.

Public Notification: To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, notices were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

Evaluation/Review and Comment: Citizens were given the opportunity to review and comment on the Draft Five Year Consolidated Plan and Annual Action Plan from March 31, 2023, through May 1, 2023 The City published a public notice in the local newspaper informing interested persons about the Consolidated Plan and Annual Action Plan review/comment period. (See Appendix D for a copy of the public notice).

Access to Information/Availability to the Public: As required by Federal regulations, the Consolidated Plan and Annual Action Plan was made available at the following locations: City Hall Clerk's Office – 2nd Floor; Neighborhood Services Department – Housing Division- 1st Floor; City of Pomona Library, Resources Desk, 625 South Garey Avenue, Pomona, CA, 91766; and the City of Pomona Website.

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

Table 4 - Citizen Participation Outreach

Summary of Citizen Comments

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

SEE APPENDIX J: SUMMARY OF PUBLIC COMMENTS

III. NEEDS ASSESSMENT

NA-05 OVERVIEW

This section of the Consolidated Plan represents an examination of the City's Housing, Homeless, Non-Homeless Special, and Non-Housing Community Development Needs. The Housing Market Analysis will provide a more detailed look at the City's Housing Needs and the services and facilities to meet those needs.

In determining the needs of the community, several characteristics of the community are key. Those include the population, household size and composition, as well as the median income of households among other things.

In 1890, just two years after being incorporated, the City of Pomona had a population of just over 3,600 persons. The City has grown steadily since, with the most rapid growth occurring in the 1950s and 1980s. In recent years, however, Pomona's population appears to have stabilized at approximately 150,000 persons. According to 2020 Census data, the City's population was recorded at 151,713 persons, which has slightly increased by 1.7% percent from the previous decade.

Household income is the key determinant of ability to pay for housing. For many households, their income is too limited to afford existing housing, particularly given the steady upward trend of housing costs that has been experienced year-over-year across Los Angeles County since mid-2020. A larger number of households have incomes too low to afford new housing. According to the 2020 Census and the 2017-2021 ACS data, higher proportions of Hispanic residents in Pomona have incomes below the poverty level compared to the Hispanic populations in the surrounding jurisdictions.

Noting the lower proportions of Hispanic residents in the overall surrounding jurisdictions, and the higher ratios of Hispanic residents living below the poverty level in Pomona, the high concentration of Hispanic residents may be attributed in part due to a displacement of this population from higher cost neighboring areas. In the City of Pomona, increasing availability of affordable housing for low-income households, in addition the current and historically present Hispanic-serving institutions may continue to attract Hispanic populations to the City.

NA-10 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205(A,B,C) SUMMARY OF HOUSING NEEDS

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population	149,058	151,713	1.8%
Households	38,535	41,457	8.1%
Median Income	\$50,497	\$70,494	28.4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2017-2021 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,075	7,665	9,060	4,015	9,280
Small Family Households	3,390	3,415	4,145	1,900	4,250
Large Family Households	1,395	1,815	2,530	1,030	1,885
Household contains at least one person 62-74 years of age	1,820	1,610	1,915	1,040	2,435
Household contains at least one person age 75 or older	1,214	915	995	305	725
Households with one or more children 6 years old or younger	2,255	1,975	2,045	910	1,365

Table 6 - Total Households Table

Data Source: 2015-2019 CHAS

The number of households with unmet housing needs, including one (1) or more problems of overcrowding, incomplete plumbing or kitchen facilities, and cost burden can be estimated based on Comprehensive Housing Affordability Strategy (CHAS) Data. As indicated in the tables to follow, there are a large number of households with problems. Among the households are owners with problems and renters with problems both at various income levels. The number of households with problems can be expected to increase in the next ten years. The development of this new Five-Year Consolidated Plan Strategy coincides with the drafting of a new

Assessment of Fair Housing (AFH), allowing for coordination of demographic research and analysis, program evaluation, and development of strategies to address needs.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter			Owner						
	0-30%	>30-	>50-	>80-	Total	0-30%	>30-	>50-	>80-	Total
	A M I	50% A M I	80% A M I	100% A M I		A M I	50% A M I	80% A M I	100% A M I	
NUMBER OF H	OUSEHO		7 1111	7 (101)			,	7 (121)	7 (1011)	
Substandard										
Housing -										
Lacking										
complete										
plumbing or										
kitchen										
facilities	185	60	85	30	360	35	20	15	0	69
Severely										
Overcrowded -										
With >1.51										
people per										
room (and										
complete										
kitchen and										
plumbing)	685	400	290	65	1,440	70	50	150	40	310
Overcrowded -										
With 1.01-1.5										
people per										
room (and										
none of the										
above										
problems)	875	715	545	135	2,270	65	385	495	260	1,250
Housing cost										
burden greater										
than 50% of										
income (and										
none of the										
above			,	_					_	
problems)	3,210	1,045	120	0	4,375	1,305	895	355	0	22,555

Housing cost burden greater than 30% of income (and none of the above										
problems)	855	1,640	1,345	60	3,900	335	840	1,535	475	3,185
			_					_		
			Renter					Owner		
	0-30%	>30-	>50-	>80-	Total	0-30%	>30-	>50-	>80-	Total
	0-30% A M I	50%	>50- 80%	100%	Total	0-30% A M I	50%	>50- 80%	100%	Total
			>50-		Total			>50-		Total
Zero/negative		50%	>50- 80%	100%	Total		50%	>50- 80%	100%	Total
Zero/negative Income (and		50%	>50- 80%	100%	Total		50%	>50- 80%	100%	Total
_		50%	>50- 80%	100%	Total		50%	>50- 80%	100%	Total
Income (and		50%	>50- 80%	100%	Total		50%	>50- 80%	100%	Total

Table 7 - Housing Problems Table

Data Source: 2015-2019 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-	>30-	>50-	>80-	Total	0-	>30-	>50-	>80-	Total
	30%	50%	80%	100%		30%	50%	80%	100%	
	A M I	A M I	A M I	A M I		A M I	A M I	A M I	A M I	
NUMBER OF HO	DUSEHC	DLDS								
Having 1 or										
more of four										
housing										
problems	4,950	2,215	1,040	230	8,435	1,480	1,350	1,015	300	4,145
Having none of										
four housing										
problems or cost	1,670	2,240	2,965	1,165	8,040	975	1,860	4,045	2,320	9,200
burden not										
computed, none										
of the other										
three severe										
housing										
problems										

Table 8 – Housing Problems 2

Data Source: 2015-2019 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30%	>30-	>50-	Total	0-30%	>30-	>50-	Total
	A M I	50%	80%		A M I	50%	80%	
		A M I	A M I			A M I	A M I	
NUMBER OF H	HOUSEHO	LDS						
Small Related	2,610	1,625	625	4,855	530	1,010	1,095	2,635
Large								
Related	1,025	785	230	2,040	245	425	410	1,080
		Re	nter		Owner			
	0-30%	>30-	>50-	Total	0-30%	>30-	>50-	Total
	A M I	50%	80%		A M I	50%	80%	
		A M I	A M I			A M I	A M I	
Elderly	1,005	340	80	1,425	795	430	350	1,575
Other	1,315	580	390	2,285	195	160	170	525
Total need by income	5,640	3,440	1,525	10,605	1,765	2,025	2,025	5,815

Table 9 – Cost Burden > 30%

Data Source: 2015-2019 CHAS

4.

4. Cost Burden > 50%

		Re	nter		Owner			
	0-30%	>30-	>50-	Total	0-30%	>30-	>50-	Total
	A M I	50%	80%		A M I	50%	80%	
		A M I	A M I			A M I	A M I	
NUMBER OF H	OUSEHO	LDS						
Small Related	2,045	440	35	2,520	440	495	160	1,095
Large Related	685	130	0	815	165	220	30	415
Elderly	710	125	0	835	605	225	140	970
Other	810	390	85	1,285	170	70	30	270
Total need by	4,250	1,085	120	5,455	1,380	1,010	360	2,750
income								

Table 10 - Cost Burden > 50%

Data Source: 2015-2019 CHAS

5. Crowding (More than one person per room)

		Renter					Owner			
	0-30% A M I	>30- 50% A M I	>50- 80% A M I	>80- 100% A M I	Total	0- 30% A M I	>30- 50% A M I	>50- 80% A M I	>80- 100% A M I	Total
NUMBER OF HO	JSEHOL		AWII	741411		Alvii	Alvii	AlVII	Alvii	
Single family households	1,405	870	505	130	2,910	85	330	360	200	975
Multiple, unrelated family households	185	205	310	70	770	50	100	270	100	520
Other, non- family households	19	55	20	0	94	0	0	24	0	25
Total need by income	1,609	1,130	835	200	3,774	135	430	655	300	1,520

Table 11 – Crowding Information – 1/2

Data Source: 2015 - 2019 CHAS

		Renter				Owner		
	0-30%	>30-	>50-	Total	0-30%	>30-	>50-	Total
	A M I	50%	80%		A M I	50%	80%	
		A M I	A M I			A M I	A M I	
Households with Children Present	1,830	1,385	1,130	4,345	425	590	915	1,930

Table 12 – Crowding Information – 2/2

Data Source: 2015 - 2019 CHAS

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Roughly 15,543 people in Pomona, or 11.12% percent of City residents five years of age or older, had some sort of disability as of 2021. This is similar to the County 10.68% and State 11.28% disability rates. Under the Institute of Medicine (IOM) and the International Classification of Functioning, Disability, and Health (ICF), disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. The U.S. Census Bureau, American Community Survey (ACS) attempts to capture six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living. A more detailed description of each disability is provided below:

- Hearing disability: Refers to deafness or serious difficulty hearing.
- Vision disability: Refers to blindness or serious difficulty seeing even when wearing glasses.
- Cognitive disability: Refers to serious difficulty concentrating, remembering, or making decisions.
- Ambulatory disability: Refers to serious difficulty walking or climbing stairs.
- Self-care disability: Refers to a condition that restricts ability to dress or bathe.
- Independent living difficulty: Refers to a condition that restricts ability doing errands alone such as visiting a doctor's office or shopping

The table below shows the types of disability in Pomona by age group. Among the 17,158 elderly residents in the City, 38.93% had one or more disabilities. Members of this group are particularly vulnerable not only because of their frail condition but also because of their often fixed and limited incomes.

People with Disabilities in Pomona, Civilian Non- Institutionalized Population						
Disability Type	People with Disabilities	Percent of Disabled Population ¹				
People under age 18:	1,347	3.6%				
Hearing Diiffculty		.5%				
Vision Difficulty		1.1%				
Cognitive Difficulty		3.2%				
Ambulatory Difficulty		.9%				
Self-care Difficulty		1.3%				
Independent Living Difficulty		0.0%				
People aged 18 to 64 years:	7,657	8%				
Hearing Difficulty		1.8%				
Vision Difficulty		2%				
Cognitive Difficulty		3.6%				
Ambulatory Difficulty		3.4%				
Self-care Difficulty		1.4%				
Independent Living Difficulty		2.9%				
People aged 65 years and over:	6,680	38.93%				
Hearing Difficulty		11.8%				
Vision Difficulty		8.3%				
Cognitive Difficulty		11.3%				
Ambulatory Difficulty		38.7%				
Self-care Difficulty		10.9%				
Independent Living Difficulty		20.7%				

Table 13 - People with Disabilities

Source: American Community Survey, 5 Year Estimates, 2017-2021

Housing needs for persons with disabilities varies depending on the type of disability. However, persons with disabilities often need accessibility and barrier free design, as well affordability and proximity and accessibility to transportation and services. Other persons with disabilities may require a group living environment where supervision and supportive services are provided or may require and institutional setting where medical attention is provided.

Developmentally Disabled

Changes in State law (SB 812), approved by the CA Legislature in 2010 amended State Housing Element Law to require the Housing Element to analyze the housing needs of persons with developmental disabilities and to identify resources to serve

¹This number may count persons having one or more disabilities.

this population. As defined in Section 4512 of the Welfare and Institutions Code a "Developmental disability" is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.

Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. In addition, developmentally disabled individuals are in need of housing adapted to their needs, proximity to services and transportation as well as various types of housing such as group living opportunities and supportive services. Special consideration should also be given to the affordability of housing, as people with developmental disabilities may be living on a fixed income.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 271,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel / Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

In January 2010 the Department of Developmental Services (DDS), announced its intention to close the Lanterman Developmental Center in Pomona. The Lanterman Developmental Center once provided 24-hour residential care for individuals with developmental disabilities. At one time the Center served more than 3,000 residents. DDS was required to complete closure of Lanterman by the end of 2014 and has since turned over jurdisdiction of the property to Cal Poly Pomona University by the California Department of Finance via a Memorandum of Understanding and is now under development for other uses.

The table below provides information from the State of California Department of Development Services San Gabriel / Pomona Regional Center, charged by the State of California with the care of people with developmental disabilities.

Developmental Disability Services Provided, by Age, for City of Pomona							
Zip Code	0-17 Years	18+ Years	Total				
91766	521	429	950				
91767	352	464	816				
91768	251	223	474				
Total	1,124	1,116	2,240				

Table 14 – Developmental Disability Services Provided, by Age

Source: DDS, Quarterly Consumer Report by Age Group and Residence Type, End of Year 2021

Common Housing Problems

The most common housing problems continue to be overcrowding and housing cost burden. Based on ACS data, renter households are slightly more affected by overcrowding, while owners are more affected by housing cost burden.

For homeless persons or those at risk of homelessness, the most significant problem is the lack of affordable housing. This problem is compounded by the lack of available resources available to assist with effectively meeting the housing needs of lower-income or no income households.

Although efforts across the State have been increasingly put forth by local agencies to reduce housing problems for chronically homeless persons, there is still an insufficient inventory of emergency shelter, transitional housing and permanent supportive housing designated to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues. Many chronically homeless persons have multiple co-occurring disorders which makes housing stability more difficult to maintain once achieved.

Populations/Households More Affected By These Problems

Large Families

Large families are more affected by overcrowding. A larger family can face problems in acquiring housing due to their lower per capita income than smaller families. Also, the scarcity of larger housing units leads to overcrowding which appears more prevalent in renter households. For example, Asian or Hispanic cultures often

choose to live multi-generationally, requiring larger housing units. If these considerations are unaccounted for, inappropriate housing stock and availability within a city may occur leading to overcrowding.

Seniors

The primary concerns of the elderly are income, housing and transportation. Many seniors live on a fixed income, tied to retirement payments and high healthcare costs. Due in part to their age, seniors are more susceptible to mobility issues and self-care limitations which suggests a need for accessible shops and services, open space, as social activities. Specific housing needs of the senior population includes affordable housing, supportive housing (such as intermediate care facilities, group homes, and other housing needs that includes a planned service component. As of 2021, 11.8 percent of Pomona residents were seniors (over 65 years of age), and 38.9% of these seniors had one or more disabilities. About 21.6% of all households are headed by a senior, and 37.6% of those households consist of one person.

Single-Headed Households

Single-parent families made up 27.6% of all households in Pomona, with more than half of those consisting of a mother with children. These families may need housing assistance at a higher rate than other families due to a lower per capita income and the possibility that a parent can work only part time in order to care for the children. In addition, women tend to hold lower paying jobs than do men. Single-parent families may be in particular need of childcare. Living near clustered mixed-use centers providing neighborhood retail, service commercial, childcare, open space, supportive service and transit opportunities—can allow single parents to work and take care of errands in close proximity to home and childcare.

Characteristics and Needs of Low-Income Individuals and Families w/ Children who are currently housed but at Risk of Becoming Homeless:

Families and individuals in need of homeless prevention assistance must be at or below 30% of area median income. Comparing the HUD 2022 Income limits, and data from percentages of households with specific income ranges, analytics show that over 23% of the households in Pomona may be Extremely Low-Income households. A few of the needs of such households include affordable housing, larger housing units and ample income or jobs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Needs of Formerly Homeless Families and Individuals who are receiving or received Rapid Re-Housing assistance and are nearing termination of that assistance:

Most former homeless families or individuals that received homeless assistance are now in need of higher paying jobs or affordable housing. The City's Rapid Re-housing program offered one-month rent or move-in assistance. Because medium and long-term assistance was not extended, there are no clients that are nearing termination of assistance.

Housing Characteristics Linked with Instability and Increased Risk of Homelessness

Households with instability and increased risk of homelessness will meet one of the following housing characteristics in addition to the at-risk of homeless criteria.

- Have moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; or
- Are living in the home of another because of economic hardship; or
- Have been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
- Live in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or
- Live in an SRO or efficiency apartment unit in which there reside more than two persons or live in a larger housing unit in which there reside more than one and a half persons per room; or
- Are exiting a publicly funded institution or system of care

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205(B)(2)

Introduction

Disproportionate needs for decent housing occur when members of a racial or ethnic group are disproportionately affected by a housing problem. HUD defines the disproportionate prevalence of a housing need as ".... When the percentage of persons in a category of need (such as those experiencing a housing problem) who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. As such, disproportionate needs can be seen for any income categories in which a racial or ethnic group has disproportionately greater share of housing problems. Disproportionate share thresholds varied for each income category, and disproportionate needs were seen more among households in the 0-30% Area Median Income.

0%-30% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a		
whole	1,865	775
White	190	295
Black / African		
American	5.805	1,010
Asian	200	110
American Indian,		
Alaska Native	35	1,550
Pacific Islander	4,075	890
Hispanic	514	600

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 20015-2019 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

30% - 50% Cost of Area Median Income

Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a		
whole	2,520	1,245
White	2,870	470
Black / African		
American	5,305	1,195
Asian	0	4
American Indian,		
Alaska Native	385	190
Pacific Islander	370	25
Hispanic	560	100

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2015-2019 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a		
whole	2,830	2,790
White	1,710	1,110
Black / African		
American	4,200	3,465
Asian	0	0
American Indian,		
Alaska Native	435	360
Pacific Islander	170	145
Hispanic	480	355

Table 17 - Disproportionally Greater Need 50 - 80% AMI

^{*}The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a		
whole	900	2,140
White	225	730
Black / African		
American	730	2,345
Asian	0	0
American Indian,		
Alaska Native	205	305
Pacific Islander	0	60
Hispanic	40	285

Table 18 - Disproportionally Greater Need 80 - 100% AMI

^{*}The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.205(B)(2)

Introduction

As it relates to severe housing problems, it appears that the Hispanic ethnic group continues to have a greater number of one or more of the four housing problems. Disproportionate needs were seen among households in the 0- 30% Area Median Income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a whole	6,430	2,645
White	985	4295
Black / African American	455	235
Asian	750	475
American Indian, Alaska		
Native	4	45
Pacific Islander	0	0
Hispanic	4,095	1300

Table 19 – Severe Housing Problems 0 - 30% AMI

^{*}The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a whole	3,565	4,100
White	385	640
Black / African American	120	235
Asian	440	330
American Indian, Alaska		
Native	0	35
Pacific Islander	0	4
Hispanic	2,445	2,835

Table 20 – Severe Housing Problems 30 - 50% AMI

^{*}The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a whole	2,055	7,010
White	155	905
Black / African American	150	455
Asian	120	720
American Indian, Alaska		
Native	0	0
Pacific Islander	0	10
Hispanic	1,630	4,860

Table 21 – Severe Housing Problems 50 - 80% AMI

^{*}The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR cost burden not computed, none of the other 3 severe housing problems
Jurisdiction as a whole	530	3,585
White	10	575
Black / African American	0	320
Asian	45	360
American Indian, Alaska		
Native	0	15
Pacific Islander	0	0
Hispanic	475	2,160

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2015-2019 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%

Discussion

Based on the available data, it is evident that minority groups in Pomona, experience higher rates of housing cost burden, overcrowding, and/or substandard housing conditions when compared to non-minority groups.

Housing Problems

Tables 15-22 demonstrates the percentage of race/ethnicity groups and families with children experiencing two potential categories of housing need. The first category is households experiencing "one of four housing problems":

 housing cost burden (defined as paying more than 30 percent of income for monthly housing costs including utilities);

- overcrowding (HUD defines overcrowding as more than one person per room which includes all habitable rooms in the unit, i.e. bedroom, living room, dining room, but excludes bathroom and kitchen, etc.);
- lacking a complete kitchen; or
- lacking plumbing.

The second category is households experiencing "one of four *severe* housing problems" which are:

- severe housing cost burden (defined as paying more than half (50 percent) of one's income for monthly housing costs including utilities);
- severe overcrowding (HUD defines severe overcrowding as more than 1.5 persons per room which includes habitable rooms in the unit, i.e. bedroom, living room, dining room, but excludes bathroom and kitchen, etc.); and
- lacking a complete kitchen; or
- lacking plumbing.

In the City, large family households (5 or more persons) are more likely to experience any of the four above mentioned housing problems. White (11 percent) and Hispanic (60 percent) households are the racial groups most likely to experience housing problems in Pomona.

In Pomona, the most prevalent housing problem is housing cost burden, with slightly over a quarter (37 percent) of all City households and 39 percent of extremely low-income households overpaying for housing.

The input collected through community participation efforts expressed a need for affordable housing that supports a variety of household types, including low-income families, single-parents, working poor, veterans, and persons with disabilities.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDEN – 91.205(B)(2)

Introduction

Cost burden provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (i.e., utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. A household experiences a cost burden if between 30 and 50 percent of a household income is used for housing costs, and a household experiences a severe cost burden if 50.1 percent or more of household income is devoted to housing costs. For renters, this represents monthly rent and any energy costs incurred. For homeowners, this includes all energy costs, water and sewer charges, refuse collection, taxes, insurance, and principal and interest on a mortgage.

Severely cost burdened renters and homeowners with a mortgage are at risk of homelessness because and financial setback could result in the inability to cover housing costs.

As it relates to housing cost burden, it appears that the Hispanic ethnic group has more disproportionate needs which were seen among households in the 0-30% Area Median Income.

Housing Cost Burden

Ho u si n g Cost B urden	<=30%	30-50%	>50%	No / ne gativ e i n com e (n ot comp uted)
Jurisdiction				
as a whole	20,980	9,215	8,284	620
White	3,955	1,295	1,305	115
Black / African				
American	1,375	535	685	45
Asian	2,320	935	1,210	165
American Indian, Alaska Native	80	70	4	0
Pacific				
Islander	15	10	0	0
Hispanic	12,965	6,250	4,885	245

Table 23 – Greater Need: Housing Cost Burdens AMI

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION - 91.205(B)(2) INTRODUCTION

Disproportionate needs were seen more among Hispanic households in the 0-30% and 50-80% Area Median Income bracket. Race and ethnicity diversity was apparent amongst all income groups with all income groups having high incidents of one to four housing problems.

Cost burden is an important housing issue because paying a high proportion of one's income for housing leaves less money available for other basic necessities, such as food and health care. Housing cost burden is typically linked to household income. Generally, the proportion of a household's income dedicated to housing costs increases as overall income decreases. State and federal standards specify that a household experiences a housing cost burden if it pays 30 percent or more of its gross income on housing. A severe housing cost burden is when a household pays 50 percent or more of its gross income on housing.

Housing overpayment is typically less likely among owners than renters, as renters do not have the option of mortgaging or selling property to generate cash. Extremely low- and very low-income renters are disproportionately impacted by overpayment.

Thirty seven percent of all Pomona households were overpaying for housing while the majority of extremely low-, very low- and low-income households were overpaying. Almost one-third of extremely low- income Pomona households spent over half of their income on housing and seventeen percent of households with moderate or above moderate incomes overpaid for housing.

Overpayment was more frequent among Pomona extremely-low and very low-income renters than homeowners in the same income categories and more frequent among low and moderate income homeowners.

Summary of Housing Overpayment (Cost Burden)									
		Home	owners		Renters				
Home by Cost Burden ¹	Cost Burden > 30%	Percent ²	Cost Burden > 50%	Percent ²	Cost Burden > 30%	Percent ²	Cost Burden > 50%	Percent ²	
Household Income less than or = 30%	1,695	4.4%	1,130	3.4%	5,105	13.1%	4,300	11.1%	
Household Income >30% to less-than or =50% MFI ³	1,925	5%	1,160	3%	3,335	8.6%	1,275	3.3%	
Household Income >50% to less-than or =80% MFI ³	2,285	5.9%	650	1.7%	1,945	5%	235	0.6%	
Household Income >80% to less-than or =100% MFI ³	755	1.9%	55	0.1%	310	0.8%	20	0.1%	
Household Income >100% MFI ³	689	1.8%	4	0%	90	0.2%	0	0%	

^{1.} Cost burden is the ration of housing costs to household income. For enter, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owners costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table 24 – Summary of Housing Overpayment (Cost Burden)

^{2.} Percent of total households in Pomona.

^{3.} MFI refers to the HUD Area Median Family Income – this is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments tata are made.

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

R/ECAPs in Pomona

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metropolitan area.

According to the HUD AFFH Mapping tool, in 2020, three areas within the City of Pomona with a high poverty concentration are classified as R/ECAPs. These areas are scattered across the City. One R/ECAP is located further east and is bordered by San Antonio Avenue, East 1st street, and the City's eastern boundary. Another R/ECAP is located in the City's west side, bordered by the City's western boundary/California State Route 57, Temple Avenue, and Pomona/Valley Blvd. However, the R/ECAP located in the City's west side is primarily farmland with little residential population.

R/ECAP Trends

The number and locations of the identified R/ECAPs in Pomona have changed over time (since 1990). In 1990 the City had no identified R/ECAPs by 2000 this increased to a single, moderately sized R/ECAP located in central Pomona. In 2010, the City had three R/ECAP areas distributed across the City. By 2020, the City had two R/ECAP areas, both bordering the City's western and eastern boundaries.

With regards to race, Hispanic residents have consistently resided in the City's R/ECAPs. In 2020, of the City's foreign-born population, Mexican-born residents were the predominant group in the City's R/ECAPs. Accordingly, a majority of households in R/ECAPs with Limited English Proficiency identified to primarily speak Spanish.

		City of P	omona	Region (Los Angeles-Long Beach-Anaheim CBSA)	
R/ECAP Race/Ethnicity		Total	%	Total	%
Total Population in R/ECAPs		6,704	-	546,276	-
White, Non-Hispanic		574	8.56%	40,709	7.45%
Black, Non-Hispanic		390	5.82%	74,659	13.67%
Hispanic		5,500	82.04%	381,529	69.84%
Asian or Pacific Islander, Nor	n-Hispanic	163	2.43%	40,491	7.41%
Native American, Non-Hispar	nic	14	0.21%	963	0.18%
Other, Non-Hispanic		4	0.06%	1,471	0.27%
R/ECAP Family Type		Total	%	Total	%
Total Families in R/ECAPs	1,274	-	99,701	-	
Families with children		880	69.07%	61,596	61.78%
R/ECAP National Origin	Country	Total	%	Total	%
Total Population in R/ECAPs	-	6,704	-	546,276	-
#1 country of origin	Mexico	1,838	27.42%	128,177	23.46%
#2 country of origin	El Salvador	129	1.92%	36,199	6.63%
#3 country of origin	Western Africa	69	1.03%	27,449	5.02%
#4 country of origin	Philippines	42	0.63%	7,789	1.43%
#5 country of origin	China excl. Taiwan	27	0.40%	6,385	1.17%
#6 country of origin	Other Central America	24	0.36%	3,470	0.64%
#7 country of origin	Other South Central Asia	18	0.27%	2,586	0.47%
#8 country of origin	Israel	13	0.19%	2,237	0.41%
#9 country of origin	Other Eastern Europe	13	0.19%	1,799	0.33%
#10 country of origin	Other South America	13	0.19%	1,702	0.31%

Notes:

Table 25 - R/ECAP Demographics

^{1. 10} most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

^{2.} Data Sources: Decennial Census; 2017-2021 ACS

NA-35 Public Housing - 91.205(B)(2)

Introduction

The City of Pomona does not have any Public Housing. However, the Pomona Housing Authority does provide assisted affordable housing via the following program:

Housing Choice Voucher Program (Formerly Known as Section 8)

Totals in Use

	P r og r am Typ e										
	Certificate	Mod-	P u blic	Vo u ch	er s						
		Re hab	Ho u si n g	Total	P r oj e ct	Tenant	Sp e cia	l P ur pos e Voι	ıch er		
					-bas ed	-bas ed	Veterans Affairs Supportive Housing	Family Unification Program	D isabl ed *		
# of units vouchers in use	0	0	0	XXX	0	XXX	XX	0	0		

Table 26 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Typ e								
	Certificate	Mod-	P u blic	Vo u ch e i	rs				
		Re hab	Ho u si n g	Total	P r oj e ct	Tenant –	Sp e cial P ur po	os e Vo u ch er	
					-bas ed	bas ed	V eteran s Affai r s S u ppo r tiv e Ho u si n g	Family U n ificatio n P r og r am	
Average Annual									
Income	0	0	0	XXX	0	XXX	XXX	0	
Average length of stay	0	0	0	Х	0	Х	Х	0	
Average Household									
size	0	0	0	Х	0	X	Х	0	
# Homeless at									
admission	0	0	0	0	0	0	0	0	
# of Elderly Program									
Participants (>62)	0	0	0	XXX	0	XXX	0	0	
# of Disabled Families	0	0	0	XXX	0	XXX	0	0	
# of Families requesting									
accessibility features	0	0	0	XXX	0	XXX	X	0	
# of HIV/AIDS program									
participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 27 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

^{*}Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Race of Residents

	Program Type									
R ac e	Certificate	Mod-	P u blic	Vouch	er s					
		Re hab	Ho u si n g	Total	P r oj e ct	Tenant	Sp e cia	l P ur pos e Vol	ucher	
					-bas ed	-bas ed	V e terans Affai r s	Family U n ificatio n	D isabl ed *	
							Supportive Housing	P r og r am		
White	0	0	0	XXX	0	XXX	0	0	0	
Black/African										
American	0	0	0	XXX	0	XXX	X	0	0	
Asian	0	0	0	XX	0	XX	0	0	0	
American										
Indian/Alaska										
Native	0	0	0	X	0	X	0	0	0	
Pacific										
Islander	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	

Table 28 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

	Program Type								
Eth n icity	Certificate	Mod-	P u blic	Vouchers					
		Re hab	Ho u si n g	Total Project Tenant Special Purpose Voucher			ich er		
					-bas ed	-bas ed	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	XXX	0	XXX	0	0	0
Not									
Hispanic	0	0	0	XXX	0	XXX	X	0	0

Table 29 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

^{*}Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

^{*}Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Section 504 Needs Assessment

Needs of Public Housing Tenants and Applicants on the Waiting List for Accessible Units

Requests for accommodation for persons with disabilities range from the following:

- 1. Permitting applications and reexaminations to be completed by mail
- 2. Conducting home visits
- Using higher payment standards (either within the acceptable range or with HUD approval of a payment standard outside the PHA range) if the PHA determines this is necessary to enable a person with disabilities to obtain a suitable housing unit
- 4. Providing time extensions for locating a unit when necessary because of lack of availability of accessible units or special challenges of the family in seeking a unit
- 5. Permitting an authorized designee or advocate to participate in the application or certification process and any other meetings with PHA staff
- 6. Displaying posters and other housing information in locations throughout the PHA's office in such a manner as to be easily readable from a wheelchair
- 7. Requests for information regarding available housing for seniors, not specifically for modified units.

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders

Ninety-nine percent of the requests from housing choice voucher holders fall within these three categories:

- 1. Conducting home visits
- 2. Providing time extensions for locating a unit when necessary because of lack of availability of accessible units or special challenges of the family in seeking a unit
- Permitting an authorized designee or advocate to participate in the application or certification process and any other meetings with PHA staff

How do these needs compare to the housing needs of the population at large

The needs of the housing choice voucher holders are similar and non-similar to the housing needs of the population as a whole. Both populations need housing units for

large households. Also, as evidenced by the lower-income bracket of the majority of Pomona residents, both populations also need affordable housing.

In contrast, housing choice voucher holders may need more accommodations for housing than the population at large, such as: housing inspections, assistance locating housing, assistance when dealing with landlords of housing and more administrative support due to the technical requirements of the Section 8 Housing Choice Voucher Program.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(c)

1. Introduction

This section discusses the characteristics and needs of the homeless population, as well as the services, programs, and facilities available to homeless persons.

HUD defines the term "homeless" according to the Steward B. McKinney Act, 42 U.S.C 11301, et seq. (1994), which states that a person is considered homeless if the person lacks a fixed, regular, and adequate nighttime residence, or a person who has primary nighttime residence, or a person who has a primary nighttime residence that is:

- 1. A supervised publicly or privately operated shelter designed to provide temporary living accommodations
- 2. An institution that provides a temporary residence for individuals intended to be institutionalized, or
- 3. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Subpopulations

HUD defines several homeless subpopulations. This does not include the entire universe of reasons for homelessness but does include many of the reasons most often cited as contributing factors to persons becoming homeless. In addition to these definitions, a person could become homeless through earthquake, fire, or other natural disaster.

<u>The mentally ill</u> – Severely mentally ill persons with serious and persistent mental or emotional impairment that significantly limits their ability to live independently. In general, one percent of the general population meets a definition of severe mental illness on the basis of diagnosis and disability. According to the LAHSA Homeless Report, 21% of those homeless in the region have an Access III diagnoses.

<u>Those with alcohol and substance abuse problems</u> – Persons with serious and persistent alcohol or substance abuse that significantly limits a person's ability to live independently. Former substance abusers may be able to cope well in permanent affordable housing if they have the proper support needed to maintain

sobriety. However, if unable to cope with their addiction, many are at risk of losing their housing again. According to the LAHSA Homeless Report, 21% of those homeless in the region have a substance abuse diagnosis.

Dually diagnosed persons suffer from both severe mental illness and substance abuse problems. Dual diagnosis refers to chronically mentally ill substance abusers. This group requires highly specialized ongoing services.

<u>Those fleeing domestic violence</u> – Within the San Gabriel Valley, 41% of homeless persons are reported to be victims of domestic violence. According to the House of Ruth, 57 battered women and their 133 children were provided shelter in the City of Pomona in 2020-2021.

<u>Children and youth</u> – Homeless unaccompanied youth under the age of 18 constitute 0% of the regional homeless population. Another 8% are children within families.

<u>People with HIV/AIDS</u> – According to the LAHSA count, 2% of the homeless population in the region are persons with HIV/AIDS.

<u>People at-risk of homelessness</u> — When families with limited resources experience a drop in income or an increase in rent, they can find themselves facing an eviction or termination of basic utilities. Often families at-risk do not have the skills necessary to manage their limited resources. Most at-risk are those on fixed income or the marginally employed who have few ties to family and friends. Others in this category include people facing catastrophic illness, emancipated foster youth and the recently de-institutionalized. In general, these populations are more at-risk for homelessness in Pomona due to the high cost of housing relative to incomes and low vacancy rates in the City.

City of Pomona Homeless Demographics

According to the Los Angeles Homeless Service Authority, Homeless Point-in-Time Count, in 2018 there were an estimate 775 unhoused persons in Pomona, in 2019 this decreased to an estimated 696 persons and an estimated 722 persons in 2020. Due to the COVID-19 pandemic, 2021 counts were not initiated for Los Angeles County. The 2022 Point-in-Time Survey indicated an estimated 716 persons were experiencing homelessness in the City, which is a less than 1 percent decrease since 2020 (722 persons). In 2022, a total of 457 persons were unsheltered (64 percent) and another 259 persons were sheltered (36 percent). When contextualized with

the total number of people residing in Pomona, the 716 homeless individuals represent approximately 0.47% of the population.

2. Number and Type of Families in Need of Housing Assistance (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Families with Children

Families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex, confine them to a specific location, limit the time children can play outdoors, or choose not to rent to families with children altogether. According to the 2020 Census, 77 percent (30,959 households) of nearly 40,142 households in Pomona were family households. The proportion of family households who were families with children was 64 percent in 2000. This percentage saw a slight decreas to 54 percent t by 2010, but by 2020 had decreased to 46 percent.

The 2020 Census also documented 11,453 single-parent family households in Pomona, representing 29 percent of all households. Single-mother households, in particular, tend to have lower incomes, and as a result, have greater needs for affordable housing and childcare. In 2020, there were 7,684 female-headed households with children in Pomona. Of particular concern are single-parent households with lower incomes. Data from the 2017-2021 ACS shows that approximately 23 percent of the City's single-parent, female- headed households had incomes below the poverty level.

Veterans and their families

The 2022 Homeless Count identified 258 homeless veterans in the region. The City has an aging population of homeless veterans from the Vietnam era and before. Additionally, veterans of the recent and current wars in the Middle East, some of whom face significant barriers to successfully reintegrating into the community, are adding to the homeless veteran population. Several of those on the street have been very challenging to assist. Some do not recognize mental health barriers that they face. Others believe they are waiting for additional financial help, real or imaginary, that they anticipate will come from family or the government and are unwilling to work with what they currently have available. The distance of available resources

compounds the challenge. Transitional housing facilities for veterans are located in Los Angeles, Long Beach, Pasadena, and Moreno Valley. On April 16, 2016, The City adopted ordinance 2016-4224 which amended its Zoning Code to allow Transitional/Supportive Housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone. The Veterans Park Apartments provides supportive housing to veterans and their families. Bringing additional veterans services, healthcare and housing to this community helps address the challenges faced by those who have given so much to our country.

Unaccompanied Youth

The 2022 Homeless Count identified 1 unsheltered, unaccompanied homeless youth on the streets in the City of Pomona. Unaccompanied youths under the age of 18 constitute 4% of the regional homeless population. Another 15% are families with children.

The California Hispanic Commission provides Transitional Housing for TAY youth within the City. A number of young men that have aged out of foster care are successfully managing housing, rent, and mainstream integration in the Metropolitan Apartments in the City. Homeless unaccompanied youth are a particularly vulnerable population. If early intervention takes place, children and young adults in this age range have a greater possibility of moving successfully into adulthood. Housing, education, job training and placement, as well as counseling can be highly effective in helping young people experiencing homelessness to overcome their circumstances and fulfill their potential.

3. Nature and Extent of Homelessness by Racial and Ethnic Group

Per the 2022 Homeless count, approximately 716 persons, including families with children, are homeless and are in immediate need of housing. This does not include families that are precariously housed and at-risk of becoming homeless.

At an average family size of 3.56, households within the City of Pomona tend to be larger than the average US city.) Generally speaking, to address this average family size, larger apartments, with more legal living areas, at affordable prices are required to assist homeless families, including families of veterans. The 2022 Greater Los Angeles Homeless Count - SPA 3 Data Summary provides the homeless population data for San Gabriel Valley in the following tables.

Ethnicity	Homeless Population	General Population		
	Percentage	Percentage		
Hispanic/Latino	56%	71.4%		
Non-Hispanic/Non- Latino	44%	28.6%		

Table 30 - Greater Los Angeles Homeless Count

Race	Homeless Population	General Population	Race	Homeless Population	General Population
American			Asian		
Indian/Alaskan					
Native	0%	2.5%		0%	10.8%
Black/African			Native		
American			Hawaiian/Other		
	17%	5.9%	Pacific Islander	0%	<1%
White	25%	33.7%			

Table 31 – Greater Los Angeles Homeless Count

Data Source: 2022 Greater Los Angeles Homeless Count - SPA 3. Data references the San Gabriel Valley level and includes City of Pomona. *Demographic data down to the City of Pomona level is not available.*

The City of Pomona has in place an Outreach Team with multi-ethnic and multi-racial representation to reach out appropriately and in a culturally sensitive manner to all races and ethnicities to the greatest extent possible.

4. Nature and extent of unsheltered and sheltered homelessness

City resources assisting the homeless population include a continuum of emergency shelters, transitional housing and supportive services. The Pomona Continuum of Care Coalition (PCOCC) is a local coalition of over 100 active members, representing over 40 community-based organizations, faith based organizations and county government programs.

The Winter Shelter Program operates from November 1 to March 31. During FY 22-23, the Winter Shelter remained open year-round with funding assistance from the County of Los Angeles. About 1/3 of the population served comes to Pomona from

outside of the city. The Winter Shelter Program has a bed capacity of 190 per night throughout Los Angeles County.

Hope for Home (H4H) opened in December 2018 and is operated by Volunteers of America Los Angeles (VOALA). who oversees the day-to-day activity and shelter bed utilization. H4H provides 205 shelter beds, and supportive services (e.g., case management, substance abuse, mental health, etc.). The opening of the shelter has assisted with the success of moving individuals from crisis or transitional housing and into a permanent placement.

Homeless Needs

As outlined in the City' Homeless Strategy, a collaborative effort between the City, Community Stakeholders and homeless persons must be taken to find community solutions to homelessness. Shelter and support services appear to be the greatest needs for the homeless. The top priority needs for the homeless priority category were identified as follows:

- Homeless Shelters/Facilities
- Homeless Services

NA-45 Non-Homeless Special Needs Assessment – 91.205(B,D)

1. Introduction

Roughly 15,543 people in Pomona, or 11.12% percent of City residents five years of age or older, had some sort of disability as of 2021. This is similar to the County 10.68% and State 11.28% disability rates. Under the Institute of Medicine (IOM) and the International Classification of Functioning, Disability, and Health (ICF), disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. The U.S. Census Bureau, American Community Survey (ACS) attempts to capture six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living. A more detailed description of each disability is provided below:

- Hearing disability: Refers to deafness or serious difficulty hearing.
- Vision disability: Refers to blindness or serious difficulty seeing even when wearing glasses.
- Cognitive disability: Refers to serious difficulty concentrating, remembering, or making decisions.
- Ambulatory disability: Refers to serious difficulty walking or climbing stairs.
- Self-care disability: Refers to a condition that restricts ability to dress or bathe.
- Independent living difficulty: Refers to a condition that restricts ability doing errands alone such as visiting a doctor's office or shopping.

Types of disability by subpopulation is indicated below. Among the 17,158 elderly residents in the City 38.93% had one or more disabilities. Members of this group are particularly vulnerable not only because of their frail condition but also because of their often fixed and limited incomes.

<u>Elderly and Frail Elderly</u> - The U.S. Census 2017-2021 American Community Survey indicates that 11.42% of Pomona's population is over 65 years old, 17,158 persons, in comparison to 115.92% of the U.S. population.

The supportive needs of the disabled and elderly are met through the City's Senior Services Programs in coordination with Los Angeles County's Senior Service activities. These programs provide low-income elderly with some options that allow them to live independently but in an environment that provides support activities

such as cleaning, cooking, transportation, etc. Also, through our continued partnership with the Los Angeles County Community Development Commission, approximately 86 units of subsidized senior housing are located in Pomona.

Nine apartment buildings within the City of Pomona offer housing specifically for the elderly:

Table 30 - Senior Housing Developments in Pomona

Development	No. of Units
Serenity Villas - 158 E. Bonita Ave.	174
Emerson Village - 755 N. Palomares St.	164
Portofino Villas - 121 W. Phillips Blvd.	174
Las Brisas Apartments - 200 Beaver Ct.	80
Pacific Villas - 3642 N. Garey Ave.	132
Shield Village - 1371 W. Holt	63
La Esperanza Apts 1550 S. San	70
Olivera Senior Apts – 600 S Dudley St.	84
Total	941

Approximately 941 units are available to very-low, low- and moderate-income seniors through this network of senior housing. Emerson Village offers assisted living for the disabled.

<u>Persons with Disabilities</u> — Roughly 15,543 people in Pomona, or 11.12% percent of City residents five years of age or older, had some sort of disability as of 2021. This is lower than the portion of the national population, which is 13.4%. Non-residential and housing assistance are provided to persons with disabilities through the Services Center for Independent Living, the Department of Social Services, and the Rehabilitation Center. Casa Colina, one of the premier rehabilitation facilities in the country, is located in the City of Pomona. In addition to adult day care, Casa Colina has residential facilities available at alternate campuses for those disabled with brain injuries and developmental disabilities. The Adult Day Care Center of Pomona offers transportation and stimulating activities for disabled adults during daytime hours.

<u>Persons with Alcohol or Drug Addiction</u> - Residential facilities are offered for persons with drug and alcohol addictions at American Recovery. 25 units are available for individuals, as well as families with children. Low-income persons that are not homeless may utilize these facilities, as can the homeless.

Prototypes residential facilities and apartments will accommodate both homeless and non-homeless low-income families with children that are working to overcome substance abuse. BRIDGES offers methadone treatment to those dealing with opiate addiction and mental health care combined with substance abuse treatment for those with dual-diagnosis.

2. Housing and Supportive Service Needs of Special Populations and How Determined

The top priority need for the special needs category was identified as follows:

- Accessibility Improvements
- Substance Abuse Services
- Domestic Violence Services
- Centers/Services for Disabled

3. Size and Characteristics of the HIV/AIDs Population and Their Families

<u>Persons with HIV/AIDs</u> - Research by the Centers of Disease Control and Los Angeles County Department of HIV/AIDS reports that 11.4% of persons living with HIV/AIDS were unaware. Pomona is located within Service Planning Area Three, which has an 8% HIV/AIDS infection rate for Los Angeles County. 229 HIV/AIDS diagnoses were reported according to the 2020-21 Los Angeles County Annual HIV Surveillance Report. According to the Los Angeles County Department of Health Services as of December 31, 2021, there were 1,197 persons living with diagnosed HIV/AIDS in the City of Pomona, which is 2% of the County total.

The City of Pomona is not a recipient of HOPWA funds.

NA-50 Non-Housing Community Development Needs - 91.215(f)

Community development needs are typically funded with CDBG funds. As such, those needs must meet a two (2)-fold test. They must be an eligible community development activity and must meet one of HUD's National Objectives.

Non-Housing community development needs fall into the following categories:

- Infrastructure Improvements
- Public/Community Facility Improvements
- Public Services
- Accessibility Needs
- Economic Development Needs

Determination of needs were identified through outreach to community stakeholders via survey, public meetings, public hearings, infrastructure reports and improvement plans, and input from community-based organizations.

1. Public Facility Needs

Public facilities serve to meet the needs of low-income residents of an entire area and include but are not limited to construction, rehabilitation or improvements to public facilities. Survey results indicated that the following are top priority needs in this category:

- Senior Centers
- Youth Centers
- Health Care Facilities
- Community Centers

2. Public Improvement Needs

Public Infrastructure improvements serve to meet the needs of low-income residents of an entire area and include but are not limited to, alley, street, sidewalk, curb, gutter and street light improvements. Survey results indicated that the following are top priority needs in this category:

- Street Lighting
- Water/Sewer Improvements
- Street/Alley Improvements
- Sidewalk Improvements

Accessibility Needs

Accessibility improvements serve to meet the needs of disabled persons. Survey results indicated the following needs in this category:

- Housing for the Disabled
- Accessibility Improvements for Persons with Special Needs

While survey rankings were relatively low for the above-mentioned needs, the City's Public Works Department identified the following as priority needs:

- Curb Ramps
- ADA Paths of Travel (Alley and Sidewalk continuation)

3. Public Services Needs

Public services provide access to programs or services that meet the needs of low-income residents. Survey results indicated that the following are top priority needs in this category:

- Homeless Shelter and Services
- Anti-Crime Programs
- Youth Activities
- Youth Employment
- Senior Services
- Child Care
- Health Services
- Mental Health Services
- Graffiti Removal
- Clean-up Abandoned Lots and Buildings
- Trash & Debris Removal
- Services in a location within your District or Neighborhood
- Services through the Internet
- Services at a central location or building

4. Economic Development

The top priority needs for the economic development priority category were identified as follows:

- Employment Training
- Job Creation/Retention
- Start-up Business Assistance

IV. MARKET ANALYSIS

MA-05 OVERVIEW

This section of the Consolidated Plan represents an examination of the City's Housing Market and provides a Needs Assessment. It encompasses the following aspects of the current housing market:

<u>Supply:</u> Current Housing Stock by Size of Units, Units in Structure and Age; Recent Permit Activity; Available Vacant Land;

<u>Demand:</u> Number of Households by Size and Type; Vacancy Rates; Population Growth; and

Supply vs. Demand: Sales Data; Rent Increases; Overcrowding; Cost Burden

The City of Pomona represents a wide variety of attributes and lifestyles, and the housing stock includes a range of ages, qualities and arrangements. Certain overarching trends and facts are important in considering the City's needs. The most prominent of these trends are summarized below:

Population Growth

The population of the City of Pomona according to most recent 2020 Census data is 151,713. This represents an approximate 1.7% growth over the 2010 population figure of 149,058.

Population growth in the City of Pomona between 1990 and 2010 has averaged around 1.4 percent per year. After a significant population increase during the 1980s (42.0%), the City's growth moderated somewhat, with its population increasing by 13.5 percent during the 1990s and by another 8.4 percent between 2000 and 2007. The City has been growing faster than Los Angeles County as a whole, especially during the 1980s when the county population increased 18.5 percent.

According to Southern California Association of Governments (SCAG) the City of Pomona is forecast to increase by 26.3 percent through 2040. Compared to the rest of the County, Pomona's population will grow by approximately 10 percent more than surrounding cities. The City's population growth forecast is also greater than

the Cities of Diamond Bar and Claremont; however, the Cities of Ontario and Chino are projected to experience almost double the population growth of Pomona.

Race and Ethnicity

Race and ethnicity are an important factor in housing, as it may impact housing needs and conditions, affecting demand for types of housing style and size. For example, some cultures have an inclination toward larger households that include extended family members for whom apartment buildings and small dwelling units may not be adequate.

Pomona is growing increasingly diverse. In recent decades, both the White population and the Black population in the City experienced a decline of approximately 50 percent. However, according to recent 2020 Census data, the White population has increased 21% respectively over the past decade up from 12.5% in 2010, while the black population continues to decline by just under 1% during this same period. The Asian and American Indian populations have also experienced slight increases since 2010., Housing choices among different groups can vary according to cultural practices.

The City of Pomona has one the lowest White population than the surrounding cities and the County. The American Indian/Alaska Native and Some Other Race populations in Pomona have the highest percentages when compared to the surrounding cities and the rest of Los Angeles County. The City of Pomona also has an Asian population that represents the lowest percentages in comparison to the surrounding area. The City of Pomona has a much greater population of individuals identifying as Hispanic or Latino than Los Angeles County at 71.4 percent compared to 48.5 percent.

33.7%

White

African American

American Indian

Asian

Hawaiian and Other Pacific Islander

10.8%

0.1%

Table 32 - Race and Ethnic Composition (City of Pomona)

Source: US. Census Bureau, U.S. Census 2020

According to the Census, the ethnic composition of the City's population dramatically changed from 47 percent White and 31 percent Hispanic in 1980, to 17 percent White and 65 percent Hispanic in 2000. In 2010, of Pomona's surrounding cities, Montclair had a similarly high proportion of Hispanic residents (70 percent). The surrounding jurisdictions have seen increasing Hispanic populations in the previous decades; however, the Hispanic population is present at much lower ratios in these communities than in the City of Pomona. More than 7 out of 10 residents in Pomona identify as Hispanic or Latino, which is among the highest rates in Los Angeles County.

Areas of Racial/Ethnic Minority Concentration

Race and ethnicity may impact housing needs and conditions, affecting the demand for various housing types and sizes. For example, extended family households common to certain cultures increase the demand for larger dwellings with floor plans suitable for such households.

The racial and ethnic makeup of Pomona is generally consistent with that of Los Angeles County, as a whole. According to the American Community Survey, 5-Year

Estimate data for 2019, made up of mostly White Alone individuals at 47.5 percent followed by 29.6 percent of individuals who identify as Some Other Race. Compared to Los Angeles County, Pomona has smaller White, Asian, and Black or African American populations. Those identifying as American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander represent the smallest racial groups in both Pomona and Los Angeles County. Additionally, Pomona's American Indian/Alaska Native population is approximately 2 percent greater than Los Angeles County's. The majority of residents in Pomona and surrounding cities identified as White.

Like many Southern California communities, Pomona has a chaning racial/ethnic composition. Pomona population that identifies as White and Some Other Race have both experienced the greatest fluctuations between 2010 and 2019. In 2015, the White population grew by 15 percent, while those identifying as Some Other Race decreased by 15 percent. The Black or African American population has been steadily decreasing (a 2.6 percent total decrease), while the Asian and American Indian/Alaska Native populations have increase increased from 7.8 percent to 10.2 percent and 0.7 percent to 2.4 percent, respectively.

An area of racial/ethnic minority concentration is defined as a census tract that contains a minority population of fifty (50) percent or more. A review of the 2020 census data indicates that minority population groups continue to represent the majority of the population of the City and are dispersed throughout the community. In 2020 the City's population was estimated at 151,713 of which 87.5% belonged to a racial or minority group. At the census tract level, the majority of the population ranges from a low of 50.41% (4032.00) to a high of 97.5% (4025.01). In fact, census tract 4032.00 is the only census tract that had a minority population of less than 50% because it is the location of California State Polytechnic University Pomona campus.

Age

Pomona's age distribution has continued to shift substantially in the past 10 years. In 2010, those between 5 and 19 years of age made up the largest percentage of the population. More recently, in 2015 and 2019, persons between 20 and 34 years of age make up the largest percent of the population. Table 32 shows that between 2010 and 2019 the general age of the population has been increasing; the percentage of children and young adults under 19 has decreased from a total of 35.2 percent to 29 percent. Meanwhile, those over the age of 50 have increased from 21 percent to 27.1 percent. Adults aged 20 to 34 years have maintained the most stable

percentages over the 9 years, possibly due to the number of students attending local universities.

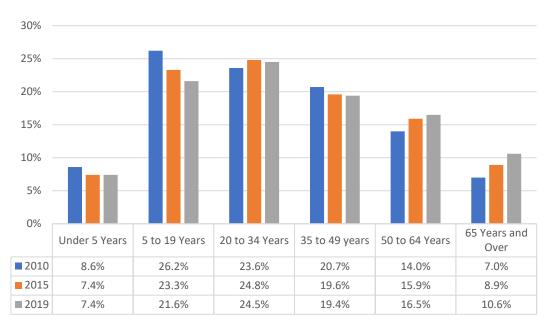


Table – 33 Age Distribution in Pomona (2010 – 2019)

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019

Household Size and Type

The US Census Bureau defines a "household" as all the people who occupy a housing unit as their usual place of residence regardless of the relationship to one another. In comparison, dormitories and convalescent/nursing homes are typically categorized as group quarters and persons residing in these housing arrangements are not considered households.

Table 33 summarizes household changes from 2010 through 2019 according, to the American Community Survey, 5-Year Estimates, 2019. Married-couple family households experienced the greatest decrease (2 percent); female households with no spouse present also decreased 1 percent. In comparison, non-family households grew by about 3 percent. Senior households experience the most growth at 6 percent in 9 years.

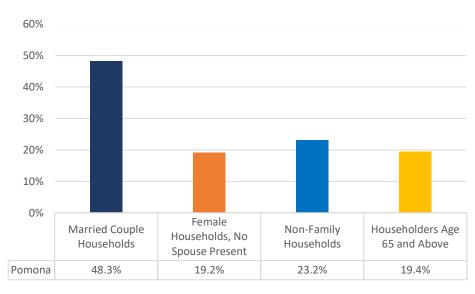
Table 34 - Pomona Changes in Household Types

Household Type	2010	Percent	2015	Percent	2019	Percent
Married Couple, Family Households	19,383	50.3%	19,531	49.6%	18,886	48.3%
Female Households, No Spouse Present	7,707	20%	7,600	19.3%	7,523	19.2%
Non-Family Household*	7,977	20.7%	8,899	22.6%	9,060	23.2%
Householder 65 Years and Older	5,125	13.3%	6,379	16.2%	7,575	19.4%
Total Households	38,535	100%	39,378	100%	39,097	100%

Source: American Community Survey, 5-Years Estimates, 2010, 2015, 2019

Pomona is a family-oriented community, with approximately 76% of the households being families. Non- family households consist primarily of single-person households being families. Non-family households consist primarily of single-person households, including seniors living alone. The table below shows the household composition in Pomona, reported in the American Community Survey, 5-Year Estimates, 2019.

Table 35 - Pomona Household Characteristics (2019)



Source: American Community Survey, 5-Year Estimates, 2019

The City of Pomona is forecast to have household growth about 10 percent over that of the County, but less than the growth anticipated for the Cities of Chino and

^{*}Non-Family Households include unrelated persons living in one housing unit, e.g., persons living alone, partners or couples cohabitating.

Ontario. Pomona has an average household size of 3.77 in 2019, almost 1 person per household more than Los Angeles County (2.99). Pomona's average household size is the largest of the surrounding cities.

Household Income

Income is a major factor influencing the demand for housing and ability to pay for it, and reflects the affordability of housing in a community. Median income is a commonly used measurement of community income. Unlike average income, median income is not overly influenced by particularly low and high reported incomes but rather reflects the state of the community: half of the population is above the median income and half is below it.

Median household income is used as a measure of broader community income, as the term "household" covers all living situations, not just families. In comparison to families, households include non-family living situations, such as single-person units and non-related roommates.

As of 2019, the median household income for the City of Pomona was \$60,598, which is \$7,446 below Los Angeles County's median household income of \$68,044. The U.S. Department of Housing and Urban Development (HUD) sets ncome categories based on Median Family Income, or MFI. Based on these income categories, nearly two out of three households (61.5 percent) in Pomona are considered lower income and depending on housing prices in the City, may not be able to afford housing within the immediate area.

In defining income groups, the California Department of Housing and Community Development (HCD) uses the income limits set by the US Department of Housing and Urban Development (HUD). HUD sets an area median income (AMI) which is usually the median family income (MFI) for a PMSA (Primary Metropolitan Statistical Area, as defined by the Federal Office of Management and Budget). Income groups defined by HCD are as follows:

- Extremely low income: earning less than 30% of the AMI;
- Very low income: earning between 30% and 50% of the AMI;
- Low income: earning between 50% and 80% of the AMI;
- Moderate income: earning between 80% and 120% of the AMI; and Above moderate income: earning more than 120% of the AMI.

Extremely low-income, very low-income and low-income households are typically referred to more generally as "lower-income" households.

As indicated below, in the data table, 61.5% of the households in Pomona are considered to be lower income, a 17.5% increase from 2010.

Table 36 - Household by Income Category in Pomona

Income Category (% of County MFI)	Households	Percent		
Extremely Low (30% MFI or less)	8,300	21.4%		
Very Low (30% to 50% MFI)	7,230	18.6%		
Low (50% to 80% MFI)	8,375	21.5%		
Subtotal	23,905	61.5%		
Moderate or Above (Over 80% MFI)	14,960	38.5%		
Total	38,870	100%		
Source: Department of Housing and U	rban Developi	ment (HUD),		
Comprehensive Housing Affordability Strategy (CHAS), 2013-2017				

Median family income (MFI) is a baseline upon which family poverty levels and financial risk are based. The MFI in Pomona, as of 2019, was \$60,598. The table below presents the income distribution in Pomona according to American Community Survey, 5-Year Estimates, 2019 data.

Table 37 – Family Incomes in Pomona

Family Incomes in Pomona (2019)					
	Number of	% of Families			
	Families				
Less than \$10,000	1,876	4.8%			
\$10,000 to \$14,999	1,642	4.2%			
\$15,000 to \$24,999	3,558	9.1%			
\$25,000 to \$34,999	3,910	10.0%			
\$35,000 to \$49,999	5,161	13.2%			
\$50,000 to \$74,999	7,116	18.2%			
\$75,000 to \$99,999	5,864	15.0%			
\$100,000 to \$149,999	5,982	15.3%			
\$150,000 to \$199,999	2,346	6.0%			
\$200,000 or more	1,642	4.2%			
Total	30,097	100%			

Source: ACS, 5-Year Estimate, 2019

MA-10 NUMBER OF HOUSING UNITS - 24 CFR 91.210(A) & (B)(2)

1. Introduction Housing Supply

The number of housing units in Pomona have increased slightly between 2010 and 2015. Pomona added 268 units from 2017 through 2021 Pomona has one of the lowest vacancy rates of the surrounding cities. At 4.3 percent, Pomona's vacancy rate is about 2 percent below Los Angeles County and 3 percent below Chino. Diamond Bar has the lowest vacancy rate at 1 percent below Pomona's (3.4 percent). Of Pomona's vacant units, alarge portion are vacant for unknown reasons, according to American Community Survey data (48.8 percent). T Just under 20 percent of vacant units are up for rent and 24.5 percent are either on the market or have already been sold but are not yet occupied. As of 2019, single unit detached homes made up the majority of the Pomona housing stock (62.9 percent). Single unit attached homes, which include townhomes and condominiums, made up another 6.4 percent. Multi-unit developments, such as apartments, made up 26.5 percent of the housing stock and 4 percent were mobile homes. In comparison to the rest of the County, Pomona has a higher percentage of single unit detached homes and a lower percentage of multi-unit developments. The table below reflect residential properties by number of units based on 2017- 2021 ACS data:

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,456	61%
1-unit, attached structure	3,047	7%
2-4 units	2,942	7%
5-9 units	1,883	5%
10 or more units	5,961	15%
Mobile Home, boat, RV, van, etc.	2,168	5%
Total	41,457	100%

Table 38 – Residential Properties by Unit Number

Data Source: 2017-2021 ACS

Housing Tenure

The ratio between homeowner and renter households can be affected by several factors, such as housing costs (interest rates, economics, and land, materials, and labor costs), housing type, housing availability, and preference.

Household size differs between renter and owner-occupied housing units. In addition, family households generally occupy larger housing units such as single-unit homes. The City of Pomona housing stock includes 20,621 owner occupied housing units and 18,476 renter occupied housing units. The large majority of owner-occupied homes are single unit detached structures, while for renters the majority are multi-unit developments. The average household size for owner and renter households in Pomona are similar (3.78 and 3.76, respectively). Los Angeles County's overall household size of 2.99 reflects almost an entire person difference with Pomona.

One of the gauges of strong communities is the rate of homeownership. The City sees an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family for homeownership and affordable multi-family units available to residents.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	441	2.1%	1,348	6.9%
1 bedroom	278	1.4%	5,082	26%
2 or 3				
bedrooms	14,934	72.5%	12,102	61.9%
4 or more				
bedrooms	4,938	24%	1,019	5.2%
Total	20,591	101%	19,551	100%

Table 39 – Unit Size by Tenure

Data Source: 2017-2021 ACS

2. Number and Targeting of Units Assisted with Federal, State, Local Programs

Most of the City's housing programs do not target a specific size or type of family. As Federal and State funds are the primary source of many programs, households with 0-80% AMI are targeted. Housing programs offer a range of options for both single-family and multi-family housing, including, first-time homebuyer, housing rehabilitation and rental assistance program for eligible households and eligible units.

3. Units Expected to be Lost from Inventory

There are a total of 466 assisted housing units in Pomona at-risk of converting to market-rate between 2021 and 2031. These units are listed in Table 39 below:

Project Name	Assisted	Unit ⁻	Туре	Assistance Program	Earliest
•	Units	1 Bed	2 Bed	_	Possible Date of Conversion
Emerson Village	164	156	8	Very low and low income (seniors & disabled)	NA ²
Park Plaza Apts. ¹	302	302	0	Very low, low, and moderate income (seniors & families)	2026
TOTAL AT-RISK UNITS	466	458	8		

Table 40 - Units At-Risk of Conversion from 2021-2031

To address the risk of affordable units converting to market rate housing, the City has established a program to monitor these units. The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that residents have a variety of affordable housing options.

4. Does the Availability of Housing Units Meet the Needs of the Population?

The availability of housing units in the City does not meet the needs of low-income residents. There is a high-cost rate for the purchasing of housing units and often

^{1.} Breakdown of number of units by bedrooms is unavailable – units assumed at one-bedroom.

^{2.} The deed restriction for Emerson Village expired in 2018; however, the units are still being rented at affordable rates.

^{3.} Source: City of Pomona

renting of units; thus, there is often severe cost burden and overcrowding. Further, indication that housing units do not meet the population's needs is that available housing stock has one or more housing problems.

5. Need for Specific Types of Housing

Based on feedback from the community, survey data and census data, the City's current housing market indicates a need for the following specific types of housing:

- Affordable, accessible housing for persons with disabilities
- Affordable housing with services for families
- Permanent supportive housing for a variety of persons with special needs, including the chronically homeless individuals and families, transitional youth, persons with chronic mental illness, and others.
- Affordable housing for large families

MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

1. Introduction

Cost of Rental Housing

According to the American Community Survey, 5-Year Estimates, 2015-2019 data, the median gross rent in Pomona is estimated to be \$1,362 a month, which is the lowest value compared to the surrounding cities and the County. Pomona's median gross rent value is approximately \$98 less per month than Los Angeles County and \$709 less per month than neighboring city Diamond Bar, which has the highest value. Therefore as stated, median rents in Pomona have been consistently lower than those in Los Angeles County.

Affordable Rental Housing

Efforts to address affordable rental housing during the Consolidated Plan period may include acquisition and/or rehabilitation of rental housing for low- to moderate-income families. Any projects deemed beneficial to the low-to-moderate income population will be assessed prior to funding to minimize displacement. If a project entails acquisition of real property where tenants may be displaced, the City will adhere to all relocation and real property acquisition requirements.

Other activities to be undertaken to address affordable rental housing include implementation of a HOME-funded Tenant-Based Rental Assistance Program. The TBRA Program will provide rental assistance, utility cost and/or utility deposits to low-income households.

Local market conditions that led to the use of HOME funds for TBRA are affordability and housing costs. ACS data shows that households in the City experience the highest levels of cost burden above 30 percent but less than 50 percent (75.1 percent). Additionally, households in higher rates of cost burden great than 50 percent (23.2 percent), compared to the State (19.4 percent) but similar to the County (23.3 percent). Cost burden equates to a high rate of overpayment for rents compounded with a slower growth in income. This inability to afford rent levels creates housing that is overcrowded and families that are at risk of becoming homeless. Therefore, a TBRA program would utilize HOME funds to assist in the affordability gap.

Cost of Owner-Occupied Housing

Housing cost differs by whether a housing unit is owner-occupied or rented. Based on surveys of classified and real estate ads, renters in Pomona are primarily offered one and two-bedroom units, while owner- occupied housing is primarily two, three and four-bedroom units.

The percentage of Pomona households that owned their home in 2020 was 52.6 percent, a very small decrease from the rate of 53 percent in 2010. This is a higher percentage than the homeownership rate of Los Angeles County, which was at 47.7 percent in 2010 and has since decreased to 46.2 percent according to ACS data for 2017-2021.

The median home value in Pomona is estimated to be \$394,500, which is one of the lowest values compared to nearby cities and the County. Pomona's median home value is approximately \$188,700 less than Los Angeles County and \$278,000 less than Diamond Bar, which has the highest value. According to data gathered from Zillow, the median home value in Pomona in 2021 is \$586,939 which is 11 percent higher than the value of the American Community Survey 5-Year Estimate (2017-2021) as seen in the table below. According to Zillow, the median home value in Pomona is 21.2 percent higher in 2021 than that of 2020. The median home value of homes in Pomona in 2020 was \$474,247 which is higher value than the American Community Survey 5-Year Estimates available for 2019. House prices have risen considerably in the City in recent decades. This has ongoing implications for home ownership purchase and affordability. As housing prices climb, fewer income earners will be able to afford the median-priced house in Pomona.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2021	% Change
Median Home Value	258,700	523,300	102%
Median Contract Rent	996	1,468	47%

Table 40 – Cost of Housing

Data Source: 2009-2013 ACS (Base Year), 20017-2021 ACS (Most Recent Year)

Median Gross Rent by Bedrooms						
	2015	2016	2017	2018	2019	Percent
Unit Size						Change
						2015-2019
Studio	\$917	\$916	\$965	\$998	\$983	7.2%
1 Bedroom	\$867	\$887	\$930	\$985	\$1,062	22.5%
2 Bedrooms	\$1,160	\$1,192	\$1,244	\$1,272	\$1,346	16.0%
3 Bedrooms	\$1,532	\$1,557	\$1,590	\$1,614	\$1,714	11.9%
4 Bedrooms	\$1,743	\$1,751	\$1,899	\$1,940	\$2,081	19.4%
5 or More Bedrooms	\$1,838	\$1,922	\$2,027	\$1,833	\$2,169	18.0%
Median Gross Rent	\$1,150	\$1,183	\$1,246	\$1,289	\$1,362	18.4%
Source: American Commu	Source: American Community Survey, 5-Year Estimates, 2015, 2016, 2017, 2018, 2019					

Table 41 – Median Gross Rent by Bedrooms

Rent Paid

Rent Paid	Number	%
Less than \$500	898	4.8%
\$500-999	2,164	11.6%
\$1,000-1,499	6,538	35.1%
\$1,500-1,999	5,513	29.6%
\$2,000 or more	3,533	18.9%
TOTAL	18,646	100%

Table 42 - Rent Paid

Source: American Community Survey, 5-Year Estimates, 2017-2021

Housing Affordability Table

% of Units Affordable to Household Earning	Renter	Owner
30% HAMFI		
50% HAMFI		
80% HAMFI		
100% HAMFI		
Total		

Table 43 – Monthly Rent

Data Source: 2009-2013 ACS (Base Year), 20017-2021 ACS (Most Recent Year)

MONTHLY RENT

Monthly Rent (\$)	Effici en cy (n o b edr oom)	1 B edr oom	2 B edr oom	3 B edr oom	4 B edr oom
Fair Market Rent	1384	1604	2044	2693	2933
High HOME Rent	1335	1432	1721	1979	2188
Low HOME Rent	1042	1116	1340	1548	1727

Table 43 – Monthly Rent

Data Source: 2022 HUD FMR and HOME Rents for Los Angeles-Long Beach-Glendale MSA

Availability of Sufficient Housing

There is insufficient housing that is affordable to households at all income levels. This is apparent from the Census data and other sources cited in the ConPlan, which show high levels of housing cost burden, overcrowding and homelessness. Approximately 31 percent of City households are large households, where the majority is renter- households. Approximately 10.6% of Pomona residents were seniors as of 2019. They have a need for housing with access to nearby medical, shops, services and open space. Population growth and composition will determine the amount and type of affordable housing needed in the next decade.

Expected Change of Housing Affordability

According to the 2010 US Census, around 47.4 percent of Pomona households lived in rented housing. Monthly rent for a one bedroom in Pomona has increased from \$867 to \$1,062 (22.5 percent) between 2015 and 2019; experiencing the most price increase of all bedrooms. Studios saw the least amount of price increase at 7.2 percent. In general, all rentals saw an increase in prices over these 5 years, with the median gross rent increasing by 18.4 percent from \$1,150 to \$1,362. In comparison, the median income for Pomona households increased by 23.2 percent between 2019 and 2015 – from \$49,186 to \$60,598 annually Median rents in Pomona have been consistently lower than those in Los Angeles County.

Although rents remained relatively stable during the early 1990s, they have increased substantially during the past 30 years, fueled by a continued scarcity of housing and increased demand. It is difficult to know the expected change in housing affordability, but it is anticipated that housing prices will continue to rise.

Rent Comparison

The HOME rent limits ensure that units assisted with HOME funds are affordable to low and very low-income households. HOME rent limits include tenant's utility expenses. The FMR's represent the maximum housing cost (rent and utilities) paid by Housing Authorities to landlords providing housing to tenants with Section 8 Housing Choice Vouchers. Both FMR's and HOME rents typically increase annually based on unit size. They impact the City's strategy to produce or preserve affordable housing greatly and low-income households benefit from the restricted low rents. For a review of rental housing costs see tables 40-42.

MA-20 Housing Market Analysis: Condition of Housing – 91.210 (A)

1. Introduction

Age of Housing Stock

According to the 2010 Census, 72% percent of all housing in Pomona was developed between 1950 and 1980 with almost 57% percent of the City's housing stock being over forty (40) years old. The tables below show the year units were built, the condition of occupied units, vacant units and units at risk of lead-based paint hazards.

	F	Renter		Owner
	Number	%	Number	%
With one selected condition	9,661	49.6%	7,502	34.1%
With two selected conditions	2,625	13.5%	430	1.9%
With three selected conditions	38	.20%	19	
With four selected conditions	0	0%	0	0%
No selected condition	7,155	36.7%	14,027	63.8%
Total	19,479	100%	21,978	99.8%

Table 44 - Condition of Units

Data Source: 2017-2021 ACS

Y e ar Unit B u ilt	Owner-Occupied		Renter-	·Occ u pi ed
	Number	%	Number	%
2000 or later	1,266	6%	2,343	12%
1980-1999	4774	22%	4590	24%
1960-1979	5108	23%	6061	31%
Before 1960	10830	49%	6,485	33%
Total	21,978	100%	19,479	100%

Table 45 - Year Unit Built

Data Source: 2017-2021 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	N u mb er	%	N u mb er	%
Total Number of Units Built Before 1980	15,475	75%	12,335	67%
Housing Units build before 1980 with				
children present	2,960	14%	3,560	19%

Table 46 - Risk of Lead-Based Paint

Data Source: 2017-2021 ACS (Total Units), 2015-2019 CHAS (Units with Children present)

Vacant Units

The residential vacancy rate is an indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and serves as a disincentive for property owners to perform needed maintenance.

In a healthy market, the vacancy rate is usually 1% to 3% for single- family dwellings and 3% to 5% for multi-family dwellings. Pomona has one of the lowest vacancy rates of the surrounding cities. At 4.3 percent, Pomona's vacancy rate is about 2 percent below Los Angeles County. Of Pomona's vacant units, a large portion are vacant for unknown reasons, according to ACS data (48.8 percent). The table below shows that just under 20 percent of vacant units are up for rent and 24.5 percent are either on the market or have already been sold but are not yet occupied.

Vacant Housing Units by Type						
Type of Household	Estimate	Percentage				
For rent	339	19.4%				
Rented, not occupied	81	4.6%				
For sale only	290	16.6%				
Sold, not occupied	139	7.9%				
For seasonal, recreational, or occasional use	47	2.7%				
For migrant workers	0	0.0%				
Other Vacant	853	48.8%				
Total Households	1,749	100%				
Source: American Community Survey, 5-Years Estimates, 2019						

Table 47 – Vacant Housing Units by Type

Among the vacant units in Pomona categorized as "other vacant" units includes abandoned and boarded up units. Acquisition and rehabilitation of deteriorated homes is an important City strategy for providing affordable housing opportunities and improving neighborhood conditions.

Physical Defects and Substandard Conditions

According to American Cmmunity Survey, 5-Year Estimate, 2019 data almost 70% of the City housing stock being over forty (40) years old. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions. Through code enforcement programs, the City identified 134 units as in need of maintenance or some repair. Indications of substandard units include overcrowding, lack of complete plumbing, and the age of the housing stock. The figures for Pomona are 8.5% higher than the County overall. Based on 2019 ACS data, 1.5% of housing units in Pomona display substandard conditions. Approximately 0.4% of housing units lack complete plumbing facilities and 1.1% lack complete kitchen facilities. Based on this data, at a minimum 586 units (1.5%) within Pomona are substandard and in need of rehabilitation.

Need for Owner and Rental Rehabilitation

Based on the City's aging housing stock and the severity of housing problems, there is a need for owner and rental housing rehabilitation. The current distribution of the age of homes in Pomona also indicates that a majority of homes in the City were built prior to the 1990 Americans with Disabilities Act (ADA), which may result in a lack of accessible homes for those residents experiencing a disability. The City's older housing stock also reflects a rapidly gaining need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in Pomona who have a lower income or a fixed income.

Estimate the # of Housing Units Occupied by LMI Families with Lead-Based Paint Hazards

Based on American Community Survey data for 2019, the total number of units built before 1980 for owner-occupied units is 15,745 and 12,335 for renter units. Approximately 66% of those units are occupied by low-income persons. The estimated number of units with lead and occupied by low-income families is 18,555.

MA-25 Public and Assisted Housing -91.210(B)

1. Introduction

There are no public housing units in the City of Pomona.

Totals Number of Units

	P r og r am Typ e								
	Certificate	Mod-	P u blic				Vo u ch er s		
		Re hab	Ho u si n g	Total	P r oj e ct	T en ant	Sp e cial	Purpose Vou	ch er
					-bas ed	-bas ed	V e terans	Family	D isabl ed
							Affai r s	U n ificatio n	*
							S u ppo r tiv e	P r og r am	
							Ho u si n g		
# of units									
vouchers									
available				XXX			0	0	0
# of									
accessible									
units									

Table 48 – Total Number of Units by Program Type

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

2. Supply of Public Housing Development

N/A - The City of Pomona does not have any public housing.

3. Number and Physical Condition of Public Housing Units

N/A - The City of Pomona does not have any public housing.

4. Restoration and Revitalization Needs

N/A - The City of Pomona does not have any public housing.

5. Strategy for Improving the Living Environment of low- and moderate-Income Families

While the City does not have any public housing, the City has an assisted housing inventory to improve the lives of low-income families. Housing Element law requires that a jurisdiction address potential reductions in the affordable housing stock related to the conversion of assisted rental housing to market-rate housing within the next ten years. As of early 2022, there were fifteen assisted housing developments within Pomona, containing 1,077 assisted affordable units, or 2.6 percent of the City's housing units. Four of these developments, totaling twenty-one units, are ownership housing.

P r oj e ct Nam e a nd A ddre ss	T en ant Typ e	Affo rd abl e U n its	Total U n its	Funding Source(s)
Publicly Assisted Hous	si n g P r oj e cts	}		
Portofino Villas	Senior	174	174	LIHTC
Emerson Village	Senior, Disabl ed	164	165	Project-based Section 8
Drake Manor	Family	110	110	LIHTC
TELACU Las Brisas	Senior	80	80	HUD Section 202
TELACU La Esperanza	Senior	70	70	HUD Section 202 & HOME
St. Mark Taper Foundation Family Living Center (Prototypes Pomona Apartments)	Family	32	32	LIHTC
Mission Promenade	Family	6	8	RDA Set-Aside Funds
Tivoli Plaza Senior	Senior	63	63	
Apartments/Shield Village (Pomona Intergenerational Housing)	Family	27	27	RDA Set-Aside Funds LIHTC
Park & Plaza Apartments	Family, Senior	302	472	RDA Set-Aside Funds
Hamilton/Fernleaf Street	Family	8	8	RDA Set-Aside Funds
Palomares Walk	Family	4	8	RDA Set-Aside Funds
North Towne Avenue Apartments	Family	26	26	RDA Set-Aside Funds
Murchison Avenue	Family	1	1	RDA Set-Aside Funds
Edison Lofts	Family	4	14	RDA Set-Aside Funds
Pasadena St.	Family	6	6	RDA Set-Aside Funds
Total		1,077	1,219	

Table 49 - Publicly Supported Housing (Inclusive of Local/State-Funded Projects)

Sources:

1. City of Pomona, Affirmatively Furthering Fair Housing 2021-2029

Tenant Type: S = Senior; F = Family; D = Disabled; V = Veteran; H = Homeless LIHTC: Low Income Tax

Credits; HOME: HOME Investment

Partnerships Program; HUD 236: Preservation Program; HUD 202: Supportive Housing for Elderly

Program; MHSA: Mental Health Services Act Program

Preservation and Replacement Options

To conserve assisted housing developments, the Emerson Village contract with HUD, which expired in July 2008, was renewed for an additional ten years, thereby preserving 164 affordable units. Of the 26 units at the North Towne Avenue Apartments, 14 units were restricted under the HOME program, and at the end of the HOME affordability period in December 2008, those units were converted to low/moderate- income units with four of the units remaining affordable to very low-income households.

MA-30 HOMELESS FACILITIES -91.210(c)

1. Facilities Targeted to Homeless Persons

	Organization	Population	Services
Homeless Prevention	Catholic Charities	general	-
	House of Ruth	domestic violence	Temporary Rental Assiatnce program 120- days, 6 months and upto 12 months
	Department of Public Social Services	general	-
	City of Pomona HPRP Program	general	-
	Mercy House	general	-
	Foothill Aids Project	general	Temporary Rental Assiatnce program 120- days, 6 months and upto 12 months. They have about 20 units that can accomodate a family of 5
Outreach & Assessment	Pomona Homeless Assistance	general	-
	Pomona Homeless Outreach Team	general	-
	Tri City Mental Health	Mental health	
	Pacific Clinics	Mental health	
	Pomona Clinic Coalition	Physical & Mental health	
Emergency Shelter	House of Ruth	domestic violence	30 beds (2 single and the rest for families)
	Our House Shelter	families	18 beds
	LAHSA/Volunteers of America	Single Adults	100 Beds
	LAHSA/ESVCH	Single Adults	200 beds
	American Recovery	Sub. Abuse/ Adults w/Children Adults Only	3 beds 20 beds
	Inland Valley Hope Partners	Families w/children Single Women	15 beds I bed

		T	1
		Adults with	25 beds
	Total Restoration	Children Adults	25 beds
	Ministries	Chronically Homeless	25 beds
Motel Vouchers	American Red Cross	disaster	-
	Catholic Charities	general	-
	Department of Public Social Services	service applicants	-
	Pomona Neighborhood Center	general	-
	Services Center for Independent Living		
	Foothill Aids Project		-
	Pacific Lifeline	Women & children	-
Transitional Housing	American Recovery Treatment Center	substance abuse Families w/children Single Women	10 beds 15 beds
	Crossroads - Women	reentry program	7 beds
	Fresh Start (Tri-City Mental Health)	mental health	40 beds
	House of Ruth – Women - Women w/ Children	domestic violence	20 beds
	Victory Outreach –	Men	68 beds
	(religious req.)	Women	12 beds
	Prototypes – Women – Women w/ Children	substance abuse - transitional	65 beds
	Prototypes – Women – Women w/ Children	substance abuse - reentry program	48 beds
Transitional Housing	American Recovery Treatment Center	substance abuse Families w/children Single Women	10 beds 15 beds
	Tri-City Mental Health	Adults w/ children Adults Only Chronically Homoloss	I bed 9 beds
		Chronically Homeless	3 beds
	Pomona Transitional Living Center - Men	disabilities	5 beds
	y	Adults w/ children	I bed
	Tri-City Mental Health	Adults Only	
		Chronically Homeless	9 beds 3 beds
Supportive Services	Catholic Charities	General	Housing, Finance & Counseling

Department of Public Social Services	General	General
House of Ruth	Domestic Violence	Case Management / Education
LA Urban League	General	Employment
Inland Valley Hope Partners	Families	Case Management /Childcare
Pomona Neighborhood Center	General	General
Family Resource Center	Youth	School Related
Prototypes	Substance Abuse	Case Management /Counseling
Inland Valley Hope Partners	Disabilities	Disability Assistance
Tri-City Mental Health	Mental Health	Mental Health Services
Pacific Clinics	Mental Health	Mental Health Services

Source: City of Pomona Consolidated Plan 2011-2018, The State of Homelessness In Pomona 2013

Table 50 - Facilities and Housing Targeted to Homeless Households

2. Mainstream Services

Services provided to stabilize qualifying households in housing may include:

- 1. Linkage to county, state and non-governmental mental health, medical, dental, substance abuse, entitlement income and benefits.
- 2. Assistance in understanding and completing applications for local assistance programs
- 3. Credit counseling and repair and budget management instruction
- 4. On-going case management
- 5. Moving costs truck rental, moving company fee, temporary storage fees Rental application fees (common) Security Deposits (up to 2 mos rent) Last month's rent to secure agreement Utility Deposits (common) Utility Payments (up to 24 mos, including up to 6 mos arrearages, per service)
- 6. Rental assistance, housing search and placement assistance, legal assistance to the extent that it addresses situations that hinder client from maintaining permanent housing, mediation services.

1. List and describe services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Certain levels and types of assistance are identified as being particularly useful in helping special needs populations achieve and maintain housing stability. Some of these are as follows:

Chronically homeless persons may have become habituated to the street or institutionalized, either through the old continuum of care model, or in hospital or detention settings. In the struggle to survive, decision making is marked by a dominance of short term needs over long term planning. Many chronically homeless persons and families have lost nearly everything and everyone of meaning; they may not trust that housing will still be there for them or that support systems can be relied upon. Those who have been homeless for extended periods may have lost basic homemaking, job and social skills.

For Chronically homeless individuals and households, high-tolerance housing, allowing for acclimatization and adaptation may be helpful. Others, who have been highly institutionalized, may respond better and feel more secure in a structured

setting. Solid assessment, close case management, and development of individual service plans in partnership with the client will help the service provider to identify and meet the unique needs of each client. The availability of life skills, job training and placement, and assistance in developing work based upon individual's skills, talents, and limitations will be helpful.

Families with children may additionally need family reunification support, childcare assistance and parenting classes. Ensuring that children are linked to the local school district homeless liaison and resource center is essential. Assisting families in knowing the rights to education access and maintenance will help to break a potential cycle of inter-generational homelessness.

Veterans and their families may require support in linking to the rich array of services and housing support available through the Veteran's Administration. Military personnel returning to the United States from recent deployment, may need additional counseling, medical and psychological services, and peer and community activities to help them reconnect with the friends and loved-ones on the home front.

Unaccompanied youth may need assistance connecting with Transitional Aged Youth service and housing providers. They may also need assistance with family reunification. Connection with adult school, community college, and job training and certification open doors for young people who have encountered a bend on the road of life.

MA-35 Special Needs Facilities and Services -91.210(d)

1. Introduction

Special needs or community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern.

According to the State of California Community Care Licensing Division of the State's Department of Social Services, there are 61 State-licensed community care facilities located in Pomona. The locations of these facilities are shown in in the figure below. Pomona's care facilities are generally distributed throughout the City, however, visible concentrations are located in northern Pomona. These are not specifically located within R/ECAPs.

The table below summarizes the facilities by type and capacity. Pomona contains three types of licensed community care facilities: adult day care, adult residential care, and residential care for the elderly. These facilities have a total capacity for 410 persons in 24-hour care and 66 adults in day care programs. Four of these facilities, and 538 beds, are for elderly residential care. Given the size of the City's frail elderly population (75 years and above), specifically 6.664 persons or four percent of the overall population according to the 2021 5-Year ACS, this level of capacity can potentially be well below the need.

Table 51 - Facilities by Facility Type

Type of Facility	De sc r iptio n	Faciliti e s No. Capacity	
ryp e or Facility	De scription		
Adult Day Care	Day care programs for frail elderly or developmentally/mentally disabled adults	2	66
Adult Residential Care	Facilities that provide 24-hour non-medical care for disabled adults ages 18 through 59, who are unable to provide for their daily needs	55	410
Residential Care - Elderly	Provides care, supervision, and assistance with activities of daily living for persons older than 60 years of age	4	538
Total		61	1,014

Source: State of California Community Care Licensing Division, 2023

Housing Options for Persons with Disabilities

In Pomona, a range of housing options with supportive services are available to persons with disabilities. The living arrangement of persons with disabilities depends on the severity of the disabilities. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. This can include special housing design features to accommodate wheelchairs and persons with mobility limitations, income support for those not able to work, and in-home supportive services for persons with medical conditions among others. Services can be provided by public or private agencies.

Due to their specific housing needs, persons with disabilities are vulnerable to discrimination by landlords who may not be familiar with the reasonable accommodation protections contained in the Fair Housing Act. Similarly, some landlords may be hesitant to rent to persons with an assistive animal, such as a guide dog. Persons with more severe disabilities may require supportive housing. For those who may require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental and emotional disabilities.

To help meet the needs of the disabled population, the City has a number of residential care facilities that provide supportive services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are 55 adult residential care facilities, with a capacity of 410 beds.

Supportive Housing and Special Needs Assessment

Based upon community meetings and surveys, the top priority for the special needs populations were identified as seniors and the homeless. Reducing the number of unsheltered homeless was rated the top prior on the community needs survey. Special needs housing for seniors and persons with disabilities was ranked second in its category.

The City's Senior City also provides supportive housing services in coordination with Los Angeles County's Senior Services. These programs provide low-income elderly with options that allow them to live independently. Assistance with everyday activities such as cleaning, cooking, transportation, etc. allow seniors and those

with disabilities to maintain and independent lifestyle. Eighty-six units of subsidized senior housing are located in Pomona. Nine senior living apartment complexes are within the City of Pomona. Over 800 units are available to very-low, low- and moderate-income seniors through this network of senior housing. Emerson Village offers assisted living for the disabled. A new Centralized Service Center is being built to provide essential homeless services, including assistance with supportive housing referrals.

2. Services to Ensure that Persons returning from mental and Physical Health receive appropriate supportive housing

Services and advocacy are provided to persons with disabilities through the Services Center for Independent Living, the Department of Public Social Services, and the Regional Center. Casa Colina, one of the premier rehabilitation facilities in the country, is located in the City of Pomona. In addition to adult day care, Casa Colina has residential facilities available at alternate campuses for those disabled with brain injuries and developmental disabilities. The Adult Day Care Center of Pomona offers transportation and stimulating activities for disabled adults during daytime hours.

Residential facilities are offered for persons with drug and alcohol addictions at American Recovery Center. 173 units are available for individuals, as well as families with children. Prototype residential facilities and apartments will accommodate both homeless and housed low-income families with children that are working to overcome substance abuse. BRIDGES offers methadone treatment to those dealing with opiate addiction and mental health care combined with substance abuse treatment for those with dual-diagnosis.

The City of Pomona meets monthly with the Pomona Continuum of Care Coalition to assess needs for services and housing. The inter-agency connections developed through the Pomona COC has resulted in a highly responsive support and assistance network.

Homeless Prevention is provided by two local non-profit agencies that are funded with Emergency Solutions Grant funds making rental assistance, security deposits and utility payment assistance available to those at-risk of homelessness.

The City administers 1,124 Housing Choice Vouchers that provide permanent and housing options for at-risk, very-low and low-income families, homeless veterans. The following housing options are available for special needs populations:

Ag en cy	Sp e cial N eed
Foothill Aids Project	HIV/AIDS
Tri-City Mental Health	Mental Health
First Step Housing	Mental Health
Pacific Lifeline	Domestic Violence
House of Ruth	Domestic Violence
Prototypes	Substance Abuse

Table 52 – Housing Options for Special Needs Populations

The following supportive services are available to assist those with special needs:

Ag en cy	Services	Population Served
Catholic Charities	Housing, Finance, Counseling	All, low-income
Department of Public Social Services	Broad spectrum of services and housing	All, low-income
House of Ruth	Advocacy, counseling, legal, childcare, housing	Domestic Violence
Los Angeles Urban League	Employment	All
Pomona Crisis Center	Family Counseling, Court- ordered counseling	Violence and victims
Inland Valley Hope Partners	Food, clothing, psycho-social therapy, emergency housing for 90 days	Women, women with children
Family Resource Center	Resource assistance, advocacy	Families with school aged children
Prototypes	Childcare, counseling, case management	Women overcoming substance abuse who have children
Services Center for Independent Living	Advocacy	Persons with disabilities
Pomona Economic Opportunity Center	Employment	Undocumented workers
Tri City Mental Health Center	Housing, therapy, medications	Mental Health
Pacific Clinics	Therapy and medications	Mental Health

Table 53 – Supportive Services for those with Special Needs

Specific Activities to be Undertaken By the City to Address Housing and Supportive Services Needed w/ Respect to Persons who are not homeless but have other special needs.

See Appendix C: Summary of Annual Goals and Objectives for each activity in Appendices, which includes priority needs

MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.210(E)

1. Introduction

Currently, the demand for affordable housing in Pomona exceeds the supply, especially for those in the extremely-low income, very-low and moderate-income categories. Barriers to affordable housing include:

- The reluctance of builders to invest in affordable housing projects, especially apartments.
- The lack of sufficient financial resources for development of affordable units.
- The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Affordable Housing Strategies

- Increase the supply of affordable housing through new construction
- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance

MA-45 Non-Housing Community Development Assets – 91.215(f)

1. Introduction

Economic Development Market Analysis

	2	2010	2	:021	P er c en t
Industry Sector	People Employed	% of City Employm en t	People Employed	% of City Employm en t	Cha n g e 2010-2021
Agriculture, forestry, fishing and hunting, and mining	238		673		183.8%
Construction	5,120		6,504		27.0%
Manufacturing	10,855		7,978		-26.5%
Wholesale Trade	2,953		2,816		-4.6%
Retail Trade	7,728		8,990		16.3%

Transportation and warehousing, and utilities	4,782	6,216	30.0%
Information	989	642	-35.1%
Finance and insurance, and real estate and rental leasing	3,584	2,976	-17.0%
Professional, scientific,			
management, and administrative services	5,685	6,672	17.4%
Education services, health care, and social assistance	10,256	13,410	30.8%
Arts, entertainment, recreation, accommodation, and food services	5,347	6,616	23.7%
Other services (except public administration)	3,324	4,137	24.5%
Public Administration	1,730	2,212	27.9%
Total Employment	62,591	69,842	11.6%

Data Source: ACS 2017-2021

Table 54 - Employment by Sector

Labor Force

Total Population in the Civilian Labor Force	74,755
Civilian Employed Population 16 years and	
over	69,842
Unemployment Rate	6.6
Unemployment Rate for Ages 16-24	18.43
Unemployment Rate for Ages 25-65	4.97

Table 55 - Labor Force

Data Source: 2017-2021 ACS

Occupations by Sector	Number of People
Management, business, science, and arts	17,246
Natural resources, construction, and maintenance occupations	8,336
Service	13,930
Sales and office	14,949
Production, transportation and material	
moving	15,381

Table 56 – Occupations by Sector

Data Source: 2017-2021 ACS

Travel Time

Travel Time	N u mb er	P er c en tag e
< 30 Minutes	32,922	52%
30-59 Minutes	19,841	31%
60 or More Minutes	10,792	17%
Total	63,555	100%

Table 57 - Travel Time

Data Source: 2017-2021 ACS

Education Attainment by Employment Status (Population 16 and Older)

Education:

	Ag e				
	18 – 24	25 – 34	35–44	45 – 65	65+ y r s
	y r s	y r s	y r s	y r s	
Less than 9th grade		15,344	No Data	No Data	No Data
9th to 12th grade, no diploma	1,954	11,754	No Data	No Data	No Data
High school graduate, GED, or					
alternative	6,082	23,364			
Some college, no degree		20,970	14,939	23,308	11,809

Associate's degree	8,940	7,090			
Bachelor's degree	1,320	11,901			
Graduate or professional degree	No Data	5,414	3,597	5,804	3,334

Table 58 - Educational Attainment by Age

Data Source: 2017 - 2021 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,792
High school graduate (includes	
equivalency)	30,779
Some college or Associate's degree	36,729
Bachelor's degree	58,167
Graduate or professional degree	76,546

Table 59 – Median Earnings in the Past 12 Months

Data Source: 2017 - 2021 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

There are several major occupations of employed City residents that consist of production, administrative, and professional positions. These occupations were spread over a wide array of industries, with 18% of the working population in manufacturing, 15% in educational/health/social services and 12% in retail. In general, production and administrative positions, particularly those in the manufacturing, services and retail industries, earn lower incomes compared to professional occupations.

2. Workforce and Infrastructure Needs of the Business Community

The City has faced many challenges due to the economic downturn in recent years. Job losses occurred which left the City's economy struggling. The largest percentages of the workforce in Pomona are: manufacturing, education/health services, retail trade and construction.

Needs of the business community include skilled and trained workers, as well as job opportunities. The gap between the skills of the local labor force and the expertise needed by the business environment is indicative of the number of workers (63,788)

and the number of job (29,662) in the labor force, which represents and 46% gap/need.

Thus, the Los Angeles Urban League – Pomona Workforce Center through its WIA continues to increase its partnerships with agencies in the City to support the growth and stability of businesses.

3. Major Changes that may have an economic impact (i.e. planned local or regional public or private sector investments or initiatives that have affected or may affect job or business support or infrastructure these changes may create

With the loss of the City's Redevelopment Agency, planned local business investments are minimal. However, private investments/partnerships are encouraged. In some cases, the City may have available land and financing mechanisms to assist with economic ventures. Development efforts are aimed towards achieving goals to create, expand or retain business opportunities.

4. How skills and education of the current workforce correspond to employment opportunities in the jurisdiction

Lack of education and job skills directly correspond to employment opportunities, in that. those not trained or educated in a particular craft have difficulty finding employment.

The Los Angeles Urban League – Pomona Workforce Center, in Conjunction with Senate Bill 734 has been charged with spending 25-30% of program allocations from LA County towards job placement and training activities over the course of the next two program years. This means the agency will be seeking employers who are willing to partner with in training and employing local residents.

Training Services in the City of Pomona may include:

- Occupational skills training, including training for non-traditional employment
- 2. On-the-job training
- 3. Programs that combine workplace training with relation instruction, which may include cooperative education programs
- 4. Training programs operated by the private sector

- 5. Skill upgrading and retraining
- 6. Entrepreneurial training
- 7. Job readiness training
- 8. Adult education and literacy activities in conjunction with training services listed above

5. Current Workforce Initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the Consolidated Plan

In an effort to help individuals with gainful employment and to decrease school dropout rates, the LA Urban League implements several initiatives through the Los Angeles County Workforce Investment Act (WIA). Those initiatives include implementation of the following types of programs:

- 1. Adult and Dislocated Worker Programs
- 2. Youth Programs
- 3. Youth Employment Programs

These programs will support the Consolidated Plan through its goal to create, expand or retain economic opportunities. Specifically, they will aid in identifying and meeting the needs of key industry sectors/clusters. Key industry sectors identified by the WIB include the health care and life sciences, entertainment, logistics/transportation/goods movement, hospitality and tourism, and construction.

Also, the City will continue to fund public service activities geared towards youth programs and employment.

6. Comprehensive Economic Development Strategy (CEDS)?

The City does not formally participate in a Comprehensive Economic Development Strategy. However, the City does partner with the Chamber of Commerce and local businesses to encourage business retention, creation and/or expansion, as well as business assistance through the Small Business Administration.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

1. Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Minority populations, specifically Hispanic and African American households appear to be affected more by multiple housing problems. Lower-income households, female-headed households, rent-burdened households and overcrowded households and those households living in older housing stock are more affected by multiple housing problems.

2. Are there areas in the jurisdiction where these populations are concentrated?

An area of racial/ethnic minority concentration is defined as a census tract that contains a minority population of fifty (50) percent or more. A review of the 2000 census data indicates that minority population groups now represent the majority of the population of the City and are dispersed throughout the community. In 2010 the City's population was estimated at 149,058 of which 87.5% belonged to a racial or minority group. At the census tract level, the majority of the population ranges from a low of 30.9% (4032.00) to a high of 97.2% (4024.05). In fact, census tract 4032.00 is the only census tract that had a minority population of less than 50%.

3. What are the characteristics of the market in these areas/neighborhoods?

The severity of housing problems and needs of the extremely low- income, low-income, and moderate-income renters and owners in the City of Pomona are diverse and include, but are not limited to, housing affordability, overcrowding, substandard housing and availability of housing.

The Housing Market Analysis and Needs Assessment along with feedback from a Community Needs Survey/Consultation provided the basis for assigning the relative priority given to priority housing needs. The survey covered issues related to housing, public facilities, neighborhood needs, street improvements, public programs and quality of life priorities. The City received responses to a community survey identifying the top priority needs for housing as follows:

- Affordable Rental Housing
- Senior Housing/Special Needs Housing
- Homeownership Assistance

4. Are there any community assets in these areas/neighborhoods?

Community assets in these areas include improved infrastructure, improved community and recreational facilities, improved/rehabilitated housing, senior centers, public transportation, grocery stores, drug stores and community health centers/hospitals.

5. Are there other strategic opportunities in any of these areas?

There are strategic opportunities for development, as well as the job creation. While public funding at the State and Local level may be limited, private investment opportunities still exist. The City acquired land from the now defunct Redevelopment Agency which creates strategic opportunities for development partnerships.

MA-60 BROADBAND NEEDS OF HOUSING

1. Describe the need for broadband wiring and connection for households, including low-and-moderate-income households and neighborhoods.

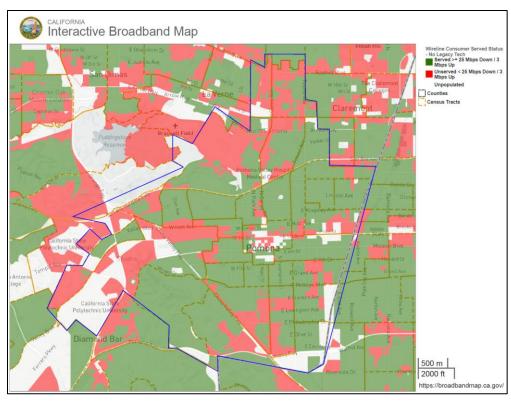
In 2015 the Federal Communications Commission (FCC) defined broadband internet as a minimum of 25 Mbps download and 3 Mbps upload (25/3 Mbps). The FCC's 2018 "Measuring Broadband America" report found that among participating home internet service providers, the median download speed experienced by users was approximately 72 Mbps. This is an indication that Americans have already surpassed the minimum standards.

According to the 2020 Interactive Broadband Map, over 3/4ths of the residential and commercial areas of Pomona receive broadband internet greater than the minimum of 25 Mbps download and 3 Mbps upload (25/3 Mbps). This included both wireline broadband and wireless service. Based on the Fixed Consumer Served Status Map that are "Priority Unserved". This shows areas where broadband service is not available above 10 Mbps download and 1 Mbps upload. This is in small areas of the

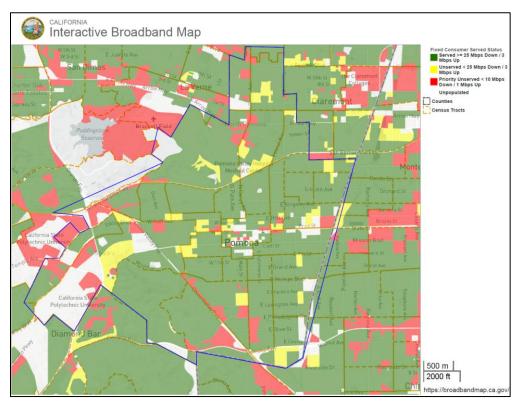
following Census Tracts, 402702, 402902, 4030, 402402, and 4022. In lieu of lack of service for community members in these areas, the City of Pomona provides free access to personal computing workstations and internet at the Children and Adult Reference areas of the Library.

2. Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

An increase in competition among internet providers will improve the quality of services. This includes availability of internet access and speeds, and affordable options for broadband. The City of Pomona has three wireline providers who cover over 95% of the city, Spectrum, T-Mobile, and Frontier. Furthermore, the city has four wireless service providers, Verizon, T-Mobile, Sprint, and AT&T. According to the CA Interactive Broadband Map wireline and wireless provide nearly universal coverage of all residential and commercial areas of Pomona. This shows that diversified internet service provider options can be made available for lower-income households as well in a more competitive market.



Data Source: CA Interactive Broadband Map, Wireline Consumer Served Status



Data Source: CA Interactive Broadband Map, Fixed Consumer Served Status

MA-65 HAZARD MITIGATION

1. Describe the Jurisdictions increased natural risks associated with climate change.

The average temperatures in Pomona range from 41 degrees in the winter months to 89 degrees in the summer months. This may vary during the months of October to March due to the Santa Ana winds causing higher temperatures and very low humidity. Additionally, rainfall in the city averages 16.99 inches of rain per year.

The City of Pomona Local Hazard Mitigation Plan (LHMP) Update for 2022-2027 was approved by City Council on March 30, 2022. The LHMP identifies earthquakes as the highest local hazard threat. Pomona is located in a seismically active region of Southern California, with the surrounding local faults: San Jose, Indian Hill, Chino, and Central Avenue Faults. Less destructive hazard threats include landslides, wildfires, and windstorms. The areas that are prone to wildfires are located in the southern western corner of the City, in Phillips Ranch, and Cal Poly Pomona. Although, the risk of wildfires is high in the San Gabriel Mountains region, the city is

isolated from this fire prone area and the probability of a wildfire spreading to Pomona is low.

Climate change is not identified as a hazard in the updated LHMP, but it has the potential to impact all of the listed hazards: earthquakes, landslides, wildfire, flooding, windstorm, and pandemics/infectious disease.

2. Describe the vulnerability to these risks of housing occupied by low-and moderateincome households based on an analysis of data, findings, and methods.

Local hazards (earthquakes, landslide, wildfire, flooding, windstorm, and pandemics/infectious disease) are city wide and have the potential to greatly affect the commercial and residential areas. Particularly, low-and moderate-income residents are vulnerable to the risk of natural hazards.

In 2021 the median household income in the City of Pomona was \$70,494. Additionally, approximately 66 percent of residents below the counties 80% median family income (MFI), and 4,067 families and 24,197 individuals live below poverty level are 23.2%. LMI residents will experience a financial impact with fewer economic resources to respond to a disaster without the assistance of their local, state, or federal government. While the City of Pomona's updated LHMP does not discuss the vulnerability of LMI households, Federal Emergency Management Agency's (FEMA) Office of Equal Rights addresses this need by suggesting that agencies and organizations planning for natural disasters identify special needs populations, make recovery centers more accessible, and review practices and procedures to remedy any discrimination in relief application or assistance. The jurisdiction's increased natural hazard risks associated with climate change

V. STRATEGIC PLAN

SP-05 Overview

Introduction

This Strategic Plan is part of the City of Pomona's Consolidated Plan and Annual Action Plan covering fiscal years 2023-2028. The City of Pomona has established the following strategies/objectives to meet priority housing and community development needs. All strategies/objectives coincide with HUD's **goals** to:

- Ensure Decent Housing
- Create a Suitable Living Environment
- Expand Economic Opportunities And <u>objectives</u> to:
 - Provide Availability/Accessibility to programs and services
 - Provide Affordability to housing, programs and services
 - Create Sustainability in the Community through combined efforts of programs and services

Priority Needs

The City has identified ten priority needs areas to meet housing and community development goals. Priorities are based in part on responses to the 2023 Community Needs Survey and the Fair Housing Survey conducted as part of citizen participation outreach efforts, including information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community development field. The City will CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

- 1. Housing
- 2. Homelessness
- 3. Special Needs/Non-Homeless
- 4. Anti-Crime
- 5. Economic Development
- 6. Infrastructure and Public Facilities Improvements
- 7. Public Services
- 8. Fair Housing
- 9. Code Enforcement
- 10. Housing Services

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

<u>Goals</u>

- Goal 1: Promote Fair Housing Opportunity
- Goal 2: Expand Affordable Housing Supply
- Goal 3: Create and Preserve Affordable Housing
- Goal 4: Support Homeless Services Activities
- Goal 5: Planning and Program Administration
- Goal 6: Neighborhood Preservation and Eliminate Blighted Conditions
- Goal 7: Support Activities that Assist with Basic Needs and Provide Quality

Services

- Goal 8: Improve Infrastructure and Public Facilities
- Goal 9: Expand Economic Opportunities/Employment Training

Housing Strategies

- Preserve the City's existing affordable and moderate housing stock through housing rehabilitation programs
- Preserve at-risk housing stock and prevent slum/blight through Mobile Home Rehabilitation
- Preserve the City's affordable rental housing stock through multi- family housing rehabilitation
- Increase affordable housing opportunities by assisting Community Housing Development Organizations (CHDOs)
- Increase affordable housing opportunities for low-to-moderate income first-time homebuyers
- Increase affordable rental housing opportunities through Housing Choice
 Voucher Rental Assistance (Formerly Known as Section 8)
- Increase affordable rental housing through HOME-funded Tenant- Based Rental Assistance
- Increase the supply of affordable housing through acquisition, rehabilitation and/or resale.
- Conduct proactive code enforcement in targeted areas to blighted conditions

- Reduce the number of housing units with lead-based paint hazards through education, testing and remediation
- Improve access to housing information through housing counseling services

Homeless Strategies

- Strengthen the Continuum of Care by addressing gaps in residential and nonresidential services
- Implement a plan of homeless prevention
- Increase essential services to the homeless prevention
- Develop and implement a Homeless Management Information System
- Develop and implement a Strategic Plan to end homelessness
- Improve access to service and information and increase levels of referrrals

Non-Homeless/Special Needs Strategies

 Collaborate with agencies in the Continuum of Care, Community- Based Organizations, L.A. County and City Departments to address gaps in services for non-homeless and special needs population.

Lead-Based Paint Hazards Strategies

- Reduce the number of housing units with lead-based paint hazards through education, testing and remediation
- Apply for additional funding through lead grant programs to assist with lead remediation within the City.

Fair Housing Strategies

- Partner with Community Development Housing Organization to develop affordable housing
- Provide loans to low-income families for access to affordable homeownership and housing rehabilitation opportunities.
- Provide fair housing education, outreach and services to community residents and stakeholders.
- Partner with lenders/financial institutions that have a history of providing funding opportunities to low-income persons and minority concentration areas.

Community Development Strategies

- Improve overall infrastructure of low-to-moderate income neighborhoods
- Improve recreational and community facilities located in low-to- moderate income neighborhoods

- Improve ADA accessibility throughout the City
- Improve access to public services for special needs population (youth and families)
- Improve access to health care for at-risk households
- Improve the quality of life and mobility for the senior population
- Improve public safety through crime prevention oriented policing

Economic Development Strategies

 Provide funds to organizations that will create, retain or expand job opportunities to low-to-moderate income persons

SP-10 GEOGRAPHIC PRIORITIES - 91.215(A)(1)

Area Name: Citywide

Area Type: Metropolitan City of Pomona

<u>Neighborhood Boundaries</u>: Not applicable, priorities will be Citywide based on CDBGeligible area or low to moderate income clientele

Specific Housing and Commercial Characteristics of Target Area: N/A

How did consultation and citizen participation process help identify this neighborhood as a target area: N/A

Identify needs in target area: N/A

What are the opportunities for improvement in this target area: N/A

Are there barriers to improvement in this target area: N/A

General Allocation Priorities

Except for Code Enforcement activities which are conducted in targeted CDBGeligible areas, projects will be done throughout the City. Eligibility of projects or activities will be based on either low-mod qualifying area or income qualification of the household.

Code Enforcement

CDBG regulations require that code enforcement activities be conducted in established target areas and that code enforcement is part of a strategic effort involving a variety of actions, which will work to improve the identified neighborhoods and arrest blighted conditions.

In addition to inspections for code violations, the City's code enforcement program compliments a variety of actions or public and private improvements aimed at arresting blighted/deteriorated areas. Such improvements include the following:

- Housing Rehabilitation
- Infrastructure Improvements
- Public Parks/Facilities Improvement

Target Areas

The following indicators are used in developing targeted areas for CDBG-funded code enforcement:

- 1. CDBG-Eligible Areas
- 2. Deteriorated Areas
- 3. Primarily residential

SP-25 PRIORITY NEEDS – 91.215(A)(2)

HUD defines priority needs levels as follows:

H = High PriorityM = Medium PriorityL = Low PriorityN = Not a Priority

<u>High Priority</u>: Activities to address high priority needs will be funded by the City during the five-(5) year Consolidated Plan Period.

<u>Medium Priority</u>: If funds are available, activities to address these priority needs may be funded by the City during the five-(5) year period. If Federal HUD funds are limited, the City may use other sources of funds as resource leveraging.

<u>Low Priority</u>: It is not likely that the City will fund activities to address these priority needs during the five-(5) year period. The City will consider certifications of consistency for other entities' applications of Federal assistance.

<u>No Such Need</u>: The City finds that there is no such need or the City shows that this need is already substantially addressed. No certifications of consistency will be considered.

General priorities for investment, identified as priority need levels (High, Medium, Low, and No Such Need) are identified in Appendix C: Summary of Specific Annual Goals and Objectives, for each proposed activity

SP-30 Influence of Market Conditions – 91.215(B)

Influence of Market Conditions

Affo rd abl e Ho u si n g Typ e	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Housing Cost Burden
TBRA for Non-Homeless Special Needs	Housing Cost Burden
New Unit Production	Housing Cost Burden
Rehabilitation	Housing Cost Burden
Acquisition, including preservation	Affordability

Table 60 - Influence of Market Conditions

Cost Burden

Cost burden is an important housing issue because paying a high proportion of one's income for housing leaves less money available for other basic necessities, such as food and health care. Housing cost burden is typically linked to household income. Generally, the proportion of a household's income dedicated to housing costs increases as overall income decreases. State and federal standards specify that a household experiences a housing cost burden if it pays 30 percent or more of its gross income on housing. A severe housing cost burden is when a household pays 50 percent or more of its gross income on housing.

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4)

The FY 2023-24 formula entitlement allocations are estimated as follows:

2023-24 ENTITLEMENT ALLOCATIONS & REALLOCATED	
FUNDS	AMOUNT
Community Development Block Grant (CDBG)	\$1,771,564
HOME Investment Partnerships	\$905,134
Emergency Solutions Grant (ESG) programs	\$159,204
ENTITLEMENT ALLOCATIONS TOTAL	\$2,835,902
FY 2022-23 CDBG Program Income	\$0
FY 2022-23 HOME Program Income	\$0
FY 2022-23 HOME Carryover/Reprogrammed Funds	\$0
FY 2022-23 ESG Carryover/Reprogrammed Funds	\$0
TOTAL	\$0

Table 61 - Anticipated Resources

Use of Funds and expected outcomes are identified in Appendix C: Summary of Specific Annual Goals and Objectives, for each proposed activity.

Resource Leveraging

In addition to the resources indicated above, the City uses a variety of federal, state, local and private resources to achieve housing and community development goals. The following represents other resources that support key programs:

- CARES Act Stimulus Funds
- HOME-American Rescue Plan (ARP) Funds
- General Funds
- Gas Tax Funds
- Housing Choice Vouchers
- Continuum of Care
- Housing Successor Agency Bond Funds
- Park and Recreation Bond Funds

CARES ACT (COVID-19) STIMULUS FUNDING

On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act or the "CARES Act". The Act identified additional funding for the Emergency Solutions Grant (ESG) Program and the Community Development Block Grant (CDBG) program to support preparation for and response to the community impacts of the COVID-19 pandemic. HUD's distribution plan for the additional funding included multiple phases: an initial phase that would allow for quick access to funding necessary to address the immediate crisis resulting from the rising pandemic, as well as later phases that would support post-pandemic community recovery.

HOME-AMERICAN RESCUE PLAN (HOME) ARP

On March 11, 2021, Congress approved a \$1.5 trillion American Rescue Plan (ARP). This plan contains \$5 billion for affordable rental housing and homeless assistance through the Home American Rescue Plan (HOME-ARP). Approximately \$197 million in HOME-ARP funds was allocated to thirty cities in Los Angeles County. These formula block grant funds, provide cities with flexible funding to reach populations experiencing homelessness, or those currently at risk of homelessness and address local affordable housing, non-congregate shelter, and supportive service needs within respective communities.

These funds are not the traditional HOME Program funds, but are also administered through the HUD and intended to address homelessness. Eligible uses of HOME-ARP funds include the following activities:

- 1. Administration and Planning;
- 2. Development and Support of Affordable Rental Housing;
- 3. Tenant-Based Rental Assistance;
- 4. Supportive Services for Qualifying Populations; and
- 5. Acquisition and Development of Non-Congregate Shelter (NCS)

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources included property taxes, utility users and sales taxes, and motor vehicle inlieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the City from the State of California. These funds include Gas Tax revenues under sections 2106 and 2107 of the Street and Highway Code, which can be used for either street maintenance or construction.

Matching Fund Requirements

HOME Match

Federal regulations require a 25% match for the HOME Program. The City anticipates a 100% match reduction for FY 2023-24 based on HUD's designation of the City of Pomona as a Federally-distressed area. The City has had a 100% match reduction annually since 2003.

ESG Match

Federal regulations require a 100% match for ESG funds. The City will ensure that there is a 100% match to the ESG entitlement grant. Agencies awarded ESG funding provide the expected source of match, amount and term of availability in their proposals. The City monitors the match during annual site program and fiscal monitoring. Agencies provide match that is cash or soft-match and that is not underfunded under Subtitle B.

Publicly-Owned Land or Property in City Used to Address Needs

Not applicable.

SP-40 Institutional Delivery Structure - 91.215(k)

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low-to-moderate income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Consolidated Plan through amendments and substantial amendments, as necessary.

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan.

Re spo n sibl e E n tity	Responsible Entity Type	Role	Geographic Area Served
City of	Local	Grants	City of Pomona
Pomona	Government	Administration	

Table 62 - Institutional Delivery Structure

	Organization	Population	Services
Homeless Prevention	Catholic Charities	general	
	House of Ruth	domestic violence	- Temporary Rental Assiatnce program 120-days, 6 months and upto 12 months
	Department of Public Social Services	general	-
	City of Pomona HPRP Program	general	-
	Mercy House	general	-
	Foothill Aids Project	general	- Temporary Rental Assiatnce program 120-days, 6 months and upto 12 months. They have about 20 units that can

			accomodate a family of 5
Outreach & Assessment	Pomona Homeless Assistance	general	-
	Pomona Homeless Outreach Team	general	-
	Tri City Mental Health	Mental health	
	Pacific Clinics	Mental health	
	Organization	Population	Services
	Pomona Clinic Coalition	Physical & Mental health	
Emergency Shelter	House of Ruth	domestic violence	30 beds (2 single and the rest for families)
	Our House Shelter	families	5 beds 18 beds
	LAHSA/Volunteers of America	Single Adults	100 Beds
	LAHSA/ESVCH	Single Adults	200 beds
	American Recovery	Sub. Abuse/ Adults w/Children	3 beds
	,	Adults Only	20 beds
	Inland Valley Hope Partners	Families w/children	15 beds
		Single Women	I bed
		Adults with Children	25 beds
	Total Restoration Ministries	Adults	25 beds
	Total Restoration Ministries	Chronically Homeless	25 beds
	San Gabriel Valley Center	Families w/children	14 beds
Motel Vouchers	American Red Cross	disaster	_
	Catholic Charities	general	-
	Department of Public Social Services	service applicants	-
	Pomona Neighborhood Center	general	-
	Services Center for Independent Living		
	Foothill Aids Project		-
	Pacific Lifeline	Women & children	-
Transitional Housing	D	substance abuse	
	American Recovery Treatment Center	Families w/children Single	10 beds
		Women	15 beds
	Crossroads - Women	reentry program	7 beds

	Fresh Start (Tri-City Mental Health)	mental health	40 beds
	House of Ruth – Women - Women w/ Children	domestic violence	20 beds
	Vietam Outure h (malicieus	Men	68 beds
	Victory Outreach – (religious req.)	Women	12 beds
	Prototypes – Women – Women w/ Children	substance abuse - transitional	65 beds
	Prototypes – Women – Women w/ Children	substance abuse - reentry program	48 beds
	Organization	Population	Services
		Adults w/ children Adults	I bed
	Tri-City Mental Health	Only	9 beds
	,	Chronically Homeless	3 beds
	Pomona Transitional Living Center - Men	disabilities	5 beds
Permanent	D	substance abuse –	50 beds
Supportive Housing	Prototypes	Women w/children	56 beds
110001118	Foothill Aids Project	HIV/AIDS – Shelter Plus	I4 beds
	Tri City Mental Health	First Step Housing	20 beds
	First Step Housing	First Step Housing	15 beds
Permanent Housing	City of Pomona - Housing Authority	Housing Choice	894 vouchers
	City of Pomona - Family Self Sufficiency	Section 8	115 program spaces
Supportive Services	Catholic Charities	general	Housing, finance & counseling
	Department of Public Social Services	general	general
	House of Ruth	domestic violence	case management / education
	LA Urban League	general	employment
	Inland Valley Hope Partners	families	case management /childcare
	Pomona Neighborhood Center	general	general
	Family Resource Center	youth	school related
	Prototypes	substance abuse	case management /counseling

Inland Val	ley Hope Partners	disabilities	disability assistance
Tri-City M	1ental Health	mental health	mental health services
Pacific Cli	nics	mental health	mental health services

Source: City of Pomona Housing Element; The State of Homelessness In Pomona Report 2013

Table 62 - Continuum of Care Community Resources

How Service Delivery System, including services listed in Homeless Prevention Services Summary Table meet the needs of homeless persons

On a local level, the City of Pomona meets monthly with the Pomona Continuum of Care Coalition (COC) to assess service and housing needs. The COC responds to immediate needs and crises within the homeless population. This intensive interaction has resulted in a highly responsive support and assistance network. Within the context of the large Los Angeles County Continuum of Care, the Pomona Continuum of Care Coalition has been built upon the HUD continuum model: homeless prevention, outreach and assessment, emergency shelters and services, transitional housing and transition planning for homeless persons moving from shelters and transitional housing to permanent housing.

The City of Pomona, the CONSORTIUM, and the COC address the full range of Continuum of Care activities including outreach, supportive services, emergency, transitional and permanent housing and homeless prevention. Because of the vast size of the Los Angeles County COC, which encompasses eighty-eight cities, and the location of Pomona in the outlying east end of the COC, Pomona has also created its own local continuum consisting of fourty agencies that fulfill all the activities of a comprehensive continuum at a local level in order to be efficient and responsive to the needs of the homeless and at-risk within the community.

Strengths and Gaps in Service Delivery System for Special Needs Population and Persons experiencing homelessness

The following are potential gaps in the institutional structure that will be approached over the next five (5) year period:

- Because of the high cost of production and construction, look for additional ways to develop units;
- Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework; Look at the needs of the senior population and plan for future services;
- Look at the needs of youth and family populations and plan for future programs and services that coincide with the City of Pomona Youth and Family Master Plan.

Strategy for Overcoming Gaps

Integrated Approach/Vision and Regional Connections

The City has integrated several required programs and plans with its Consolidated Plan to ensure that all aspects of City government and related agencies (e.g., non-profit providers) work together on a uniform vision for the benefit of the residents of the City of Pomona. Programs and activities funded reflect goals and objectives that are contained in these plans. Some of these plans and programs are as follows: the Housing Element, the Youth and Family Master Plan, Capital Improvements Plans and others. These plans have been created with input from the public, other City departments and divisions, the County of Los Angeles, LAHSA and other agencies and non-profit providers.

In addition, resources and programs are coordinated through the Continuum of Care and through regional work with non-profit organizations that provide activities to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Consolidated Plan section on homelessness and the Continuum.

Organizational Structure

City Council is responsible for funding award, policy creation and oversight of the programs. City staff is responsible for draft funding allocations and geographic distribution of the City's CDBG and other housing funds, management of the CDBG budget, administration of CDBG Programs, administration of HOME-funded activities and administration of ESG- funded activities, administration of RDA Set-Aside funds and development, implementation and/or monitoring of other housing programs, including residential rehabilitation and home buyer opportunities. The majority of staff responsible for implementation of CDBG, HOME and ESG Programs are in the Housing Division of the Planning and Housing Department and include: CDBG Administration, HOME Administration and Homeless Programs.

These units have a single Housing Manager to help coordinate efforts between the units and with other divisions and departments within the City.

Continuum of Care

The City of Pomona participates in the Continuum of Care and relies on non-profit providers to provide services. In 2002, the City also participated in a joint project with neighboring communities in order to conduct a count of homeless in the region and collaborates on a number of regional approaches. These interactions are coordinated by the City's Homeless Coordinator vis-à-vis the City.

SP-45 GOALS SUMMARY - 91.215 (A)(4)

Goal Summary Information

Goal summary information, including needs to be addressed and priority need level and desciptions are identified in Appendix C: Summary of Specific Annual Goals and Objectives, for each proposed activity.

Estimate the number of extremely low-income, low-income and moderate-income families to whom the City will provide affordable housing as defined by HOME.

Information on affordable goals and the number of low-income households to be served, are identified the Appendices in the: Summary of Specific Annual Goals and Objectives, for each proposed activity. The City will update this table each year in the Annual Action Plan to reflect annual goals and in the CAPER to reflect program accomplishments.

SP-50 Public Housing Accessibility and Involvement – 91.215 (c)

The City of Pomona does not have Public Housing.

SP-55 BARRIERS TO AFFORDABLE HOUSING

Currently, the demand for affordable housing in Pomona exceeds the supply, especially for those in the extremely-low income, very-low and moderate-income categories.

Barriers to affordable housing include:

- 1. The reluctance of builders to invest in affordable housing projects, especially apartments.
- 2. The lack of sufficient financial resources for development of affordable units.
- 3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing Affordable Housing Strategies

Increase the supply of affordable housing through new construction

- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance
- Increase awareness and educate public on fair housing and barriers to fair housing

As a recipient of CDBG funds, the City of Pomona is required to develop a fair housing program whose specific actions and procedures which will have an impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.

Assessment of Fair Housing

To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with the Fair Housing Certification found at 24 CFR 91.225 (a)(1), the City contracted with a consultant to prepare the City's Assessment to Fair Housing (AFH). The AFH was approved by HCD in September 2022. A highlight of AFH goals are below:

- 1. To expand affordable housing supply citywide to create balanced, diversified and livable neighborhoods.
- 2. To preserve and improve existing affordable housing and neighborhood conditions.
- 3. To improve fair housing conditions by expanding education and outreach activities and by implementing strategies to investigate complaints and enforcement procedures.
- 4. To improve financial literacy and access of financing for homeownership and improvement.
- 5. To improve mobility and opportunities for Housing Choice Voucher participants, Project-Based Voucher participants, and publicly supported housing residents.
- 6. To provide for additional accessible multifamily and single-family units for individuals with disabilities.

Fair Housing Strategies

The City will undertake the following strategies in keeping with goals identified in the AFH:

- Partner with Community Development Housing Organization to develop affordable housing
- Provide loans to low-income families for access to homeownership and housing rehabilitation opportunities.
- Provide fair housing education, outreach and services to community residents and stakeholders.
- Partner with lenders/financial institutions that have a history of providing funding opportunities to low-income persons and minority concentration areas.

SP-60 Homelessness Strategy – 91.215 (d) Outreach to Homeless Persons

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

Addressing the Emergency and Transitional Housing Needs of Homeless Persons

The City funds a Winter Shelter Program and provides additional funding to service providers to assist with emergency shelter. All programs funded by the City are required to assist clients in developing individual service plans and transition plans before exiting the program.

The City conducted a community process for addressing the needs of persons experiencing homelessness in the City of Pomona. After conducting a summit and on-going meetings of the ad hoc Homeless Advisory Committee, the City concluded that a year-round shelter that serves the broadest homeless population was a high priority need. Hope for Home (H4H) opened in December 2018 and is operated by Volunteers of America Los Angeles (VOALA). The opening of the shelter has assisted with the success of moving individuals from a crisis or transitional housing and into a permanent placement.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied

youth) make the transition to permanent housing and independent living, including shortening theperiod of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

December 4, 2015, HUD adopted the final rule defining homelessness. A "chronically homeless" individual is a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institution. The individual also must have been living as described continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

Chronically homeless families are families with adult heads of household who meet the definition of a chronically homeless individual. If there is no adult in the family, the family would still be considered chronically homeless if a minor head of household meets all the criteria of a chronically homeless individual. A chronically homeless family includes those whose composition has fluctuated while the head of household has been homeless.

Addressing comprehensive layered solutions to chronic homelessness, the City has developed and maintains a complete continuum of care, from outreach and assessment to permanent affordable housing. The Pomona Homeless Outreach Program consists of a mobile team including outreach staff from the City of Pomona Homeless Programs Team and outreach professionals from the following agencies: Volunteers of America (Pomona), Tri-City Mental Health Services, East Valley Community Health Center, Los Angeles Homeless Services Authority Pomona Outreach Team, and the Pomona Police Department Quality of Life Teams. The Teams meet chronically homeless persons where they live. They go to these individuals on a regular basis getting to know them, their needs and desires and in the process building trust and rapport. The team has vast connections to service

providers within the region and will transport homeless persons to the needed services, benefits and housing. The team assists individuals in filling out paperwork and following up with applications for services.

The Pomona Homeless Outreach Program hosts the LA CoC CES in the eastern region of Service Planning Area (SPA) 3. Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. Homeless families are referred to the Homeless Family Solutions System and unaccompanied youth are referred to the Youth CES. Those ranked with the highest levels of vulnerability and chronic homelessness are prioritized for housing resources through the CES.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

In order to prevent families and individuals from falling into homelessness, the City of Pomona utilizes Emergency Shelter Solutions Grant (ESG) and Continuum of Care (COC) funds to facilitate homeless prevention and homelessness programs.

Also, the City will continue the implementation a HOME-funded Tenant- Based Rental Assistance Program where the primary goal of the program is to rapidly rehouse homeless persons, specifically, transitioning persons from the streets and emergency shelters to permanent supportive housing. Families at risk of becoming homeless may be assisted under TBRA or will be referred to one of the city's partnering service providers who utilize federal and non-federal funds for rental assistance.

Previously, the City utilized Emergency Solutions Grant (ESG) funds to provide rental and security deposit assistance. Assistance was provided to families that had incomes at or below 30% of AMI and who were homeless, faced with imminent eviction or termination of utilities. During this fiscal year, this funding source will be used for emergency shelter services.

SP-65 LEAD-BASED PAINT HAZARDS - 91.215 (I)

Actions to address LBP hazards and increase access to housing without LBP Hazards

According to the Los Angeles. County Department of Public Health, Childhood Lead Poisoning Prevention Program during 1991 to 2000, approximately 97 children under the age of 6 were reported as having elevated blood levels (EBLs).

It has been found that housing built prior to 1978 may contain hazardous levels of lead based paint, especially for children under six years old. Approximately 30,000 housing units in Pomona were built prior to 1978. Therefore, it is presumed that a large percentage of homes contain lead- based paint. To address this concern, the City will implement lead-based paint regulations in Housing Rehabilitation Programs, the Homebuyer Program, and the Tenant-Based Rental Assistance Program.

During the Consolidated Plan Action Plan period, the City will use \$000 awarded under a Round III of a Federal Lead Hazard Control Grant from the Lead-Based Paint Hazard Control Program to undertake the following actions to address lead-based paint hazards: to evaluate and reduce lead-based paint hazards:

Lead-Hazard Strategies Lead Hazard Control Goals

- Use the most current brochures regarding the dangers of lead-based paint and make them available to the public at several locations including City Hall;
- Continue testing for the presence of lead-based paint on homes that were built prior to 1978 and which are subject to the City's Housing Programs;
- Continue to conduct lead-based paint risk assessments and abatement when lead based paint tests indicate a hazardous concentration of lead (1mg/cm²) for homes that are involved in the City's Housing Programs;
- Continue to inform prospective home rehabilitation candidates during their initial interview about the potential hazards of lead-based paint and any necessary abatement measures that would need to be taken into in order to eliminate the hazard. If the applicant's home was built prior to 1978, staff will inspect the unit to see if potential hazards may exist as a result of the deterioration of paint. If young children (age 6 and younger) are present in the home, and if a potential hazard from possible lead-based paint is identified, staff

will inform parents about screening options for the children to determine if elevated blood levels (EBL's) are present and to follow abatement requirements prescribed due to screening results.

 Ensure that contractor's agreements identify proper ways to abate existing leadbased paint and to require that contractors only use paints that do not contain lead.

How are the actions listed above related to the extent of lead poisoning and hazards?

Hazards from Lead-Based Paint are a huge issue in the City of Pomona. As indicated in the Housing Needs Assessment, Pomona has an older housing stock of which a huge percentage is pre-1978. The City will continue to apply for lead hazards control funding to mitigate lead poisoning and hazards.

How are the actions listed above integrated into housing policies and procedures?

As the majority of funding used to address housing needs is Federal funding, lead hazards must be assessed and addressed if necessary. Thus, the actions above are integrated into housing policies and procedures for the following Federally funded programs:

- 1. CDBG
- 2. HOME
- 3. Lead Hazard Control Program
- 4. Housing Rehabilitation Programs
- 5. First-Time Homebuyer Program

SP-70 Anti-Poverty Strategy – 91.215 (j)

As reported in the 2021 5-Year ACS profile for the City of Pomona, there are 4,067 families and 24,197 individuals living below poverty level. Of the individuals, 16,739 are adults and 8,402 are less than 18 years of age. In addition, 2,258 seniors are estimated to be below the poverty line. The following are often cited as major factors that work to create poverty:

Lack of education

- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation

Anti-Poverty Goals

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The City intends to continue to pursue the following programs and activities to improve local economic conditions and assist residents:

- Integrate existing public services and housing activities for extremely- low and low-income households to create streamlined processes for extremely low and low-income households
- Continue Housing Choice Voucher (Formerly Known as Section 8) and Family Self-Sufficiency Programs for low-income persons to improve their economic status and lessen the need for rental subsidies
- Continue the Section 3 Program that applies to construction projects funded with CDBG funds. The Section 3 Program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses. Continue to work (through information kiosk system and development of data management) to improve access for residents to information regarding opportunities, as well as to improve service coordination for providers

SP-80 Monitoring – 91.230

Programs administered and monitored by the City include the following:

- CDBG
- HOME
- ESG

Monitoring Standards and Procedures

The City will use various types of monitoring standards to ensure compliance with Federal regulations governing the use of CDBG funds. Monitoring procedures include: monthly desk audits, review of monthly/quarterly performance reports, review of monthly/quarterly financial billing, and on-site inspections.

Performance of planned projects and activities of these funds are monitored depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by staff:

- Performance monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Section 3 Compliance
- Environmental Review Compliance

Monitoring includes: on-site visits, interviews, telephone contacts, and reports. The Subrecipient Agreement is used to measure funded agency compliance.

The City operates in accordance with the monitoring plan developed for CDBG and HOME Programs, including an annual single audit in conformance with OMB Circular 133-A. The Project Monitors also monitor all activity of the program on a monthly basis, while financial management is monitored jointly by the Project Monitor, Supervisor, and the City's fiscal department.

A. Performance Monitoring Reporting/Tracking Systems

Performance is tracked and reported as stated above. The labor compliance officers and/or representative review reports. Any discrepancies are addressed with the appropriate entities. Records on performance are kept in the project file. Accuracy of data is confirmed by site visits and monitoring.

B. Financial Monitoring

All project costs are paid on a reimbursement basis, rather than paid in advance. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A current report of program activities must also be attached to the draw down request.

The combination of data from the request and the program activities report provides the data necessary to input data into the IDIS system. Collecting this data during the program year is very helpful in compiling reports. By requiring documentation in association with reimbursement, the City's Planning and Housing Department - Housing Division and Finance Department are able to closely monitor program requirements and ensure program goals are being met.

C. Davis-Bacon Compliance Monitoring

Davis-Bacon regulations require contractors and subcontractors to pay a certain wage to employees in various labor classifications. These regulations are a requirement of CDBG and HOME Program Subgrantee Agreements. All applicable CDBG and HOME Program projects are monitored regarding their conformance with Davis-Bacon requirements.

The lead person in Community Services or Public Works checks the state board to ensure contractors selected are licensed. The debarred list from the HUD Home Page is also used. Once the contractor is selected, the contractor signs a contract. The City representative conducts a preconstruction conference, reviews contractor and subcontractor payrolls, and makes site visits and interviews contractor/subcontractor employees. Interview forms are compared with appropriate payrolls to ensure hours and pay is correct. All paperwork requirements are kept by the City. Site visits give staff the visual perspective of project progress and confirm reported performance and supplement written reports. Site visits are made to see how services are delivered to clients, provide technical assistance, and inspect progress of construction projects.

D. Environmental Review Compliance

Each project that is budgeted is first reviewed for compliance with the National Environmental Protection Agency regulations (NEPA). California Environmental Quality Act (CEQA) regulations may also apply. Projects that are community service in nature are exempt from NEPA. Projects that require further investigation are researched using input from Environmental Regulatory Agencies. For projects that fall in this category, a description of the project is sent to the State Office of Historic Preservation and to other applicable regulatory agencies for consultation. Once required consultations have been completed and any mitigation measures identified, the City prepares the appropriate paperwork, including the Statutory Worksheet and publishes a combined NOI/RROF and/or a Finding regarding impacts (if the project is an Environmental Assessment [EA]).

Once environmental clearance has been obtained, the project can move forward to City Council and/or bid, etc., as appropriate. The supervisor monitors all Environmental Reviews.

E. Other Monitoring Standards

Compliance with Housing Codes/Property Standards:

In order to ensure compliance with local housing codes, the City takes the following actions:

- 1. Incorporates local housing codes in written rehabilitation standards.
- 2. Inspects work write-ups to ensure specifications meet code.
- 3. Performs on-site property inspections to ensure property standards and local housing codes are actually met.
- 4. Maintains an inspection checklist in project files.

Timeliness of Expenditures

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

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

VI. ANNUAL ACTION PLAN

Introduction

The City of Pomona's One Year Action Plan for Fiscal Year (FY) 2023-2024 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved five year Consolidated Plan. These activities will be addressed using funds received during the FY 2023-2024 program year under the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) Programs. This Action Plan is a yearly funding plan.

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

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

Standard 424 Forms – Application Process

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

The City's UEI Number is: QLK7V1HAF1J2

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

The FY 2023-2024 formula entitlement allocations are estimated as follows: Community Development Block Grant (CDBG) at \$1,771,564, HOME Investment Partnerships (HOME) at \$905,134 and Emergency Solutions Grant (ESG) Program at \$159,204. Additional resources include CDBG program income totaling \$000 and HOME Program Income totaling \$000. HOME carryover funds total \$000. Total estimated funding available is \$000.

2023-24 ENTITLEMENT ALLOCATIONS & REALLOCATED FUNDS	
	AMOUNT
Community Development Block Grant (CDBG)	\$1,771,564
HOME Investment Partnerships	\$905,134
Emergency Solutions Grant (ESG) programs	\$159,204
ENTITLEMENT ALLOCATIONS TOTAL	\$2,835,902
FY 2023-24 CDBG Anticipated Program Income	\$000
FY 2023-24 HOME Anticipated Program Income	\$000
FY 2023-24 HOME Carryover/Reprogrammed Funds	\$000
FY 2023-24 ESG Carryover/Reprogrammed Funds	\$000
TOTAL	\$000

Table 64- Expected Resources – Priority Table

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

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The following represents descriptions of the Federal resources available during FY 23-24.

Community Development Block Grant (CDBG)

CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities to low-to-moderate income persons.

HOME Investment Partnership Act (HOME)

HOME funds are awarded to cities on a formula basis and can be used for various housing activities that assist low-to-moderate income households. These activities include new construction, acquisition, rehabilitation, homebuyer assistance, tenant-based rental assistance and program planning/administration.

Emergency Solutions Grants (ESG)

These funds are awarded to cities on a formula basis to assist individuals and families to quickly regain stability in permanent housing after experiencing

homelessness and to prevent homelessness. For Fiscal Year 2023-2024, the City estimates receiving \$159,204 in ESG funds for those currently homeless.

Continuum of Care (Formerly Supportive Housing Program (SHP)

These program funds assist individuals and families experiencing homelessness and to provide the services needed to help such individuals & families move into transitional and permanent supportive housing, with the goal of long term stability and self-sufficiency.

CARES ACT (COVID-19) STIMULUS FUNDING

On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act or the "CARES Act". The Act identified additional funding for the Emergency Solutions Grant (ESG) Program and the Community Development Block Grant (CDBG) program to support preparation for and response to the community impacts of the COVID-19 pandemic. HUD's distribution plan for the additional funding included multiple phases: an initial phase that would allow for quick access to funding necessary to address the immediate crisis resulting from the rising pandemic, as well as later phases that would support post-pandemic community recovery.

HOME-AMERICAN RESCUE PLAN (HOME) ARP

On March 11, 2021, Congress approved a \$1.5 trillion American Rescue Plan (ARP). This plan contains \$5 billion for affordable rental housing and homeless assistance through the Home American Rescue Plan (HOME-ARP). Approximately \$197 million in HOME-ARP funds was allocated to thirty cities in Los Angeles County. These formula block grant funds, provide cities with flexible funding to reach populations experiencing homelessness, or those currently at risk of homelessness and address local affordable housing, non-congregate shelter, and supportive service needs within respective communities.

These funds are not the traditional HOME Program funds, but are also administered through the HUD and intended to address homelessness. Eligible uses of HOME-ARP funds include the following activities:

- 1. Administration and Planning;
- 2. Development and Support of Affordable Rental Housing;
- 3. Tenant-Based Rental Assistance;

- 4. Supportive Services for Qualifying Populations; and
- 5. Acquisition and Development of Non-Congregate Shelter (NCS)

Match Funds

Home Match:

Federal regulations require a 25% match for the HOME Program, but the City anticipates a 100% match reduction for FY 2023-2024 based on HUD's designation as a Federally distressed area.

ESG Match

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

Publicly Owned Land or Property in City Used to Address Needs

Not Applicable

Discussion

Other Federal Resources:

Housing Choice Voucher Program (Formerly known as Section 8 Rental Assistance)

The Pomona Housing Authority, through its oversight of the Housing Choice Voucher (HCV) rental assistance program, is entitled to administer a maximum of 1,124 housing choice vouchers, including vouchers for homeless veterans, administer Port-In vouchers, and a Shelter Plus Care grant. These vouchers provide housing assistance to approximately 2,800 residents of Pomona. Very low-income families choose and lease safe, decent, and affordable privately-owned rental housing, including single-family homes, townhouses, and apartments.

Housing Choice Voucher – Family Self Sufficiency (FSS) Program:

FSS is a program that enables HUDassisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. This is accomplished by setting goals and creating a plan for the family, in addition to providing individual case management and mentoring.

Non-Federal Resources/Leveraging

In addition to the Federal resources indicated, the City uses a variety of mechanisms to leverage additional resources. In street reconstruction, other funds besides CDBG are used to fulfill the requirements of the City's pavement management program, such as Gas Tax. In public services, funds are either received as part of the program operation or CDBG funds are used with other forms of funding. In recreation facilities and other construction, the City leverages funds from a variety of sources, such as Parks and Recreation Bond funds. The following represents descriptions of non-Federal resources that support housing and community development needs.

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources included property taxes, utility users and sales taxes, and motor vehicle inlieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the City from the State of California. These funds can be used for either street maintenance or construction.

PLHA

For FY 2023-2024, the City of Pomona will spend remaining funds in the Permanent Local Housing Allocation (PLHA) Program Funding from the State Department of Housing and Community Development. The goal of this program is to make funding available to eligible local governments for housing related projects and programs that assist in addressing the unmet housing needs of the community. The City plans to use these funds for homebuyer assistance creation/ conversion of accessory dwelling units and junior accessory dwelling units rent to low-income residents and creation of affordable rental housing.

AP-20 ANNUAL GOALS AND OBJECTIVES

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

Projects

AP-35 PROJECTS/ACTIVITIES (91.220 (D))

Introduction

The following represent a summary of the projects /activities to be undertaken during FY 2021-2022 utilizing Federal CDBG, HOME, and ESG funds:

Projects

. 5,0	-,			
#	Project Name			
1	ADMIN - CDBG Program Administration			
2	ADMIN – HUD Section 108 Loan			
3	Assistance League of Pomona Valley (Dental Center)			
4	Assistance League of Pomona Valley (Operation School Bell)			
5	Ayudar Foundation (Pathways to Success)			
6	Bithiah's Family Services (Mentorship Program)			
7	Bright Prospect (Bright Prospect College Access and Success Program)			
8	Catholic Charities of Los Angeles Inc. (Homeless Prevention Program)			
9	Claremont After-School Program (Pomona After-School Scholars Program (PASS)			
10	Foothill Family Shelter (Stepping Stones)			
11	God's Pantry (Senior Meal Delivery Program)			
12	House of Ruth, Inc. (Housing Retention for Survivors of Domestic Violence)			
13	Housing Rights Center (Fair Housing Services)			
14	Inland Fair Housing and Mediation Board (Fair Housing Services)			
15	Pomona Unified School District (JROTC @ Ganesha, Garey & Pomona High Schools)			
16	PCS Family Services (Youth Diversion and Development)			
17	PEARLS of Service, Inc. (On the Spot Essay Project)			
18	UrbanMission Community Partners (South Pomona Food Hub)			
19	CS-Enrichment Activities for the Elderly			
20	CS-Pomona Music Program			
21	NSD-CDBG Homeless Services			
22	PD-Community Orientated Policing Program (CPOP)			
23	NSD-Housing Improvement Program (HIP)			
24	NSD-Housing Services			
25	DS-Code Compliance Program			
26	PW-ADA Path of Travel			
27	PW – Street Improvements (FY 23-24 to FY 24-25)			

28	PW-Streetlights – Citywide (FY 23-24 to FY 24-25)
29	ADMIN - ESG Program Administration
30	ESG Projects 2023
31	ADMIN - HOME Program Administration
32	HOME CHDO
33	HOME First-Time Homebuyer
34	HOME – Single Family housing Rehabilitation

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

Approximately xxxx percent (00%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: (INSERT PROJECTS). The remaining xxxx percent (00%) of funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

The City of Pomona continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services to meet underserved needs.

AP-38 PROJECT SUMMARY Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION X
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$ xxx
	Description	General management and program oversight
	Target Date	6/30/2024
	Estimate the number and	Programs will be implemented citywide and the city's population of
	type of families that will	155,370 will benefit as a whole.
	benefit from the	
	proposed activities	
	Location Description	Citywide - City of Pomona, CA
	Planned Activities	CDBG programs management and oversight
2	Project Name	CDBG HUD Section 108 Loan X
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Expand Economic Opportunities/Section 108 Payments
	Needs Addressed	Housing
	Funding	CDBG \$13,000
	Description	Loan payment and interest
	Target Date	6/30/2024
	Estimate the number and	Assist <u>1</u> business
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	505 South Garey Avenue, Pomona, CA 91766
	Planned Activities	Eligible Project
3	Project Name	ASSISTANCE LEAGUE OF POMONA VALLEY – DENTAL PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$ XX
	Description	Funds to be used for dental treatments to low income youth in the City of
		Pomona.

	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	655 North Palomares Street, Pomona, CA 91766
	Planned Activities	Dental Assistance
4	Project Name	ASSISTANCE LEAGUE OF POMONA VALLEY - OPERATION SCHOOL
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$
	Description	Funds to provide youth with jeans, pants or other gently used clothing that
		are needed to enhance self-esteem and promote learning while in school.
	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	CEE North Polomono Chroat Pomono CA 047CC
	Location Description	655 North Palomares Street, Pomona, CA 91766
	Planned Activities	Assistance with Clothing to enhance self-esteem and promote learning in
	Dunio et Nome	school AVUDAR FOUNDATION - DATUMANS TO SUCCESS
5	Project Name	AYUDAR FOUNDATION – PATHWAYS TO SUCCESS
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services CDBG: \$
	Funding	·
	Description	Public services
	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	725 Leather Oak Lane, Pomona, CA 91766

	Planned Activities	To provide social and emotional skill building activities for youth and their
		families.
6	Project Name	BITHIAH'S FAMILY SERVICES – MENTORSHIP PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XXX
	Description	Provide after school homework assistance, enrichment, recreation,
		nutrition and transportation for the Claremont Unified School District
		students that live in Pomona.
	Target Date	6/30/2024
	Estimate the number and	Approximately <u>XX</u> low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	1111 N. Mauntain Avenue Clarement CA 01711
	Location Description Planned Activities	1111 N. Mountain Avenue, Claremont, CA 91711 Afterschool education and recreation activities
7		BRIGHT PORSPECT – COLLEGE ACCESS AND SUCCESS PROGRAM
'	Project Name	CITY OF POMONA - CITYWIDE
	Target Area Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XXX
	Description	Provide a mentoring program to 500 transitional-aged youth
	Target Date	6/30/24
	Estimate the number and	Approximately 50 low-income youth would be served
	type of families that will	Approximately <u>30</u> low income youth would be served
	benefit from the	
	proposed activities	
	Location Description	1460 E. Holt Avenue, Suite 74, Pomona, CA 91767
	Planned Activities	Mentorship Program
8	Project Name	CATHOLIC CHARITIES OF LOS ANGELES
	Target Area	Homeless
	Goals Supported	Homeless Prevention
	Needs Addressed	Public Service
	Funding	CDBG XX
	Description	Provide homeless prevention program to households
<u> </u>		

	Target Date	6/30/24
	Estimate the number and	Approximately XX low-income households would be served.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	1460 E. Holt Avenue, Pomona, CA 91767
	Planned Activities	Homeless Prevention
9	Project Name	CLAREMONT AFTER SCHOOL PROGRAM – PASS
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG:
	Description	Provide after school homework assistance, enrichment, recreation,
		nutrition and transportation for the Claremont Unified School District
		students that live in Pomona.
	Target Date	6/30/2024
	Estimate the number and	Approximately <u>XX</u> low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	1111 N. Mountain Avenue, Claremont, CA 91711
	Planned Activities	Afterschool Education and Recreation activities
10	Project Name	FOOTHILL FAMILY SHELTER
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Support Homeless Activities
	Needs Addressed	Homelessness
	Funding	CDBG:# XXX
	Description	Provide persons emergency shelter with essential services
	Target Date	6/30/2024
	Estimate the number and	Approximately <u>XX</u> low-income persons.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	1501 W. Ninth Street, Suite D, Upland, CA 91786

	Planned Activities	Provide a fully furnished apartment for approximately homeless adults and
		children for 120 days, weekly counseling, case management meetings and
		employment services.
11	Project Name	GOD'S PANTRY – SENIOR MEAL DELIVERY PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG \$XX
	Description	Provide meals to XXX seniors
	Target Date	6/30/24
	Estimate the number and	Approximately XX seniors will be served with meals.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	250 E. Center Street, Pomona, CA 91767
	Planned Activities	Provide meal delivery program
12	Project Name	INLAND FAIR HOUSING MEDIATION BOARD - FAIR HOUSING SERVS.
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Promote Fair Housing Opportunity
	Needs Addressed	Fair Housing
	Funding	CDBG: \$XXX
	Description	Provide fair housing services which include counseling, mediation, and
		general housing services to persons.
	Target Date	6/30/2024
	Estimate the number and	Approximately <u>X</u> low-income persons.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	1500 South Haven Avenue, Ontario, CA
	Planned Activities	Fair Housing counseling, tenant-landlord mediation and other fair housing
		services.
13	Project Name	HOUSE OF RUTH, INC.: WALK-IN COUNSELING PROJECT
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$ XXX

Description	Provide walk-in counseling and case management to battered women and
	their children.
Target Date	6/30/2024
Estimate the number and	Approximately XX low-income persons.
type of families that will	
benefit from the	
proposed activities	
Location Description	599 North Main Street, Pomona, CA 91768
Planned Activities	Counseling and Case Management
Project Name	HOUSING RIGHTS CENTER- FAIR HOUSING SERVS.
Target Area	CITY OF POMONA - CITYWIDE
Goals Supported	Promote Fair Housing Opportunity
Needs Addressed	Fair Housing
Funding	CDBG: \$XX
Description	Provide fair housing services which include counseling, mediation, and
	general housing services to persons.
Target Date	6/30/2024
Estimate the number and	Approximately XXX low-income persons.
type of families that will	
benefit from the	
benefit from the proposed activities	
	1500 South Haven Avenue, Suite 100, Ontario, CA 91761
proposed activities	1500 South Haven Avenue, Suite 100, Ontario, CA 91761 Fair Housing counseling, tenant-landlord mediation and other fair housing
proposed activities Location Description	
proposed activities Location Description	Fair Housing counseling, tenant-landlord mediation and other fair housing
proposed activities Location Description Planned Activities	Fair Housing counseling, tenant-landlord mediation and other fair housing services.
proposed activities Location Description Planned Activities Project Name	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT
proposed activities Location Description Planned Activities Project Name Target Area	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES — YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$ Provide mentorship program
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$ Provide mentorship program 6/30/2024
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$ Provide mentorship program 6/30/2024
proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will	Fair Housing counseling, tenant-landlord mediation and other fair housing services. PCS FAMILY SERVICES – YOUTH DIVERSION AND DEVELOPMENT CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$ Provide mentorship program 6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will

	Planned Activities	Leadership and Empowerment Program Activities
16	Project Name	PEARLS OF SERVICESERVICES, INC. – ON THE SPOT ESSAY PROJECT
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$
	Description	Provide mentorship program
	Target Date	6/30/2024
Ī	Estimate the number and	Approximately XX low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	50 Los Coyotes Dr., Pomona, CA 91766
	Planned Activities	Educational supportive services
17	Project Name	POMONA UNIFIED SCHOOL DISTRICT - JROTC LEADERSHIP PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$
	Description	Provide leadership skill development, social and academic discipline to
		low-income youth.
	Target Date	6/30/2024
	Estimate the number and	Approximately <u>XX</u> low-income youth.
	type of families that will	
	benefit from the	
-	proposed activities	
-	Location Description	800 S. Garey Avenue, Pomona, CA 91768
	Planned Activities	Leadership and Empowerment Program Activities
18	Project Name	URBANMISSION COMMUNITY PARTNERS – SOUTH POMONA FOOD HUB
-	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$
	Description	Food bank
	Target Date	6/30/24

	Estimate the number and	Approximately 5 low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	252 S. Main Street, Pomona, CA 91766
	Planned Activities	Food bank
19	Project Name	CS – POMONA MUSIC PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$ XXX
	Description	Provide a music program for 10 low-income youth.
	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income youth.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	600 Philadelphia Street, Pomona, CA 91766
	Planned Activities	Music lessons and performances
20	Planned Activities Project Name	Music lessons and performances CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY
20		
20	Project Name	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY
20	Project Name Target Area	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE
20	Project Name Target Area Goals Supported	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services
20	Project Name Target Area Goals Supported Needs Addressed	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services
20	Project Name Target Area Goals Supported Needs Addressed Funding	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons.
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons. Citywide
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons.
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons. Citywide
	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons. Citywide Provide enrichment and cultural activities to seniors
20	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description	CS - ENRICHMENT ACTIVITIES FOR THE ELDERLY CITY OF POMONA - CITYWIDE Provide Quality Public Services Public Services CDBG: \$XXX Provide enrichment and cultural activities to 60 seniors 6/30/2024 Approximately XX low-income persons. Citywide

	Goals Supported	Support Homeless Activities
	Needs Addressed	Homelessness
	Funding	CDBG: \$XX
	Description	Homeless services at the City's year round emergency shelter
	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income persons.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	1400 W. Mission Blvd., Pomona, CA 97168
	Planned Activities	Homeless Emergency Shelter Operation Activities
22	Project Name	PD - COMMUNITY PROBLEM ORIENTED POLICINNG (CPOP)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$XX
	Description	Provide enhanced community-based policing program citywide to low
		income persons.
	Target Date	6/30/2024
	Estimate the number and	Provide enhanced community-based policing program citywide to low
	type of families that will	income persons.
	benefit from the	
	proposed activities	
	Location Description	Citywide
	Planned Activities	Anti-crime awareness activities
23	Project Name	NSD - HOUSING IMPROVEMENT PROGRAM (HIP)
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Housing
	Funding	CDBG: \$XX
	Description	Create, preserve and maintain existing affordable housing units for low-
		income households.
	Target Date	6/30/2024

	Estimate the number and	Approximately XX low-income households.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	Citywide
	Planned Activities	Homeowner Housing improvements/rehabilitation
24	Project Name	NSD - HOUSING SERVICES PROGRAM
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Housing Services
	Funding	CDBG: \$XX
	Description	Funds used for housing services and counseling to households done in
		connection with the HOME Program.
	Target Date	6/30/2024
	Estimate the number and	Approximately XX low-income persons.
	type of families that will	
	benefit from the	
	proposed activities	
	Location Description	Citywide
	Planned Activities	Housing counseling and other services done in connection with HOME
		Program activities
25	Project Name	DSD - CODE ENFORCEMENT/COMPLIANCE
	Target Area	CITY OF POMONA - CITYWIDE
	Goals Supported	Neighborhood Preservation/Eliminate Blight
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$ XX
	Description	Provide coordinated and targeted code inspections for violations and
		health/safety hazards.
	Target Date	6/30/2024
	Estimate the number and	Approximately 200 XXX housing units will be inspected citywide in eligible
	type of families that will	areas.
	benefit from the	
	proposed activities	
	Location Description	505 South Garey Avenue, Pomona, CA 91766
	Planned Activities	Inspections for code violations and health/safety hazards
26	Project Name	PW - ADA CURB RAMPS & PATH OF TRAVEL

	Target Area	CITY OF POMONA - CITYWIDE	
	Goals Supported	Improve Public Infrastructure and Facilities	
	Needs Addressed	Infrastructure and Public Facilities Improvements	
	Funding	CDBG: \$XXX	
	Description	To make ADA access improvements throughout the city	
	Target Date	6/30/2024	
	Estimate the number and	Approximately <u>150,000</u> low-income persons.	
	type of families that will		
	benefit from the		
	proposed activities		
	Location Description	Citywide – Eligible Areas	
	Planned Activities	Infrastructure improvements	
27	Project Name	PW Streetlights	
	Target Area	CITY OF POMONA - CITYWIDE	
	Goals Supported	Improve Public Infrastructure and Facilities	
	Needs Addressed	Infrastructure and Public Facilities Improvements	
	Funding	CDBG: \$XX	
	Description	To make ADA access improvements throughout the city	
	Target Date	6/30/2024	
	Estimate the number and	Approximately <u>150,000</u> low-income persons.	
	type of families that will		
	benefit from the		
	proposed activities		
	Location Description	Citywide – Eligible Areas	
	Planned Activities	Infrastructure improvements	
28	Project Name	PW Street Improvements	
	Target Area	CITY OF POMONA - CITYWIDE	
	Goals Supported	Improve Public Infrastructure and Facilities	
	Needs Addressed	Infrastructure and Public Facilities Improvements	
	Funding	CDBG: \$XX	
	Description	To make ADA access improvements throughout the city	
	Target Date	6/30/2024	
		• •	

	Estimate the number and	Approximately <u>150,000</u> low-income persons.	
	type of families that will		
	benefit from the		
	proposed activities		
	Location Description	Citywide – Eligible Areas	
	Planned Activities	Infrastructure improvements	
29	Project Name	HESG - PROJECTS	
	Target Area	CITY OF POMONA - CITYWIDE	
	Goals Supported	Support Homeless Activities	
	Needs Addressed	Homelessness	
	Funding	ESG: \$	
	Description	To support homeless activities through emergency shelter, admin and	
		homeless management information system (HMIS) for 175 persons	
	Target Date	6/30/2024	
	Estimate the number and	To support homeless activities through emergency shelter, admin and	
	type of families that will	homeless management information system (HMIS) for approximately XX	
	benefit from the	persons.	
	proposed activities		
	Location Description	1400 E. Mission Blvd., Pomona, CA 91768	
	Planned Activities	To support homeless activities through emergency shelter, admin and	
		homeless management information system (HMIS)	
30	Project Name	HESG – PROGRAM ADMINISTRATION	
	Target Area	CITY OF POMONA - CITYWIDE	
	Goals Supported	Support Homeless Activities	
	Needs Addressed	Homelessness	
	Funding	ESG: \$	
	Description	Program administration	
	Target Date	6/30/2024	
	Estimate the number and	To support homeless activities through emergency shelter, admin and	
	type of families that will	homeless management information system (HMIS) for approximately XX	
	benefit from the	persons.	
	proposed activities		
	Location Description	505 S. Garey Ave. Pomona, CA 91766	
	Planned Activities	Provide general program administration, monitoring, technical assistance,	
		subrecipient training, meetings, preparation and submission of reports.	
31	Project Name	HOME PROGRAM ADMINISTRATION	

	Target Area	CITY OF POMONA - CITYWIDE		
	Goals Supported	Planning and Program Administration		
	Needs Addressed	Administration		
	Funding	HOME: \$		
	Description	Provide general program administration, monitoring, technical assistance,		
		subrecipient training, meetings, preparation and submission of reports.		
	Target Date	6/30/2024		
	Estimate the number and	Provide general program administration, monitoring, technical assistance,		
	type of families that will	subrecipient training, meetings, preparation and submission of reports.		
	benefit from the			
	proposed activities			
	Location Description	505 South Garey Avenue, Pomona, CA 91766		
	Planned Activities	Provide general program administration, monitoring, technical assistance,		
		subrecipient training, meetings, preparation and submission of reports.		
32	Project Name	HOME: COMMUNITY HOUSING DEVELOPMENT CORP (CHDO)		
	Target Area	CITY OF POMONA - CITYWIDE		
	Goals Supported	Expand Economic Opportunities/Section 108 Payments		
	Needs Addressed	Housing		
	Funding	HOME: \$XX		
	Description	HOME Program Set-Aside of 15% for designated CHDO's.		
	Target Date	6/30/2024		
	Estimate the number and	Assist <u>1</u> CHDO Development for low-income household.		
	type of families that will			
	benefit from the			
	proposed activities			
	Location Description	505 South Garey Avenue, Pomona, CA 91766		
	Planned Activities	CHDO Development Eligible Project		
33	Project Name	HOME: SINGLE-FAMILY HOUSING REHABILITATION		
	Target Area	CITY OF POMONA - CITYWIDE		
	Goals Supported	Create and Preserve Affordable Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$		
	Description	Funds to preserve and maintain existing affordable housing stock for low		
		income persons through housing rehabilitation.		
	Target Date	6/30/2024		

		Estimate the number and	Funds to preserve and maintain existing affordable housing stock for <u>3</u> low	
		type of families that will	income persons through housing rehabilitation.	
		benefit from the		
		proposed activities		
		Location Description	505 South Garey Avenue, Pomona, CA 91766	
	Planned Activities		Funds to preserve and maintain existing affordable housing stock for low	
			income persons through housing rehabilitation.	
34		Project Name	HOME: FIRST-TIME HOMEBUYER PROGRAM	
		Target Area	CITY OF POMONA - CITYWIDE	
		Goals Supported	Expand Affordable Housing Supply	
		Needs Addressed	Housing	
		Funding	HOME: \$400,00	
		Description	To provide homebuyer assistance (down payment and/or closing costs	
			assistance) to low-income households	
		Target Date	6/30/2024	
		Estimate the number and	To provide homebuyer assistance (down payment and/or closing costs	
		type of families that will	assistance) to <u>XX</u> low-income households.	
		benefit from the		
		proposed activities		
		Location Description	Citywide	
	Planned Activities		Outreach citywide and determine applicant's program qualifications and	
			suitability	

AP-50 GEOGRAPHIC DISTRIBUTION (91.220 (F))

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed As referenced in the City's Assessment of Fair Housing (AFH), Pomona as a whole is an ethnically diverse community, with patterns of ethnic concentration present within particular areas. Concentrations of Hispanic residents are evident throughout Pomona's neighborhoods, specifically central Pomona and neighborhoods along the City's eastern border (which also coincides with the Los Angeles County border), including City Center, Wilton Heights, Lincoln Park, Lincoln Park North, Mission-Reservoir, Pomona Adelante, Philips Blvd, South Pomona, and East Side Pomona. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents. The concentration of Hispanic residents in the City is notably higher than that in surrounding jurisdictions. This pattern of concentration of Hispanic and minority residents also correlates with the City's more affordable for-sale housing values. In August 2017, the median sales price for homes in Pomona was \$399,000, an increase of close to seven percent from the same month in 2016. However, the City has one of the lowest median home prices among neighboring jurisdictions.

Pomona has historically been a home to Asian and Hispanic minority populations. The San Gabriel Valley (SGV) has an early agricultural history (late 19th century) in its role as part of the Citrus Belt and the California citrus economy, during which Mexican Americans and Asian Americans (Chinese, Japanese, Filipino, South Asian) made up the labor force. Through these early settlement periods, the SGV was divided by race and class and minorities continued to live in ethnic enclaves.

After World War II, a shift from agriculture to manufacturing and technology occurred and with it came an early wave of Asian Americans and Mexican Americans that then pursued homeownership opportunities in SGV areas that were less restricted by race.

Some disparities remain from these eras of racial and class spatial divisions, as currently notable in the San Gabriel Valley, higher proportions of minorities reside in areas with lower median incomes and lower median home prices. In 2011-2015, Pomona's household median income (\$39,378) was significantly lower than those of surrounding jurisdictions.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF POMONA - CITYWIDE	100

Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG funds are expended in each district in accordance with identified priorities/needs. HOME and ESG funds are expended without regard for geographical boundaries. Approximately thirty-seven percent (37%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. The remaining sixty-three percent (63%) of funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide. The City of Pomona continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services to meet underserved needs.

Discussion

None

AP-55 Affordable Housing (91.220 (g))

Affordable Housing

A detailed outline of Annual Goals and Objectives, including Housing Goals are identified the Appendices as: Appendix C: Summary of Objectives and Activities Planned for FY 2023-2024

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

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

Discussion

The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately 920 families through its Housing Choice Voucher (HCV), Rental Assistance Program including 60, Homeless Veterans through its Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program. The PHA will use additional Mainstream Vouchers to assist 63 non- elderly (under the age of 62) disabled and homeless households. The PHA also administers 3 housing choice vouchers through the Foster Youth Initiative Program to assist homeless foster youth. The PHA will continue to assist additional families through the Emergency Housing Voucher (EHV) Program. The PHA received an allocation of 78 Vouchers through the EHV Program to assist homeless families. The PHA has Project-Based 57 of its Homeless Veterans Vouchers to secure housing for homeless veterans. In FY 23-24 the PHA will project-base 24 of its Housing Choice Vouchers to secure housing for low- income families on the HGV Wait List. The Pomona's Housing Authority's (PHA) Annual Contributions Contract provides funding to assist approximately 920 families through its Housing Choice Voucher Program including 60 Homeless Veterans. The PHA will continue to assist the same number of households in FY 22-23. The PHA recently applied and was awarded xxx (0) housing choice vouchers through the Foster Youth Initiative Program to assist homeless foster youth.

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

HOME funds will be allocated for Housing Rehabilitation efforts that include assisting xxx (0) households through the HOME-funded Single-Family Housing Rehabilitation Program, and xxx (00) with Homebuyer Assistance. xxx (00) low-income household will be assisted through the CHDO program to acquire, resale and rehabilitate vacant homes.

Approximately xxx (00) households will be assisted through the CDBG-funded Housing Improvement Program, xxx (00) through the Lead Hazard Reduction Program and xxx (00) through the Healthy Homes Production program

AP-60 Public Housing (91.220 (H))

The City of Pomona does not have any Public Housing. However, the City does have several assisted housing projects that meet affordability gaps, including the following:

- Housing Choice Voucher Program (Formerly Known as Section 8)
- Federally-Assisted Housing Units
- Affordable Rental Housing
- Project Based Vouchers for Veterans

Actions planned during the next year to address the heeds to public housing

Not applicable - The City of Pomona does not manage public housing development.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable - The City does not have public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable - The City does not have public housing.

Discussion

No further discussion.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (91.220 (I))

The needs of homeless and chronic homeless persons range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter.

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

Addressing the Emergency and Transitional Housing Needs of Homeless Persons

Emergency and Crisis shelter is funded with ESG and COC funds at the City's Hope For Home Year-Round Shelter. All programs administered by the City are required to assist clients in developing individual service plan and transition plan before exiting the program.

The City has designated ESG funds annually to support emergency shelter programming. Numerous other emergency shelter, transitional living centers, residential detoxification programs, and sober living homes are located in the City of Pomona.

Homelessness prevention, a component under emergency shelter, may include housing relocation and stabilization services as well as short- and medium-term rental assistance to prevent an individual or family from becoming homeless. This program will help individuals and families at-risk of homelessness to maintain their existing housing, transition to new permanent housing or affordable housing units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Chronically homeless families are families with adult heads of household who meet the definition of a chronically homeless individual. If there is no adult in the family, the family would still be considered chronically homeless if a minor head of household meets all the criteria of a chronically homeless individual. A chronically homeless family includes those whose composition has fluctuated while the head of household has been homeless.

Addressing comprehensive layered solutions to chronic homelessness, the City has developed and maintains a complete continuum of care, from outreach and assessment to permanent affordable housing. The Pomona Homeless Outreach Program consists of a mobile team including outreach staff from the City of Pomona Homeless Programs Team and outreach professionals from the following agencies: Volunteers of America (Pomona), Tri-City Mental Health Services, East Valley Community Health Center, Los Angeles Homeless Services Authority Pomona Outreach Team, and the Pomona Police Department Quality of Life Teams. The Teams meet chronically homeless persons where they live. They go to these individuals on a regular basis, getting to know them, their needs and desires and in the process building trust and rapport. The team has vast connections to service providers within the region and will transport homeless persons to the needed services, benefits and housing. The team assists individuals in filling out paperwork and following up with applications for services.

The Pomona Homeless Outreach Program hosts the LA CoC CES in the eastern region of Service Planning Area (SPA) 3. Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. Homeless families are referred to the Homeless Family Solutions System and unaccompanied youth are referred to the

Youth CES. Those ranked with the highest levels of vulnerability and chronic homelessness are prioritized for housing resources through the CES.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. The City of Pomona's Homeless Strategy identifies local and regional planning strategies for coordination among agencies to assist persons that have become homeless or are at risk of being homeless. This coordination includes referrals to an extensive network of private agencies that are a part of the City's Continuum of Care Coalition and referrals to the City's new Hope for Home, Homeless Service Center that opened in December.

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

Currently, the demand for affordable housing in Pomona exceeds the supply, especially for those in the extremely-low income, very-low and moderate-income categories.

Barriers to affordable housing include:

- 1. The reluctance of builders to invest in affordable housing projects, especially apartments.
- 2. The lack of sufficient financial resources for development of affordable units.
- 3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing Affordable Housing Strategies

- Increase the supply of affordable housing through new construction
- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance
- Increase awareness and educate public on fair housing and barriers to fair housing

As a recipient of CDBG funds, the City of Pomona is required to develop a fair housing program whose specific actions and procedures which will have an impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.

To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with the Fair Housing Certification found at 24 CFR 91.225 (a)(1), the completed an Assessment of Fair Housing (AFH) Report, which replaces the original Analysis of Impediments (AI) to Fair Housing Choice. The AFH was adopted in August 2017, and assisted the City in analyzing market conditions and potential housing barriers to better determine fair housing goals for the Consolidated Plan period.

To encourage the development and conservation of affordable housing, the City has adopted several ordinances:

- Density Incentives City of Pomona utilizes the State's density law to provide up to 35 percent of density bonus to facilitate the development of affordable and senior housing
- Waiver of Fees In addition to the density bonus, the City will facilitate the processing of affordable housing projects by waiving fees, when applicable.
- Relaxed Standards Certain development standards may be relaxed if increased density cannot be physically accommodated on the site. The applicant must show that the density bonus cannot be achieved with each waiver before the waiver is allowed:
 - 1) Parking Requirements
 - 2) Private Open Space
 - 3) Common Open Space
 - 4) Specific Plan Amendments: Downtown Pomona and Pomona Corridors

Discussion:

None

AP-85 OTHER ACTIONS (91.220 (K))

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

Foster and Maintain Affordable Housing

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- Rental Assistance Programs (to bridge the affordability gap)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Housing Rehabilitation Programs (to preserve existing affordable housing stock)

Evaluation and Reduction of Lead-Based Hazards

 Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.

Reducing the Number of Persons Below the Poverty Line

- Fund public service programs that assist extremely low and low income persons, including but not limited to employment/training programs, food programs, free or low price health services programs, etc.
- Continue to fund the Housing Choice Voucher (Formerly Known as Section 8) and Family Self-Sufficiency programs for low-income persons to improve their economic status and lessen need for subsidy
- Continue the Section 3 program that applies to construction projects funded with CDBG funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

Meeting Underserved Needs

The City of Pomona continues to expend CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a

suitable living environment for low-income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, and fair housing services.

Institutional Structure/Coordination

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan Action Plan.

 Continue to coordinate with non-profit providers, community and faith- based organizations, public institutions, community residents, and City Departments to ensure quality services to low-income persons.

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

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

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

Timeliness of Expenditures:

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

1. Monthly review of project expenditure rates.

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

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

CDBG PROGRAM

The total amount of CDBG funds available for use in FY 2023-2024 is as follows:

23-24 CDBG ALLOCATION AND PROGRAM INCOME	
	AMOUNT
Community Development Block Grant (CDBG)	\$1,771,54
CDBG Anticipated Program Income	\$XXX
TOTAL	\$xxx

The City does not anticipate carrying over any CDBG funds for use in 2023-2024. It is anticipated that the City will receive approximately \$0000 in program income for use during FY 2023-24. Any program income received during the year will be reallocated to eligible projects.

Allocation of Funds

Approximately sixty percent (60%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. Remaining funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

Activities to be Undertaken

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

Surplus from Urban Renewal Settlements

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

Grant Funds Returned to the Line of Credit

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

Income from Float-funded Activities

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

Funding Urgent-need Activities

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

HOME PROGRAM

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

HOME CATEGORY	ENTITLEMENT A m ount	CAP	22-23 CA RR YOVE R FUN D S
Eligible Activities		(No cap)	
CHDO		(15% cap)	
Administration and PLanning		(10% cap)	

First-Time Homebuyer Program

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

Housing Rehabilitation Program

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

Other Forms of Investment

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Pomona does not use a typical loan or grant instruments or non-conforming loan guarantees. There are no forms of investments to be described for HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Recapture Provisions in First Time Home Buyer Program

The City of Pomona uses the Recapture Provisions at 24 CFR 92.254 (a)(5)(ii)(A)(5) for its First Time Homebuyer Program. This entails recapturing the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit, as well as any equity realized ("Equity Sharing") at the time of sale, after deducting the costs of sale and any eligible home improvement costs, in proportion to the amount of the City loan provided. The equity share owed shall be prorated over a 45-year affordability period based on each full year of occupancy and compliance with the terms of the loan agreement.

The HOME First Time Homebuyer Program recapture guidelines further entail the following: no monthly payments, with the loan due and payable when the property is sold, transferred, refinanced with cash out, a change in title occurs, default on loan, failure to use the property as principal residence or at the end of HOME affordability period. Deed restrictions and Covenants ensure the affordability of the units.

In the event of foreclosure, transfer in lieu of foreclosure, or when the net proceeds of sale are insufficient to repay the City loan due, the homebuyer is obligated to repay the net proceeds received by the homebuyer, if any, from the sale of the HOME-assisted property. The net proceeds of sale is the final

amount that is given to the homebuyer as a result of a sale after any first mortgage and closing costs are subtracted from the sale price.

HOME Resale Provisions in First Time Home Buyer Program

The City of Pomona uses the resale provisions at 24 CFR 92.254 (a)(5)(i) specifically for its CHDO project involving the acquisition and rehabilitation of foreclosed and/or vacant properties, to be resold to first time homebuyers. To ensure affordability, the resale provisions require that each HOME-assisted unit sold to an eligible homebuyer is made available for subsequent purchase only to another low-income family having incomes at no more than 80% of the Los Angeles county median income and who will use the HOME-assisted unit as their principal residence. In addition, the price at resale must provide the homeowner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. These provisions are enforced through Homebuyer Covenants, which are recorded against the property.

Fair Return on Investment is defined as the return of the homeowner's original investment plus any eligible capital and curb appeal improvements, less the amount of deferred maintenance that does not meet HUD's Uniform Physical Condition Standards. The difference shall be multiplied by the percentage change in the consumer price index (CPI) between the initial purchase date and the subsequent sale date. The City of Pomona will be using the CPI for the Los Angeles-Riverside-Orange County area as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Reasonable Range of Low-Income Homebuyers refers to subsequent homebuyers having incomes at no more than 80% of the Los Angeles County median income and who pays no more than 30% of the household's gross income for housing cost.

(See Appendix J: Recapture/Resale Guidelines)

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

Based on the loan amount of \$100,000, the HOME affordability period for the City's First Time Homebuyer Program is 15 years. In addition, due to California Redevelopment Agency/Housing Successor Agency's requirement, the City of Pomona requires another 30-year affordability period. In the regard, program beneficiaries of the First Time Homebuyer Program must occupy the assisted property for a total of 45 years.

The period of affordability for the CHDO project involving the acquisition and rehabilitation of foreclosed or vacant properties for resale to first time homebuyers is fifteen (15) years. In this regard, the provisions involving a fair return on investment to the original owner, and accessibility of the assisted-unit to a reasonable range of low-income homebuyer only apply during this 15-year period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. The City's Housing Rehabilitation Program applies only to single-family residences.

ESG PROGRAM

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

ESG CATEGORY	A M OUNT	CAP	22-23
			Carryover
			F und s
Homeless Prevention		(No cap)	
Street Outreach		(60%cap)	
Emergency Shelter		(60% cap)	
Rapid Re-Housing		(No cap)	
HMIS		(No cap)	
Administration		(7.5% cap)	

TOTAL AVAILABLE FUNDING: \$159,204

Emergency Solutions Grant

In FY 23-24 Pomona expects to receive \$159,204 from the FY 23-24 entitlement funds and a total of \$000 in unexpended FY 22-23 funds to be carried over for eligible ESG activities. Annually, the City budgets its ESG funds to most effectively meet the needs of the homeless. The programs funded either maintain services or expand to fill a gap in the City's CoC delivery system. ESG funds are allocated primarily for costs associated with the operation of emergency shelters and essential services. The CoC provides a comprehensive response to the different needs of homeless individuals and families so that they can make the critical transition from the streets to independent living.

The City of Pomona has developed the following standards for providing assistance to the homeless through its Continuum of Care (COC) and Emergency Solutions Grants (ESG) funds as required by 24 CFR Part 576. And 24 CFR Part 578. These standards represent goals for providing services for the community.

Evaluating eligibility for families and individuals

Intake and Assessment. Case managers will review client situation, understand eligibility and begin the process of determining homelessness status and necessary services. Any client assessed for potential assistance must meet HUD

criteria homeless or at risk or homelessness. Any new client is encouraged to participate in a complete assessment to understand client needs and barriers. The following outlines the individual characteristics of clients qualifying for homelessness prevention or rapid re-housing.

Coordinating Services All subrecipients (shelter, homelessness prevention and rapid re-housing providers) within the City of Pomona Continuum of Care service area are expected to work collaboratively to address the needs of the homeless within the area. To achieve these goals, City of Pomona requires that all subrecipients service providers will:

- a. Participate in the Pomona Continuum of Care Coalition.
- b. As the Los Angeles Homeless Services Authority rolls out the centralized and coordinated Assessment (CES) and referral system, all subrecipients and the City of Pomona will participate in the Continuum system.
- c. Establish a staff member as a point of contact for other case managers and members of the service provider continuum of care. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any recipient agency.
- d. Attend training for case managers within the homeless provider system.
- e. Each subrecipient is expected to send at least one staff member to Pomona CoC meetings and share all lessons learned with all housing case management staff. City of Pomona, in collaboration with the Pomona Continuum of Care Coalition (PCOCC) and the Los Angeles Homeless Services Authority (LAHSA), will coordinate training for relevant personnel so that clients within the region are receiving the same quality of service across providers. The members of the Continuum will also participate in regular meetings to share best practices and engage in collective problem solving as the community works toward an integrated system for clients.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system

The Los Angeles County Coordinated Entry System (CES) is a critical component of Los Angeles' countywide systemic response to ending homelessness. The City of Pomona participates in this collaborative network that ensures the highest need, most vulnerable households in the community.

are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible. The CES Policies and Procedures establishes a set of policies and guiding principles and practices for the Coordinated Entry System (CES) service providers and system partners centered around respect, accountability, consistency, and integration. The CES also coordinates street outreach to people experiencing homelessness and uses an assessment survey to triage and prioritize by vulnerability and needs. Housing Navigators help participants collect required documents, identify housing and accompany participants to housing appointments.

Homeless families access the HFSS though LA County 2-1-1, the County information and referral line. After calling 2-1-1, families are referred to their closest Family Solutions Center (FSC). Families can also be referred directly to the FSC through a partnered homeless shelter or other homeless service provider. Regionally based Family Solutions Centers (FSC) are the system's primary point of entry. The FSC conducts an assessment to determine the most appropriate housing intervention for a family. Families are connected to services and housing options which help them stay in their local community near friends, family, and other support networks.

Prioritizing and Determining Assistance for either Homeless Prevention (HP) or Rapid Re-Housing (RRH)

Eligibility

There is one major difference between RRH assistance under the ESG Program and the COC program with regard to eligibility. To receive ESG RRH assistance, an individual or family must demonstrate at initial evaluation that it is literally

homes (Category 1). To received COC RRH assistance, individuals and families may be defined as homeless under any of the four categories included in the Homeless Definition Final Rule (Categories 1, 2, 3 or 4).

Identify the process for making sub-awards and how the ESG allocation is made available to private nonprofit organizations

The City of Pomona invites local non-profit agencies to submit proposals for funding under the following grants: the Emergency Shelter Grant (ESG), the HOME Investment Partnership Act (HOME), and the Community Development Block Grant (CDBG), a social services component of the Consolidated Plan program. If the agency or organization is applying for two types of service or funding, then two separate proposals are to be enclosed. Additional copies of the proposal could be obtained from CDBG or by simply making a copy of the attached proposal.

To be considered for funding, an organization <u>must</u> have:

- 1. 501(c) (3) IRS tax status
- 2. Be in good standing with the State of California
- 3. Serve low-income residents of Pomona or serve an eligible neighborhood as indicated in the enclosed RFP, and
- 4. Have a demonstrated ability to deliver the services proposed.

Proposals will be assessed based on content and adherence to HUD national objectives. Proposals will be submitted to the Finance Department Purchasing Division to be date and time stamped. After the deadline has passed, Purchasing will forward the Housing Division Grant Administration staff. Staff reviews proposals to determine eligibility and forwards information to Council for all eligible activities. City Council will review proposals and make funding awards.

A. Background

The Request for Proposal (RFP) announces the availability of funding for the Program Year for the Community Development Block Grant (CDBG) and

Emergency Shelter Grant Program (ESG). Programs for the HOME Investment Partnership Act (HOME) are implemented by City staff. All programs are funded and regulated at the federal level by the U.S. Department of Housing and Urban Development (HUD) and administered locally by the City of Pomona, under the auspices of the Community Development Department. The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974. The regulations implementing the CDBG Program are located in the 24 CFR, Part 570. The regulations implementing the ESG Program are located in the 24 CFR, Part 576 and authorized under the Steward B. McKinney Homeless Assistance Act of 1988. The regulations implementing the HOME Program are located in the 24 CFR, Part 92.

The City's objectives of these programs in accordance with national objectives are to: Ensure decent housing, Secure a suitable living environment, Provide economic growth and opportunity, Aid in the elimination of slum and blight, and Respond to an urgent need.

B. Funding Available

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

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

The City of Pomona and/or its subrecipients will provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity, to the extent that

the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

If the City is unable to meet this board membership requirement, we will instead implement a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

Homeless Participation Plan

In order to involve homeless individuals and families, the City and/or its subrecipients will do the following when considering and making policies and decisions in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG:

- Inclusion and Consultation through the Pomona Continuum of Care Coalition Meetings
- 2. Inclusion and Consultation through the Homeless Advisory Committee Meetings
- Employment or Volunteer Services of Homeless Persons on ESG funded projects, including those involving the construction, renovation or operating of facilities

Performance standards for evaluating ESG

- 1. A description of services provided during the reporting period
- 2. # of persons served
- 3. Ethnicity and Race of persons served
- 4. Income level of persons served
- 5. Female-Headed Household Status
- 6. Areas of benefit

Staff will use the information submitted to track expenditure percentages and the number of persons benefiting from the activity in order to ensure that activity/program goals are being met and that funds are being spent in a timely manner.

The performance standards provide a measure for the City to evaluate each service provider's effectiveness, such as how well the service provider succeeded at:

- 1. Targeting those who need the assistance most;
- 2. Reducing the number of people living on the streets or emergency shelters;
- 3. Shortening the time people spend homeless; and
- 4. Reducing each program participant's housing barriers or housing stability risks.

Also, in order to successfully record performance outcomes, the CoC system requires that once a household is enrolled in a program, non-domestic violence agencies must complete an initial HUD Intake Assessment within the HMIS system. Performance outcomes are reported to the City using the HMIS generated ESG reports.

Domestic Violence Organizations will provide the same data utilizing their similar data systems.

(See Appendix K: ESG Written Standards)

APPENDICES

APPENDIX A – APPICATIONS (SF 424)

OMB Number: 4040-0004 Expiration Date: 11/30/2025

I			
* 1. Type of Submission: Preapplication New Continuation * Other (Specify): Revision Revision * 1. Type of Submission: * 2. Type of Application: * If Revision, select appropriate letter(s): * Other (Specify): Revision			
* 3. Date Received: 4. Applicant Identifier: CA62850			
5a. Federal Entity Identifier: 5b. Federal Award Identifier: B-23-MC-06-0527 B-23-MC-06-0527			
State Use Only:			
6. Date Received by State: 7. State Application Identifier:			
8. APPLICANT INFORMATION:			
* a. Legal Name: City of Pomona	$\overline{\mathbb{I}}$		
* b. Employer/Taxpayer Identification Number (EIN/TIN):	_		
95-6000764 QLK7V1HAF1J2			
d. Address:			
* Street1: 505 South Garey Avenue			
Street2:			
* City: Pomona			
County/Parish:			
* State: CA: California			
Province:			
* Country: USA: UNITED STATES			
* Zip / Postal Code: 91766			
e. Organizational Unit:			
Department Name: Division Name:			
Neighborhood Services Housing Services			
f. Name and contact information of person to be contacted on matters involving this application:	_		
Prefix: Ms. * First Name: Beverly	$\overline{1}$		
Middle Name:			
* Last Name: Johnson			
Suffix:			
Title: Assistant Director			
Organizational Affiliation:			
* Telephone Number: (909) 620-2433 Fax Number: (909) 620-4567	$\overline{}$		
* Email: beverly.johnson@pomonaca.gov			

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
U.S. Department of Housing and Urban Deveopment
11. Catalog of Federal Domestic Assistance Number:
14.239
CFDA Title:
HOME Investment Partnership Program (HOME)
* 12. Funding Opportunity Number:
* Title:
13. Competition Identification Number:
Title:
14. Areas Affected by Project (Cities, Counties, States, etc.):
Add Attachment Delete Attachment View Attachment
Aud Attacriment
*15. Descriptive Title of Applicant's Project: HOME administration; CHDO projects, single-family housing rehabilitation and first-time home-buyer assistance program
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant 38th * b. Program/Project 38th			
Attach an additional list of Program/Project Congressional Districts if needed.			
Add Attachment Delete Attachment View Attachment			
17. Proposed Project:			
* a. Start Date: 07/01/2023 * b. End Date: 06/30/2024			
18. Estimated Funding (\$):			
* a. Federal 905,134.00			
* b. Applicant			
* c. State			
* d. Local			
* e. Other			
* f. Program Income			
* g. TOTAL 905,134.00			
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
a. This application was made available to the State under the Executive Order 12372 Process for review on			
b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
⊠ c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
☐ Yes ☐ No			
If "Yes", provide explanation and attach			
Add Attachment Delete Attachment View Attachment			
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix: Mr. * First Name: James			
Middle Name:			
* Last Name: Makshanoff			
Suffix:			
* Title: City Manager			
* Telephone Number: (909) 620-2314 Fax Number: (909) 620-3707			
* Email: james.makshonoff@pomonaca.gov			
* Signature of Authorized Representative:			

OMB Number: 4040-0004 Expiration Date: 11/30/2025

I			
* 1. Type of Submission: Preapplication New Continuation * Other (Specify): Revision Revision * 1. Type of Submission: * 2. Type of Application: * If Revision, select appropriate letter(s): * Other (Specify): Revision			
* 3. Date Received: 4. Applicant Identifier: CA62850			
5a. Federal Entity Identifier: 5b. Federal Award Identifier: B-23-MC-06-0527 B-23-MC-06-0527			
State Use Only:			
6. Date Received by State: 7. State Application Identifier:			
8. APPLICANT INFORMATION:			
* a. Legal Name: City of Pomona	$\overline{\mathbb{I}}$		
* b. Employer/Taxpayer Identification Number (EIN/TIN):	_		
95-6000764 QLK7V1HAF1J2			
d. Address:			
* Street1: 505 South Garey Avenue			
Street2:			
* City: Pomona			
County/Parish:			
* State: CA: California			
Province:			
* Country: USA: UNITED STATES			
* Zip / Postal Code: 91766			
e. Organizational Unit:			
Department Name: Division Name:			
Neighborhood Services Housing Services			
f. Name and contact information of person to be contacted on matters involving this application:	_		
Prefix: Ms. * First Name: Beverly	$\overline{1}$		
Middle Name:			
* Last Name: Johnson			
Suffix:			
Title: Assistant Director			
Organizational Affiliation:			
* Telephone Number: (909) 620-2433 Fax Number: (909) 620-4567	$\overline{}$		
* Email: beverly.johnson@pomonaca.gov			

**1 Type of Applicant 1: Solvet Applicant Type: C: City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: **Other (specify): **10. Name of Federal Agency: **10. Name of Federal Agency: 11. Catalog of Federal Domestic Assistance Number: [14.213 **CPEN Title: Community Development Block Grant **17de: **17de: 13. Competition Identification Number: [17de:	Application for Federal Assistance SF-424		
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Type of Applicant 3: Select Applicant Type: **Other (specify): **Other (specify): **10. Name of Federal Agency: 11. Catalog of Federal Domestic Assistance Numbor: 14. 213 **CEPA Tile: **Community Development Block Grant **12. Funding Opportunity Numbor: **Title: **Title: 13. Competition Identification Number: Title: **Ither Add Attachment	C: City or Township Government		
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Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant 38th * b. Program/Project 38th			
Attach an additional list of Program/Project Congressional Districts if needed.			
Add Attachment Delete Attachment View Attachment			
17. Proposed Project:			
* a. Start Date: 07/01/2023 * b. End Date: 06/30/2024			
18. Estimated Funding (\$):			
* a. Federal 1,771,564.00			
* b. Applicant			
* c. State			
* d. Local			
* e. Other			
* f. Program Income			
* g. TOTAL 1,771,564.00			
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
a. This application was made available to the State under the Executive Order 12372 Process for review on			
b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
☑ c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
☐ Yes ☐ No			
If "Yes", provide explanation and attach			
Add Attachment Delete Attachment View Attachment			
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix: Mr. * First Name: James			
Middle Name:			
* Last Name: Makshanoff			
Suffix:			
* Title: City Manager			
* Telephone Number: (909) 620-2314 Fax Number: (909) 620-3707			
* Email: james.makshonoff@pomonaca.gov			
* Signature of Authorized Representative:			

OMB Number: 4040-0004 Expiration Date: 11/30/2025

Application for Federal Assistance SF-424				
Preapplication New	If Revision, select appropriate letter(s): Other (Specify):			
* 3. Date Received: 4. Applicant Identifier: CA62850				
5a. Federal Entity Identifier: 5b. Federal Award Identifier: 8-23-MC-06-0527 5b. Federal Award Identifier: 8-23-MC-06-0527				
State Use Only:				
6. Date Received by State: 7. State Application I	dentifier:			
8. APPLICANT INFORMATION:				
* a. Legal Name: City of Pomona				
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000764 * c. UEI: QLK7V1HAF1J2				
d. Address:				
* Street1: 505 South Garey Avenue Street2: * City: Pomona County/Parish: * State: CA: California				
Province: * Country: USA: UNITED STATES * Zip / Postal Code: 91766				
e. Organizational Unit:				
Department Name: Neighborhood Services	Division Name: Housing Services			
f. Name and contact information of person to be contacted on ma	atters involving this application:			
Prefix: Ms. *First Name: Beverly Middle Name: *Last Name: Johnson Suffix:				
Title: Assistant Director				
Organizational Affiliation:				
* Telephone Number: (909) 620-2433	Fax Number: (909) 620-4567			
*Email: beverly.johnson@pomonaca.gov	* Email: beverly.johnson@pomonaca.gov			

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
U.S. Department of Housing and Urban Deveopment
11. Catalog of Federal Domestic Assistance Number:
14.231
CFDA Title:
Emergency Solutions Grant
* 12. Funding Opportunity Number:
12.1 thomas opportunity realisate
* Title:
13. Competition Identification Number:
16. Competition recruitments
Title:
La control of the con
14. Areas Affected by Project (Cities, Counties, States, etc.):
Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
Homeless management information system, emergency shelter, outreach and program administration
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

Application for Federal Assistance SF-424		
16. Congressional Districts Of:		
* a. Applicant 38th	* b. Program/Project 38th	
Attach an additional list of Program/Proje		
	Add Attachment Delate Attachment View Attachment	
17. Proposed Project:		
* a. Start Date: 07/01/2023	* b. End Date: 06/30/2024	
18. Estimated Funding (\$):		
* a. Federal	159,204.00	
* b. Applicant		
* c. State		
* d. Local		
* e. Other		
* f. Program Income		
* g. TOTAL	159,204.00	
* 19. Is Application Subject to Revie	v By State Under Executive Order 12372 Process?	
a. This application was made ava	ilable to the State under the Executive Order 12372 Process for review on	
b. Program is subject to E.O. 123	72 but has not beeπ selected by the State for review.	
c. Program is not covered by E.C	. 12372.	
* 20. Is the Applicant Delinquent On	Any Federal Debt? (If "Yes," provide explanation in attachment.)	
Yes No		
If "Yes", provide explanation and atta		
	Add Attachment Delete Attachment View Attachment	
21. *By signing this application, certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)		
** I AGREE		
·	ces, or an internet site where you may obtain this list, is contained in the announcement or agency	
specific instructions.		
Authorized Representative:		
Prefix: Mr,	* First Name: James	
Middle Name:		
* Last Name: Makshanoff		
Suffix:		
* Title: City Manager		
* Telephone Number: (909) 620-2314 Fax Number: (909) 620-3707		
*Email: james.makshonoff@pomonaca.gov		
* Signature of Authorized Representativ	* Date Signed:	

APPENDIX B - CERTIFICATIONS

CERTIFICATIONS

Title

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.		
Signature of Authorized Official	Date	
James Makshanoff, City Manager		

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

- 1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).
- 2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
- 3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

- 1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws The grant will be conducted and administered in
conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42
U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws It will comply with applicable laws.			
Signature of Authorized Official	Date		
James Makshanoff, City Manager Title			

OPTIONAL Community Development Block Grant Certification

community and other financial resources are not available to meet such needs.

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):
The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular
urgency because existing conditions pose a serious and immediate threat to the health or welfare of the

Signature of Authorized Official	Date
James Makshoff, City Manager	
Title	

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering Before committing any funds to a project, it will evaluate the project in accordance
with the guidelines that it adopts for this purpose and will not invest any more HOME funds in
combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official	Date	
James Makshanoff, City Manager		
Title		

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy — The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.								
Signature of Authorized Official	Date							
James Makshanoff, City Manager Title								

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

- 1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
- 2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official	Date
James Makshanoff, City Manager Title	

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

APPENDIX C – SUMMARY OF ANNUAL GOALS AND OBJECTIVES

Speci	fic Annual Goals & Objectives	Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2023-2024 Funding Amount	Performance Indicators	Year	Expected Number
			OMOTE FAIR	HOUSING OPP	ORTUNITY			
DH-1: Avail	ability/Accessibility of Decent Housin	ng			·	,		
	Availability/Accessibility to Decent Housing by providing					-	2023 2024	300 400
DH-1.1	housing counseling activities that assist low to moderate	Fair Housing (Public Service)	High	CDBG	\$40,000	# of households assisted	2025	400
	income persons resolve tenant/landlord disputes.	(Public Service)				assisted	2026 2027	400 400
		GOAL 2: EX	PAND AFFOR	DABLE HOUSIN	IG SUPPLY	·		
	Availability/Accessibility to						2023	1
D.I. 4.0	Decent Housing by working		High	НОМЕ	\$	# of households assisted	2024	1
DH-1.2	with CHDOs to produce housing units for low-to-moderate	CHDO Set-Aside					2025 2026	1
	income persons.						2027	1
	Availability/Accessibility to affordable decent housing through homebuyer assistance	Mortgage Assistance Program	High				2023	0
				PHLA (State)		# of households assisted	2024	0
DH-1.3							2025	0
							2026	0
							2027	6
		First-Time					2023	0
	Provide Affordability for Decent	Homobuwor				# of households	2024	0
DH-1.4	Housing by offering down payment	Down	l li ede	LIONAE		assisted; Number of first-time homebuyers;	2025	0
	and closing cost assistance to low- to-moderate income persons.	payment	High	HOME		Number of households	2026	0
	to-moderate income persons.	Assistance				receiving counseling	2027	8
		GOAL 3: CREAT	E AND PRES	ERVE AFFORDA	BLE HOUSING			
	Availability/Accessibility to						2023	5
	Decent Housing by preserving	Homeowner				# of units	2024	5
DH-1.3	existing housing stock through	Rehabilitation	High	HOME		rehabilitated	2025	5
	homeowner housing	Loan Program					2026	3
	rehabilitation.						2027	6

			(W/ Priority IN	eeu Leveis)				
							2023	0
	Availability/Accessibility to	Homeowner		0 1110145		" 6 :	2024	0
DH-1.4	Decent Housing by preserving	Rehabilitation	High	CalHOME		# of units	2025	0
	at-risk housing through homeowner rehabilitation.	Loan Program		(State)		rehabilitated	2026	0
	nomeowner renabilitation.						2027	3
							2023	0
	Availability/Accessibility to	Mortgage		Calliona		# of bounded	2024	0
DH-1.5	affordable Decent Housing through homebuyer	Assistance	High	CalHOME (State)	\$ 0	# of households - assisted -	2025	0
	assistance.	Program		(State)		assisteu	2026	0
	assistance.						2027	0
						_		
	Offer rental housing options at specific			DUIA MAGUI			2023	0
	housing locations where assistance is	Rental		PHA- VASH		# of households	2024	0
DH-1.6	attached to particular rental units	Assistance	High	Vouchers (Including Project		assisted	2025	0
	designated for low-to-moderate income persons	7.00101011100		Based Vouchers)		assisted	2026	51
	persons						2027	60
		First-Time				# of households	2023	2
	Provide Affordability for Decent	Homebuyer				assisted; Number of first-	2024	3
DH-1.7	Housing by offering down payment and closing cost assistance to low-	payment	High	HOME		time homebuyers; Number of households receiving counseling	2025	2
							2026	2
	to-moderate income persons.	Assistance				receiving counseling	2027	8
DH-1.8	Availability/Accessibility to	Lead Hazard					2023	24
	Decent Housing by preserving	Control and Healthy Homes Grant Program	Medium	Lead Hazard Control Grant	# of units	2024	TBD	
	existing housing stock through					rehabilitated	2025	0
	Lead and other Health Hazard		(HUD)		rendomitated	2026	16	
	mitigation and education.						2027	53
DH-1.9	Availability/Accessibility to	Housing					2023	10
	Decent Housing by preserving	Improvement				# of units	2024	10
	existing housing stock through	Program (i.e. Emergency	High	CDBG		rehabilitated	2025	10
	an emergency repair	Repair, Façade				Teriabilitated	2026	11
	program.	Improvements)					2027	9
DH-1.10							2023	905
	Provide Affordability to Decent						2024	905
	Housing by providing rental	Pontal				# of households	2025	905
	assistance and supportive	Rental	High	PHA-Section 8		# of households assisted	2026	905
	services to low-to-moderate income persons.	Assistance				สออเอเซน	2027	905
L	L	1	1		1	1		l

			(W/ Priority IN	eeu Leveis)			
DH-1.11	Provide Affordability to Decent					2023	0
	Housing by providing rental	Dorstol		PHA-Section	и "Кылгында	2024	17
	assistance and supportive	Rental	High	8-	# of households	2025	17
	services low-to-moderate income	Assistance		Mainstream	assisted	2026	63
	persons.					2027	63
DH-1.12	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-	# of households assisted	2023	
						2024	
						2025	
						2026	
DH-1.12						2023	0
	Availability/Accessibility to decent	Rental		PHLA	# of households	2024	0
	affordable housing through	Assistance	High	(State)	assisted	2025	0
	ADA.JADU					2026	0
						2027	6
DH-1.13						2023	0
	Availability/Accessibility to decent affordable rental housing through new construction (PRISMA)	Rental	High	PHLA		2024	0
		Assistance		(State)	# of households	2025	0
					assisted	2026	0
						2027	6
DH-1.14		Rental Assistance	High	CalHOME (State)		2023	0
	Availability/Accessibility to decent					2024	0
	affordable housing through				# of households	2025	0
	ADU/JADU				assisted	2026	0
						2027	6
DH-1.15						2023	0
	Availability/Accessibility to decent	Healthy Homes		Healthy Homes	# of units	2024	0
	and healthy housing by	Production	Medium	Production	rehabilitated	2025	0
	comprehensively addressing	Program		Grant (HUD)		2026	0
	housing hazards					2027	50
DH-1.16	Provide Affordability to for a					2023	75
	Suitable Living Environment by	Housing		CDBG		2024	75
	providing housing services,		High		# of households	2025	75
	including housing counseling and	Services			counseled	2026	75
	case management in conjunction with HOME funded					2027	75

	Programs.		(W/ FIIOTILY IN					
		GOAL 4	: SUPPORT I	HOMELESS ACTIV	/ITIES			
DH-2: Affor	rdability of Decent Housing							
DH-2.1	Provide Affordability for						2023	0
	Decent Housing through						2024	0
	homeless prevention	Homeless			• •	# of persons	2025	0
	assistance (rental/utility	Prevention	High	ESG	\$0	served; Number of	2026	0
	assistance and security deposits) to low-to-moderate income persons.					households	2027	0
DILOO	Drovide Affordability for Decept		1	T			0000	0
DH-2.2	Provide Affordability for Decent Housing through homeless						2023	0
	prevention assistance	Rapid Re-		ESG - City of		# of persons	2024	0
	(rental/utility assistance and	Housing	High	Pomona	\$0	served; Number of	2025	0
	security deposits) to low-to-	Housing		Tomona		households	2026	0
	moderate income persons.						2027	0
DH-2.3	Provide Affordability to Decent					# of households	2023	50
	Housing by providing rental	Rapid Re-		CoC - LAHSA-			2024	65
	assistance and supportive	Housing (Porchlight)	High	RRH		assisted	2025	65
	services to low-to-moderate			TATATT		assisted	2026	65
	income persons.					2027	65	
DH-2.4	Provide Affordability to Decent	Rapid Re- Housing (Street	High	Coc - LAHSA- RRH/SO		# of households assisted	2023	125
	Housing by providing rental						2024	0
	assistance and supportive				\$ 0		2025	0
	services to low-to-moderate	Outreach)					2026	0
	income persons.	o a crodorry					2027	0
DH-2.5	Provide Affordability to for a						2023	175
	Suitable Living Environment by						2024	175
	providing housing services,	Emergency					2025	175
	including housing counseling and	Shelter	High	Measure H		# of persons served	2026	175
	case management in conjunction with HOME funded Programs.		Official				2027	175
DH-2.6	Provide Affordability to for a						2023	175
	Suitable Living Environment by	_					2024	175
	providing housing services,	Emergency	High	Measure H/		# of persons served	2025	175
	including housing counseling and	Shelter		CoC HHAP			2026	175
	case management in conjunction with HOME funded						2027	175

	Programs.			ty Need Levels)			
DH-2.7	Provide Affordability to for a					2023	175
	Suitable Living Environment by					2024	175
	providing housing services,	Emergency	v	500.0 1/		2025	175
	including housing counseling and	Shelter	^y High	n ESG-CV	# of persons served	2026	175
	case management in conjunction with HOME funded Programs.					2027	175
DH-2.8	Provide Affordability to Decent	Hamalaaa				2023	12
	Housing by providing rental	Homeless Prevention			# of households	2024	12
	assistance and supportive	Rental	Medium	HOME TBRA	assisted	2025	12
	services to low-to-moderate	Assistance			assisted	2026	12
	income persons.	Accidented				2027	5
DH-2.9	Provide Affordability to Decent					2023	80
	Housing by providing rental	Rental		CoC -HUD-PHA-City of Pomona - PSH	# of households	2024	80
	assistance and supportive	Assistance	High	(Permanent	# of flousefiolds assisted	2025	80
	services to low-to-moderate	Assistance		Supportive Housing)	dosisted	2026	80
	income persons.					2027	80
DH-2.10	Provide Affordability to Decent			PHA- VASH		2023	0
	Housing by providing rental	Rental Assistance	High	Vouchers, including Project Based Vouchers	# of households assisted	2024	60
	assistance and supportive services to low-to-moderate					2025	60
					doolotod	2026	60
	income persons.					2027	60
DH-2.11	Homeless Management		High	ESG		2023	100
	Information System data for				# of households	2024	100
	low to moderate income	HMIS			assisted	2025	100
	persons homeless persons				300.010	2026	100
	assisted					2027	100
DH-2.12	Provide Affordability to Decent					2023	0
	Housing by providing rental	Rental	112.4	Emergency Housing		2024	0
	assistance and supportive	Assistance	High	Vouchers	# of households	2025	0
	services to low-to-moderate				assisted	2026	78
	income and homeless persons.					2027	78
	Provide Affordability to Decent	_				2023	0
DH-2.13	Housing by providing rental	Rental	112.4	Foster Youth to		2024	0
	assistance and supportive	Assistance	High	Independence	# of households	2025	0
	services to low-to-moderate income and homeless foster			Tenant Protection Vouchers	assisted	2026	5
	youth persons.			vouchers		2027	3

_	(w/ Priority Need Levels)										
Γ											

GOAL 5: PLANNING AND PROGRAM ADMINISTRATION								
PA-5.1	Support Affordable and Decent Housing through Planning and Program Administration of Federal, State and Local Programs	Program Administration	High	CDBG HOME ESG	CDBG \$ 354,313 ESG \$90,513 HOME \$11,940	N/A	N/A	N/A
DH-3: Sustainability of Decent Housing								
DH-3.1	Provide Sustainability of Decent Housing through Code Enforcement targeted at eliminating slum and blight in specific neighborhoods/areas.	Code Enforcement	High	CDBG		# of units inspected	2023 2024 2025 2026 2027	400 400 400 400 400
DH-3.2	Provide Sustainability of Decent Housing by preserving and restoring properties of special historic value for low to moderate income households	Historic Preservation	Medium	CDBG	\$0	# of housing units assisted	2023 2024 2025 2026 2027	0 0 0 0
	GOAL	7: PROVIDE	QUALITY PU	BLIC SERVICES				
SL-1: Ava	ailability/Accessibility of Suitable Living	Environment						
SL-1.1	Availability/Accessibility to a Suitable Living Environment through public services that benefit low-to-moderate income persons Citywide.	Public Services	High	CDBG		# of persons served	2023 2024 2025 2026 2027	1000 1422 1000 1000 1200
SL-1.2	Availability/Accessibility to a suitable living environment by providing emergency shelter operations to homeless low low-to-moderate income persons.	Emergency Shelter	High	ESG		# of persons served	2023 2024 2025 2026 2027	175 175 175 175 175

			(<i>y</i> : 1000 = 010.0 <i>y</i>				
SL-1.3	Availability/Accessibility to a Suitable Living Environment by providing essential services to homeless low-to-moderate income persons.	Street Outreach	High	ESG	\$O	Number of persons - served	2023 2024 2025 2026 2027	0 0 0 0
	GOAL 8: IMP	ROVE PUBLIC	INFRASTRU	CTURE AND FACILIT	TES			
SL-1.4 SL-1.5	Availability/Accessibility to a Suitable Living Environment by improving public infrastructure to benefit low-to-moderate income persons. Availability/Accessibility to a Suitable Living Environment by improving Parks and Facilities.	Infrastructure Improvements Facility/Park Improvements	High High	CDBG		# of projects/# of persons in the area # Of projects/# of persons in the area	2023 2024 2025 2026 2027 2023 2024 2025 2026	1 3 1 1 3 0 0 0 1
							2027	1
GOAL 9: EXPAND ECONOMIC OPPORTUNITIES								
EO-2: Af	fordability of Economic Opportunitie	es						
EO-2.1	Affordability of Economic Opportunities by repayment of a Section 108 Loan used to assist businesses.	Business Assistance	High	CDBG	\$0	# of business	2023	0
							2024	0
							2025	78
							2026	2
							2027	0

APPENDIX D - CITIZEN PARTICIPATION PLAN



CITY OF POMONA

CITIZEN PARTICIPATION PLAN For Consolidated Plan Documents

A**D**OPTE**D** 1995

PREVIOUSLY AMENDED REVISED September 8, 2003

> AMENDED October 17, 2016 AMENDED

> > May 4, 2020

Neighborhood Services Department

Benita DeFrank, Neighborhood Services Director Beverly Johnson, Housing Services Manager

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CITIZEN PARTICIPATION PLAN

I. Policy Statement

It is the policy of the City of Pomona to provide for full involvement by the community and its residents in the planning, development, implementation and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the Community Development Grant (CDBG) Program, HOME Investment Partnership Act (HOME) and Emergency Solutions Grant (ESG) Program.

This Citizen Participation Plan sets forth the procedures and guidelines to be implemented by the City to provide for the continuing participation by the citizens of Pomona. The City acknowledges the need for, and the role, of citizen involvement, but also recognizes that the final determination and responsibility for policy development rests with the Mayor and the City Council.

This plan may be amended from time to time and shall remain in effect until superseded by a new plan or until the City no longer participates in programs that require such a plan.

II. Objective

The Citizen Participation Plan, hereinafter referred to as the "Plan", is designed to facilitate two-way communication between the City and its residents on matters pertaining to the use of Federal Grant funding from the U.S. Department of Housing and Urban Development (HUD). The Plan provides for visibility of housing and community development programs, enlists citizen participation in the development of the Consolidated Plan and the review of the Consolidated Plan, the Annual Plan, the Consolidated Annual Performance and Evaluation Report (CAPER) and the Assessment of Fair Housing (AFH). The Plan also encourages active citizen involvement in development of goals and objectives of federally-funded programs.

III. <u>Definitions</u>

For purposes of the CDBG, HOME and ESG program, along with any additional federally-awarded entitlement grants, the following definitions will apply:

Consolidated Plan Documents (CPD) – These documents include:

- 1. Five-Year Consolidated Plan
- 2. Citizen Participation Plan
- 3. One-Year Action Plan
- 4. Consolidated Annual Performance and Evaluation Report (CAPER)
- 5. Assessment of Fair Housing (AFH)

Low and Moderate Income Households – Low and Moderate households are those households with income that do not exceed 80 percent of the Median Family Income (MFI) as defined below by HUD:

- 1. Extremely Low-Income: 0-30%, LA County MFI adjusted for household size
- 2. Very Low-Income: 31-50%, LA County MFI adjusted for household size
- 3. Moderate-Income: 51-80%, LA County MFI adjusted for household size

Income Limits are calculated using the same methodology that HUD uses for calculating the income limits for the Section 8 program, in accordance with Section 3(b)(2) of the U.S. Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size.

IV. Scope of Participation

A. City's Role

In order for citizens to become informed and involved in the program, the City will provide comprehensive access to program information. The following information will be made available during the planning process for program development and implementation of federal funds:

- 1. Amount of funds available;
- 2. Types of activities that are eligible for funding and activities previously funded:
- 3. Ineligible activities;
- 4. Dates of meetings and public hearings;
- 5. Information on the Request for Proposal (RFP) process for funding applications;
- 6. Process to be followed by the City in approving funding applications;
- 7. Preliminary project recommendations for City Council review and approval.

B. Citizen's Role

All citizens of Pomona are encouraged to participate in the public meetings and hearings and to contact the City's Neighborhood Services Department – Housing Services Division with regard to any questions they may have concerning the process and programs under the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, CAPER or Assessment of Fair Housing.

All public hearings take place in the Council Chambers located at City Hall, 505 S. Garey Avenue, Pomona, CA 91769, unless another location and/or time is publicized in advance.

A variety of mechanisms may be utilized to solicit input on priority needs, goals and objectives for the development of the Consolidated Plan. These include a community needs survey, public meetings/stakeholder focus groups, study sessions, agency consultations, telephone interviews and/or personal interviews. A least one public hearing will be held during the development of the Consolidated Plan.

Questions and comments may be addressed to:

Neighborhood Services Department – Housing Services Division 505 S. Garey Avenue, Pomona, CA 91769,

Attn: Beverly Johnson, Housing Services Manager (909) 620-2433

C. Planning Process for Documents

Citizen involvement, as stated earlier, will be sought in the development, implementation and evaluation stages of Consolidated Plan documents. This will be accomplished in the following manner for <u>each document</u> outlined below:

1. Citizen Participation Plan

A. Plan Development

Public Review and Comment – The Draft Citizen Participation Plan will be made available for public review for 30 days. Written comments will be accepted during the 30-day public comment period. A summary of the comments and views, along with the City's responses will be attached to the Plan.

Public Hearings - A public hearing is not required, only reasonable opportunity to comment of the original citizen participation plan and on substantial amendments to the citizen participation plan, which must be made public. The City will publish a public notice informing citizens of a public review and 30-day comment period. The City may or may not hold a public hearing.

B. Plan Amendment

Public Review and Comment – Substantial amendments to the Citizen Participation Plan will be made available for public review for a 30-day period. The City will consider any comments or view of residents in writing, or orally at public hearings, and a summary of all with the City's responses will be attached to the final amendment.

Public Hearings – A public hearing is not required, only reasonable opportunity to comment of the original citizen participation plan and on substantial amendments to the citizen participation plan, which must be made public.

2. Five-Year Consolidated Plan

A. Plan Development

Consultation – Citizens will be invited to provide input into development of the 5-Year Strategic Plan, including identification of priority needs and setting goals and objectives, through any of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, study sessions, public comment period and public hearing process. The City will consult with the following agencies:

- 1. Local and regional institutions
- 2. Continuums of Care
- 3. Public Housing Agencies
- 4. Other organizations (businesses, developers, non-profits, community-based organizations

Outreach efforts to promote the on-line survey include: mailing postcards to over 43,500 city households, informing residents of community meetings/forums and requesting their input via the Community Needs Survey. Additional notification regarding the availability of the survey or meetings may include posting on the citywide Nixle-system, Facebook, Twitter and in newspapers.

Public Review and Comment – The Draft Consolidated Plan will be made available for public review for 30 days. Written comments will be accepted during the 30-day comment period. A summary of written comments and view, and the City's responses must be attached to the Consolidated Plan.

Public Hearings – Per Federal regulations at 24 CFR Part 91, at least two public hearings per year is required to obtain residents' views and to respond to proposals and questions.

The City will hold one public hearing to discuss all eligible project proposal and funding recommendations, and one public hearing to accept comments on the Draft Action Plan prior to final adoption which will be available for a 30-day comment period during the development stage.

B. Plan Amendment

Substantial Change – The City will formally amend its approved Five-Year Consolidated Plan whenever a change constitutes a substantial amendment. For the purpose of the Five-Year Consolidated Plan, a "substantial change" is herein defined an activity not previously described in the Consolidated Plan or Action Plan and a substantial change to the purpose, scope, location or beneficiary of an activity. Additionally, any cumulative change equal to or in excess of 50 percent of the City's entitlement funds for that program year.

Changes in the allocation priorities not amounting to 50% of the entitlement will not be considered a substantial change to the Five-Year Consolidated Plan. As such, no public review and comment is required and documentation of the amendment will be made to the current Consolidated Plan, and notification of the amendment will be provided to HUD. All substantial amendments to the Consolidated Plan will be reviewed by, and must receive approval from the City Council.

Public Review and Comment – In the event that an amendment to the Consolidated Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner:

- 1. Publication of Information for 30-day Comment Period; and
- 2. Adoption of change through public hearing process.

Public Hearings – Adoption and substantial amendment of the Consolidated Plan shall require a public hearing.

3. One-Year Annual Action Plan

A. Plan Development

Consultation – The City will consult with the following during the development of the Annual Action Plan:

- 1. Residents
- 2. Public and Private Organizations
- 3. Health Service Agencies
- 4. Fair Housing Agencies
- 5. Homeless Services Agencies
- 6. Continuums of Care
- 7. Other local governments
- 8. Public Housing Agencies

These persons/agencies will be contacted and included in the development process in the following manner:

- Each year, the City will publish Notice of Funding Availability (NOFA) to each cooperating department and to non-profit community-based organizations advising them the planning cycle has begun for Consolidated Plan Grants (CDBG, HOME and HESG) and the proposals are being accepted.
- 2. The City will conduct outreach to special interest groups such as the elderly, at risk youth and the disabled, when necessary.

3. The City will review all proposals received and make recommendations to Council for funding awards.

Public Review and Comment – The Draft Action Plan shall be made available for public review for a 30-day comment period. Written and oral comments shall be accepted during this period and a summary of all will be attached to the Action Plan prior to final adoption.

Public Hearings - At a minimum, the City will conduct two separate public hearings at two different stages of the program year in order to address housing and community development needs. At least one of these hearings will be conducted before the proposed Annual Action Plan is adopted.

The City will hold one public hearing to discuss all eligible project proposal and funding recommendations, and one public hearing to accept comments on the Draft Action Plan prior to final adoption which will be available for a 30-day comment period during the development stage.

B. Plan Amendment

Substantial Change – The City will formally amend its Action Plan whenever a change constitutes a substantial amendment. For the purpose of the Action Plan, a "substantial change" is herein defined an activity not previously described in the Action Plan and a substantial change to the purpose, scope, location or beneficiary of an activity. Additionally, any cumulative change equal to or in excess of 50 percent of the City's entitlement funds for that program year.

Changes in the allocation priorities not amounting to 50% of the entitlement will not be considered a substantial change to the Action Plan. As such, no public review and comment is required and documentation of the amendment will be made to the current Action Plan. All substantial amendments to the Action Plan will be reviewed by, and must receive approval from the City Council.

Public Review and Comment – In the event that an amendment to the Action Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner:

- 1. Publication of Information for 30-day Comment Period; and
- 2. Adoption of change through public hearing process.

Public Hearings – Adoption and substantial amendment of the Action Plan shall require a public hearing.

3. Consolidated Annual Performance Review (CAPER) Development

A. Plan Development

Public Review and Comment – The CAPER will be made available for a 15-day public review and comment period prior to adoption. The City will accept comments and views received during the 15-day comment period, and City responses will be attached to the final CAPER.

Public Hearings – A public hearing will be held to receive comments on the Draft CAPER prior to final adoption and submission to HUD.

4. Assessment of Fair Housing (AFH) Development

A. Plan Development

The City will encourage participation by low income residents, including public housing residents, the Resident Advisory Boards, the Continuum of Care, local and regional institutions, and other organizations in developing and implementing the AFH.

Consultation – During the development of the AFH, the City will consult the following services/agencies to solicit their input on fair housing issues in the City:

- 1. Fair Housing Organizations
- 2. Other local governments
- 3. Advocacy groups for special needs households
- 4. Affordable housing providers
- 5. Bank and other financial institutions
- 6. Educational institutions

Public Review and Comment – A summary of the Draft AFH will be made available for public review for 30 days. Written comments will be accepted during the 30-day comment period. A summary of written comments and views, and the City's responses must be attached to the Consolidated Plan.

Public Hearings – The City will conduct at least one public hearing during the development stage of the Draft AFH to receive input on fair housing issues.

B. Plan Amendment

Public Review and Comment – The City will make HUD-provided AFH data and any other supplemental information the City plans to incorporate into its AFH to residents, public agencies, and other interested parties. A 30-day comment review period will be noticed and the amended AFH made available

at specific locations. A summary of the comments, views and City responses shall be attached to the final AFH.

Public Hearings – The City will conduct a public hearing to accept public input on fair housing issues during the development stage of the Draft AFH. The City will also conduct a public hearing to accept comments on the Draft AFH prior to adoption.

V. Public Notification

A. Public Hearings and Meetings

Public hearings shall serve as a source of citizen input on proposed programs, activities, policies and procedures. At a minimum, the City will conduct two separate public hearings at two different stages of the program year in order to address housing and community development needs. At least one of these hearings will be conducted before the proposed Consolidated Plan and Annual Action Plan is adopted. All public hearings will be held in the Council Chambers, which are accessible to the handicapped/disabled.

To ensure that all City residents have ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, shall be published in a local newspaper of general circulation at least ten (10) days prior to date of public hearing.

The Council may hold additional hearings as necessary for the Plan, evaluation and/or substantial amendments to the adopted Plan. All hearings will be noticed in the same manner as hearings for the Plan process.

Minutes of all hearings shall be kept by the City in accordance with its standard practice. Copies of minutes shall be available on request, in accordance with City's adopted practice.

Public Hearing Notices

As stated above, in order to give adequate notice of public hearings, the City shall publish a legal notice in a newspaper of general circulation. In addition, all notices shall also be posted and/or available at City Hall. All legal notices shall be published ten (10) days prior to the hearing and shall contain the following:

- 1. Date of the Hearing
- 2. Time of the Hearing
- 3. Place of the Hearing
- 4. Topics to be considered

VI. Access to Meetings

All public hearings will be conducted at the following location:

Pomona City Hall, Council Chambers 505 S. Garey Avenue Pomona, CA 91766

City Council Chambers are accessible to the disabled. Citizens with a disability who need special accommodations in order to access program information must contact the Neighborhood Services Department, Housing Division at least 3 working days in advance with its **re**asonable accommodation request.

VII. Availability of **D**ocuments for Public **Re**view

Copies of the documents will be available to the public for review and comment at the following locations:

- City Hall Offices, 505 South Garey Avenue, Pomona, CA, 91766, Housing Division, 1st Floor and City Clerk's Office, 2nd floor, Monday through Thursday 7:30AM - 6:00PM;
- 2. City of Pomona Library, 625 South Garey Avenue, Pomona, CA 91766, Monday through Thursday 1:00 PM to 7:00 PM and Saturdays 12:00 PM to 5:00 PM; Closed on Fridays and Sundays; and
- 3. City of Pomona Website, www.ci.pomona.ca.us

The City will provide a reasonable number of free copies of the documents to citizens that request copies. Notices of availability of draft documents for public review will be published as indicated it the appropriate section for that document.

VIII. Access to Records

The City will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan documents, and the use of monies for programs/activities funded with CDBG, HOME and HESG funds. Information to be made to the public will include budget and program performance information and comments received during the development of documents. Requests for access to information must be made to the City of Pomona City Clerk's Office in writing. Staff will respond to such requests within 15 working days or as soon as possible thereafter.

IX. Technical Assistance

To help facilitate citizen input, the City will provide technical assistance, through its staff, to the community-wide and neighborhood associations and to groups of low-to-moderate income residents who request assistance.

Limited English Proficiency (LEP) Assistance

The City currently makes the following resources available at no cost to LEP individuals and families in order to provide meaningful access to the City's federally-funded programs and services:

Oral Interpretation:

Assistance may take the form of bilingual staff interpreters, volunteers, and telephone/electronic language assistance services:

- The City maintains a current list of bilingual staff that can provide interpretation and/or translation services in a variety of languages upon request.
- Use of the "I Speak" card to determine appropriate language needed
- Telephonic Interpretation through Language Line Service Inc.
- An interpreter will be made available at all meetings soliciting community participation or comment on federally funded programs.

Written Translation:

- Key program documents (brochures, application forms, public announcement) shall be translated by bilingual staff and/or outside translators as needed.
- The City of Pomona website is available in both English and Spanish and content may be translated into other languages at internet user's option using free online tools such as "Google Translate" (available at: http://translate.google.com/#) or similar translation services.
- Public announcements and program/service promotions are advertised in local papers including the Inland Valley Daily Bulletin, La Nueva Voz and the Inland Valley News.

Other Assistance

Public hearings will be held in the City Council Chambers, which are accessible to the handicapped and disabled. Citizens with A disability who need special accommodations in order to access program information must contact the Neighborhood Services Department, Housing Division at least 3 working days in advance with its **re**aso**n**abl**e** accommo**d**atio**n** request.

Reasonable accommodation includes the following: providing materials in a different and/or larger typeface/font; providing materials in an alternative medium, and making special arrangements for meeting attendance.

X. Anti-Displacement/Relocation

In the event that residential displacement or relocation must take place in order to carry out a program or activity, the City will ensure that all affected persons are assisted according to an Anti-Displacement and Relocation Plan in connection with that project as applicable per Federal Regulations.

In the event that any acquisition and relocation must take place in order to carry out a program or activity, the City will also comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, and implementing regulations at 49 CFR Part 24.

XI. Comments, Complaints and Appeals

A. Written Comments

The City encourages the submission of views and written comments by citizens regarding the Citizen Participation Plan, Consolidated Plan, One-Year Action Plan and CAPER. The comments may be submitted to the Planning and Housing Department – Housing Division or at any public hearing conducted by the City Council.

The City will incorporate all written comments and responses into the Consolidated Plan. The City will respond to all written comments within fifteen (15) working days and state the reasons for the action taken on the proposal or view. All comments or views that were not accepted will be attached to the final plan, amendment or performance evaluation, along with the reasons why they were not accepted.

B. Complaints/Grievances

Citizens should be aware that any questions or grievances, regarding entitlement programs and projects can be submitted to the City's Planning and Housing Department – Housing Division located at 505 S. Garey Avenue, Pomona, CA 91769. During the actual development of the Consolidated Plan submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD as outlined in "Written Comments"-Section X. The City shall ensure that

reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

In the event that the complaint is not responded to within the time frame, or is not addressed, or remains unresolved, citizens should be aware that questions or grievances regarding entitlement programs can be submitted to the Community Development Director for review. Such concerns or complaints can be submitted to the Community Development Director, 505 S. Garey Avenue, Pomona, CA 91769

If complaints are not addressed at the City level, citizens may forward such concerns or complaints to HUD. Although HUD will consider objections submitted at any time, such objections should be submitted within thirty (30) days of the submission of either the Consolidated Plan or Performance Report to HUD. Any written inquiries submitted to HUD should be addressed as follows: U.S. Department of Housing and Urban Development, Los Angeles Area Office, CPD Division, 300 N. Los Angeles Street, Suite #4054.

Objections submitted to HUD must meet one or more of the following criteria:

- 1. The description of needs and objectives are plainly inconsistent with available facts and data;
- 2. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant jurisdiction;
- 3. The submission does not comply with specific requirements or law;
- 4. The submission proposes the undertaking of ineligible activities.

It is incumbent upon an objector to state clearly the grounds for an objection to the submission, or any other grievance or problem.

C. Appeals

Appeals concerning Consolidated Plan documents, or recommendation of the staff should be addressed in writing to the following persons in order presented:

- 1. Neighborhood Services Director
- 2. City Manager
- 3. City Council
- 4. Los Angeles Area Office of HUD (if concerns not answered)

Address appeals to the appropriate person/department at:

Pomona City Hall 505 S. Garey Avenue Pomona, CA 91766

City of Pomona

Citizen Participation Plan - Substantial Amendment

The following amendment language will be added to the City's Citizen Participation Plan to coincide with HUD waivers for emergency funding intended to assist in making a timely response to the impacts of the COVID-19 pandemic. The full text of the existing Citizen Participation Plan may be found at: http://www.ci.pomona.ca.us/index.php/neighborhood-services-home/housing/community-development-block-grant-unit-cdbg

I. Policy Statement

On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act or the "CARES Act". The Act identified additional funding for the Emergency Solutions Grant (ESG) Program and the Community Development Block Grant (CDBG) program to support preparation for and response to the community impacts of the COVID-19 pandemic. The 2019-2020 Annual Action Plan (AP) will be amended to incorporate additional funding in the initial phase (FY 2019-2020), and to describe the allocation for CARES Act funding in the CDBG and ESG Programs, and the reallocation of HOME Program Funds.

Summary of Citizen Participation Process and Consultation Process

The Substantial Amendment to the 2019-2020 Annual Action Plan (AP Amendment) addressing additional funding from the CARES Act will be available for a public comment period of 5 days per waiver of federal regulations. The draft Amendments to the 19-20 Annual Action Plan is available for comment from all interested members of the public from Tuesday, April 28, 2020 to Monday, May 4, 2020. The draft Plans and the public notice document are available for review on the City website at:

http://www.ci.pomona.ca.us/index.php/neighborhood-services-home/housing/community-development-block-grant-unit-cdbg

VIRTUAL PUBLIC HEARINGS

In response to the global COVID-19 pandemic and in accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gathering, please note that comments for PUBLIC PARTICIPATION or for a specific item on the agenda will be accepted by email only. Comments will be read into the record by the City Clerk. The deadline to submit your comments is by 6:00 p.m. on the day of the scheduled Council meeting. Please email your comments to cityclerk@ci.pomona.ca.us and title your email "Public Comment" along with the date of the Council meeting and indicate if you are commenting on a specific agenda item. All comments must be limited to 200 words.

APPENDIX E - PUBLIC NOTICE



CITY OF POMONA COMBINED NOTICE

10-DAY NOTICE OF A PUBLIC HEARING AND 30-DAY COMMENT PERIOD

FOR THE DRAFT 2023-2028 CONSOLIDATED PLAN & 2023-2024 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Pomona has prepared the Draft 2023-2028 Consolidated Plan and 2023-2024 Annual Action Plan as required by the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft Plans will be available to the public for review and comment (see below for specific dates and locations). In addition, the City of Pomona Neighborhood Services Department will hold two public hearings on the following dates for the purpose of receiving public comments on the Draft Plans:

PUBLIC HEARINGS

DATE: **M**onday, **M**ay 1, 2023

TIME: 7:00 PM

LOCATION: Pomona City Hall Council Chambers

505 South Garey Avenue

Pomo**n**a, CA 91769

DATE: Monday, June 5, 2023

TIME: 7:00 PM

LOCATION: Pomona City Hall Council Chambers

505 South Garey Avenue

Pomo**n**a, CA 91769

2023-2028 CONSOLIDATED PLAN SUMMARY

Every three to five years, the U.S. Department of Housing and Urban Development (HUD) requires that Public Jurisdictions, receiving certain Federal funds, prepare a consolidated plan pursuant to 24 C.F.R. 91 which is to promote the framework for a planning process to identify housing, homeless, community and economic development needs.

The Consolidated Plan is a comprehensive analysis of housing and community development needs, including strategies to address those needs, and an action plan to implement programs that meet those needs. This single document consolidates the planning application, and reporting requirements of several programs overseen by HUD. For the City of Pomona, these programs include: the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME) Program and the Emergency Solutions Grant (ESG) Program.

The primary objective of the CDBG Program is the development of viable communities, decent housing and expanding economic opportunities for persons of low-to-moderate income. The primary objective of the HOME Program is the creation and/or preservation of decent, safe and affordable housing. The primary objective of the ESG Program is shelter and services for the homeless.

2023-2024 PROPOSED ONE-YEAR ACTION PLAN

The proposed 2023-2024 Action Plan is based on the citizen input, consultation with community based agencies and City Council recommendations. To ensure citizen and stakeholder participation in the development of the Action Plan, outreach efforts included mailing informational postcards to over 43,500 households, informing them of community meeting dates and requesting their input via a Community Needs Survey. Community meetings were held virtually via ZOOM and in-person. Surveys were made available online at the City's website and at the City Hall Housing counter and many other high-foot traffic areas in the in the city. The Community Needs Survey was available on-line in English and Spanish beginning October 26, 2022. The final date for submission of the 2023-2024 survey was January 31, 2023. A total 429 surveys were received.

The Action Plan outlines the Federal resources available during fiscal year 2023-2024 and identifies priority needs, activities the City will undertake to meet those needs, and how activities to be undertaken meet Consolidated Plan goals, objectives and strategies.

Resources Available for FY 2023-2024

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

<u>REVIEW PERIOD AND LOCATION OF COPIES OF THE DRAFT 2023-2024 ANNUAL</u> ACTION PLAN

Copies of the Draft Plans will be available to the public for review and comment beginning **M**ay 1, 2023 through **June** 5, 2023 on the City's website at https://www.pomonaca.gov/government/departments/neighborhood-services/housing-services/community-development-block-grant-unit-cdbg or at the following location:

- City of Pomona City Hall Offices, 505 South Garey Avenue, during the following hours:
 Monday through Thursday 7:30 AM 6:00 PM, at the following location:
 - ⇒ Neighborhood Services Department, Housing Division 1st floor

WRITTEN COMMENTS

Comments may be made before the public hearings, during the public hearings, within 30-days of the initial public notice, or until **June** 5, 2023. Written comments should be addressed to Beverly Johnson, Assistant Director, Neighborhood Services Department, P.O. Box 660, Pomona, CA 91769. Phone comments can be made at (909) 620-2433 or (909) 620-3772. TTY: (213) 894-8133 or Dial 7-1-1 (not available in all areas)

Council Chambers are accessible to the disabled. Those needing translation services or other accommodations may call Isabel Abundis at (909) 620-3772 at least 48 hours prior to the meeting.

Published this 14th day of April, 2023 in the Inland Valley Daily Bulletin

APPENDIX F – COMMUNITY NEEDS AND SURVEY RESULTS

City of Pomona Community Needs Survey

High Priority Responses	CW	D -1	D -2	D -3	D -4	D -5	D -6	TOTAL		
Priority Needs: Total Responses per District	184	49	38	54	43	26	35	429		
HOUSING	104	43	30	34	73	20	33	423		
First Time Homebuyer (down payment assistance)	114	27	23	37	26	14	20	261	61%	3rd
Fair Housing (tenant/landlord disputes, mediation)	110	32	26	33	30	15	16	262	01%	Siu
Tenant/Landlord Relations	103	29	24	28	29	13	14	240		
Affordable Housing (acq., rehab., new construction)	124	33	30	38	31	19	19	294	69%	1st
Special Needs Housing (senior, persons w/disabilities)	120	24	25	29	28	17	18	261	61%	2nd
COMMUNITY DEVELOPMENT	120					1 -7	10	201	01/6	ZIIU
Economic Development (job creation, new business)	139	36	28	42	35	22	25	327	76%	3rd
Code Enforcement (complaints, insp., corrections notices)	114	35	26	33	27	23	27	285	7070	Jiu
Public Infrastructure (alleys, streets, streetlights)	150	43	30	43	38	26	30	360	84%	1st
Parks and Community Centers	147	40	32	43	38	23	25	348	81%	2nd
HOMELESS SERVICES	1,					1		0.10	01/0	ZIIU
Homeless Prevention	147	44	35	43	39	25	30	363	85%	1st
Street Outreach	137	39	31	38	34	21	28	328	76%	3rd
Emergency Shelter	147	40	31	40	33	20	28	339	79%	2nd
Rental Assistance	132	38	31	41	29	19	17	307	7370	ZIIG
Case Management/Counseling	130	35	31	39	35	23	24	317		
PUBLIC SERVICES	150	- 55	01	- 55		1 = 0		017		
Social Services (food bank, domestic violence, counseling	156	36	33	45	30	22	23	345		
Youth Services (recreation, educational programs)	165	41	34	46	38	26	29	379	88%	1st
Senior Services (wellness, physical, nutritional programs)	152	40	29	43	34	25	27	350	82%	2nd
Health Services (dental, eye, counseling programs)	153	42	32	47	32	19	22	347	02/0	ZIIU
Anti-Crime Program (community oriented policing)	137	46	34	44	34	25	29	349	81%	3rd
YOUTH PROGRAMMING IN POMONA					<u> </u>	1		0.10	01/0	Jiu
I have children in the following age group(s):										
Early Childhood/ Ages 0-5	51	11	10	13	12	8	8	113	26%	2nd
Elementary/ Ages 5-12	99	21	14	16	18	12	9	189	44%	1st
Middle School/ Ages 12-15	35	4	6	10	8	8	3	74	44/0	130
High School/ Ages 14- 19		<u> </u>				1			21%	3rd
	39	8 9	10	13	9	6	7	90	21%	Siu
Transitional Age Youth (TAY)/ Ages 16-25	23	9	8	15	5	ь	10	76		
Youth Programming is needed the most during:	- 00		20	- 22		140	40	227		
Summer	98	24	20	22	25	19	19	227	53%	1st
Before School	21	7	6	7	6	6	5	58	E00/	21
After School	96	29	17	16	25	14 8	19	216	50%	3rd
Year -Round	109 54	22 13	19 11	20 10	24 12	7	15 11	217	51%	2nd
During the week Weekends	60	12	10	12	14	6	8	118 122		
I am interested in the following resources for my child(ren):	00	12	10	12	17	J 0		122		
Indoor Recreation	07	20	1.1	16	22	15	14	199	46%	3rd
Social Engagement	97 63	20	14 17	16 11	23 18	15 11	15	149	40%	310
Arts & Cultural Activities	95	14 29	20	19	28	13	17	221	52%	2nd
Tutoring/Homework Help	87	23	15	14	18	13	14	184	32/0	2110
Mentoring	62	19	14	10	16	12	14	147		
Health and Wellness	66	19	14	9	18	11	10	147		
Community Service/Service Learning	60	13	14	16	19	8	11	141		
Youth Leadership/ Civic Engagement	56	14	15	12	18	11	9	135		
Youth Focused Community Events	47	18	14	12	20	8	11	130		
Sports and Outdoor Recreation	107	25	21	21	25	19	16	234	55%	1st
Mental Health/Counseling	61	17	19	12	17	9	9	144		
Teen Programs	60	14	12	14	17	7	11	135		
Life Skills Classes	74 62	17 13	16 17	16 12	20 13	14 5	16 13	173 135		
Youth Employment/ Training STEAM (Science, Technology, Art & Math) Activities	79	22	16	18	19	21	15	190		
Programming for Youth with Disabilities	42	15	12	6	9	13	10	107		
Family Focused Programs	65	18	15	11	21	13	11	154		
Early Childhood (Age 0-5) Programs	55	13	9	14	10	10	8	119		
	_	_	_	_	_	_	_		-	

City of Pomona Community Needs Survey

FAMILY AND HOUSEHOLD RESC	DURCES									
	CW	D -1	D -2	D -3	D -4	D -5	D -6	TOTAL		
MY HOUSEHOLD IS IN NEED OF THE FOLLOWING SERVICES/RESOURCES:										
Affordable Childcare	92	20	13	17	10	13	11	176	41%	2nd
Rental Assistance	83	22	12	14	11	6	10	158		
Mortgage Assistance	68	18	12	12	9	10	13	142	Ï	
Utility Assistance	90	21	15	19	14	12	15	186	43%	1st
Homeless Prevention Assistance	65	17	15	15	10	10	16	148	Ï	
Homelessness Intervention	57	17	14	14	14	7	12	135	Ï	
Eviction Defense	41	13	5	8	4	2	9	82		
Employment Assistance	71	22	12	6	9	6	12	138		
Food/ Nutrional Assistance	79	22	18	14	8	10	14	165		
Mental Health/ Counseling	70	16	16	13	14	11	15	155		
Substance/ Addiction Services	54	12	8	13	10	6	10	113		
Healthcare Access	63	16	14	12	15	8	14	142		
Vaccination Access Information	38	11	6	13	6	5	11	90		
Legal Services	59	14	7	14	7	8	12	121		
Transportation Assistance	66	14	14	11	10	9	13	137		
Reliable Internet Access	66	21	12	14	9	12	12	146		
Financial/ Budget Counseling	62	13	11	13	9	11	14	133		
Senior/ Elderly Resources	58	22	18	17	9	11	13	148		
Family Recreation Activity	78	13	20	18	17	14	14	174	41%	3rd
Parenting Classes	57	15	13	15	12	5	10	127		

APPENDIX G – HOME RECAPTURE/RESALE GUIDELINES

CITY OF POMONA RESALE AND RECAPTURE POLICY AND PROCEDURES FOR THE HOME PROGRAM HOMEBUYER ACTIVITIES



PURPOSE/OVERVIEW

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income, must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. In the past, these provisions are set forth in the PJs Consolidated Plan. In addition, the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects were to be reviewed and approved by HUD as part of the Annual Plan Process.

The 2013 HOME Final Rule now requires HUD to issue separate, written approval of the PJs resale and/or recapture provisions (rather than the implicit approval during the Consolidated Plan/ Annual Plan Process). The PJs must provide sufficient detail of its resale and/or recapture provisions to enable HUD to assess their appropriateness.

The purpose of this document is to describe the City of Pomona's Resale and Recapture policy and procedures for review and approval by HUD, and to provide guidance to City staff, contracted Developers/certified CHDOs, and potential homebuyers.

RECAPTURE PROVISIONS

The City of Pomona uses the Recapture Provisions for its First Time Homebuyer Program. A first time homebuyer is defined as an individual or individuals, or an individual and his or her spouse, who have not owned a home during the three-year period before the purchase of a home, except that the following may not be excluded from consideration as a first-time homebuyer:

- A displaced homemaker who, while a homemaker, owned a home with his or her spouse or resided in a home owned by the spouse. A displaced homemaker is an adult who has not, within the preceding two years, worked on a full-time basis as a member of the labor force for a consecutive twelve-month period and who has been unemployed or under-employed, experienced difficulty in obtaining or upgrading employment and worked primarily without remuneration to care for his or her home and family;
- A single parent who, while married, owned a home with his or her spouse or resided in a home owned by the spouse. A single parent is an individual who is unmarried or legally separated from a spouse and has one or more minor children for whom the individual has custody or joint custody or is pregnant; and

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

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

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

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

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

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

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

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

Capital improvements include, but are not limited to:

- Room additions
- Installation of central air conditioning system
- Patio additions
- Garage additions
- Item upgrades under the "existing non-conforming" uses under the City of Pomona Zoning code

Curb appeal improvements are improvements made that can be easily seen from the public street. These include, but are not limited to:

- Roof replacements
- Fence/block wall replacements
- Professional landscaping/irrigation systems valued at \$1,500 or more
- Exterior painting
- Front door or front window replacements

Prior to constructing of any improvements, the City of Pomona must be notified and has to approve the proposed improvements to ensure that the improvements meet the intended definition. The City has sole discretion to determine if the improvements are eligible to receive credits. In addition, for improvements to be credited at the time of sale, the homebuyer must provide to the City the following documents: (a) before and after photos; (b) receipts from contractors indicating the work that were done, the name and address of the owner; (c) that the work done is by a licensed contractor; and (d) that appropriate permits were filed and approved by the City's Building Department, when applicable.

Recapture Amount Example. Below is an example based on a hypothetical scenario, with the homeowner selling the property after 8 years of occupancy:

- (1) Original Purchase Price: \$300,000
- (2) Loan Amount: \$100,000 (33.33% of Original Purchase Price)
- (3) Improvement Credits: \$30,000
- (4) Appraised Value at the time the loan is due: \$450,000
- (5) Appreciated Value: (4) (1) = \$150,000
- (6) Equity Share with Improvement Credits:

Step 1.
$$(5) - (3) = $120,000$$

Step 2. $$120,000 \times 33.33\% = $39,996$

- (7) Equity Share Reduction per Each year of Occupancy: $\frac{(6)}{15 \ years} \times 8 \ years = $21,331.20$
- (8) Total Amount Payable by Homeowner/Recapture Amount:

$$(2) + [(6) - (7)] = $118,664.80$$

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

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

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

RESALE PROVISIONS

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

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

To ensure affordability, the resale provisions require that each residential unit sold to eligible homebuyers is made available for subsequent purchase only to another "low-income" family having incomes at no more than 80% of the Los Angeles County AMI and who will use the property as their principal residence. In addition, that the price at resale must provide the homeowner a *fair return on investment* and ensure that the housing will *remain affordable to a reasonable range of low-income homebuyers*.

Fair Return on Investment. Fair Return on Investment is the return of the homeowner's original investment plus any eligible capital and curb appeal improvements, less the amount of deferred maintenance that does not meet the HUD Uniform Physical Condition Standards (UPCS). The Fair return

will use the percentage increase in the Consumer Price Index (CPI) for the Los Angeles-Riverside-Orange County area as published by the U.S. Department of Labor, Bureau of Labor Statistics. This is calculated by subtracting the CPI on the sale date from the CPI on the date of the initial purchase. That amount is divided by the initial CPI and multiplied by 100 to obtain the percent gain. The Fair Return on Investment will only apply to sales during the 15-year affordability period.

The UPCS is an inspection protocol that establishes minimum property condition standards for rehabilitation and includes a more comprehensive list of inspectable items and areas than Health, Quality and Safety (HQS) standards.

Below is an example based on a hypothetical scenario, with the homeowner selling the property after 8 years of occupancy:

(1) Initial investment by low-income homeowner: \$5,000

(2) Improvement Credits: \$30,000

(3) Initial CPI: 246

(4) CPI at date of sale: 265

(5) Increase in CPI: $\frac{[(4)-(3)]}{(3)} \times 100\% = 7.7\%$

(6) Fair Return on Investments: [(1) + (2)]x (5) = \$2,695

(7) Total Return to Buyer: (1) + (2) + (6) = \$37,695

Reasonable Range of Low-Income Homebuyers. This term refers to subsequent homebuyers having incomes at no more than 80% of the Los Angeles AMI and who pays no more than 30% of the household gross income for housing cost (Principal, Interest, Taxes and Insurance), as maybe determined by the Lender.

Example. The homeowner's original mortgage was \$285,000 at 6% interest for 30 years. The original homeowner is selling after 8 years. The example on Fair Return on Investments above will be used. The balance remaining on the first mortgage loan is \$236,851.

In order to realize a fair return to the original homeowner, the sales price must be roughly \$274,546:

First Mortgage Balance: \$236,851
Total Return on Investment \$37,695
Sales Price \$274,546

If the original homeowners sets the sales price at \$274,546 and if current 2018 rates are used (front and back ratios, insurance and tax rates), the monthly Principal, Interest, Taxes and Insurance (PITI) is estimated at \$2,061.

A family with a household size of four having an annual income of \$77,500 could not support this PITI since it will exceed 30% of the family's gross monthly income. Most low income homebuyers would require down payment assistance. If down payment assistance is provided using additional HOME funds, a new affordability period will be imposed based on the level of the new HOME investment. If the family had savings and will be able to purchase the house without additional HOME assistance, the

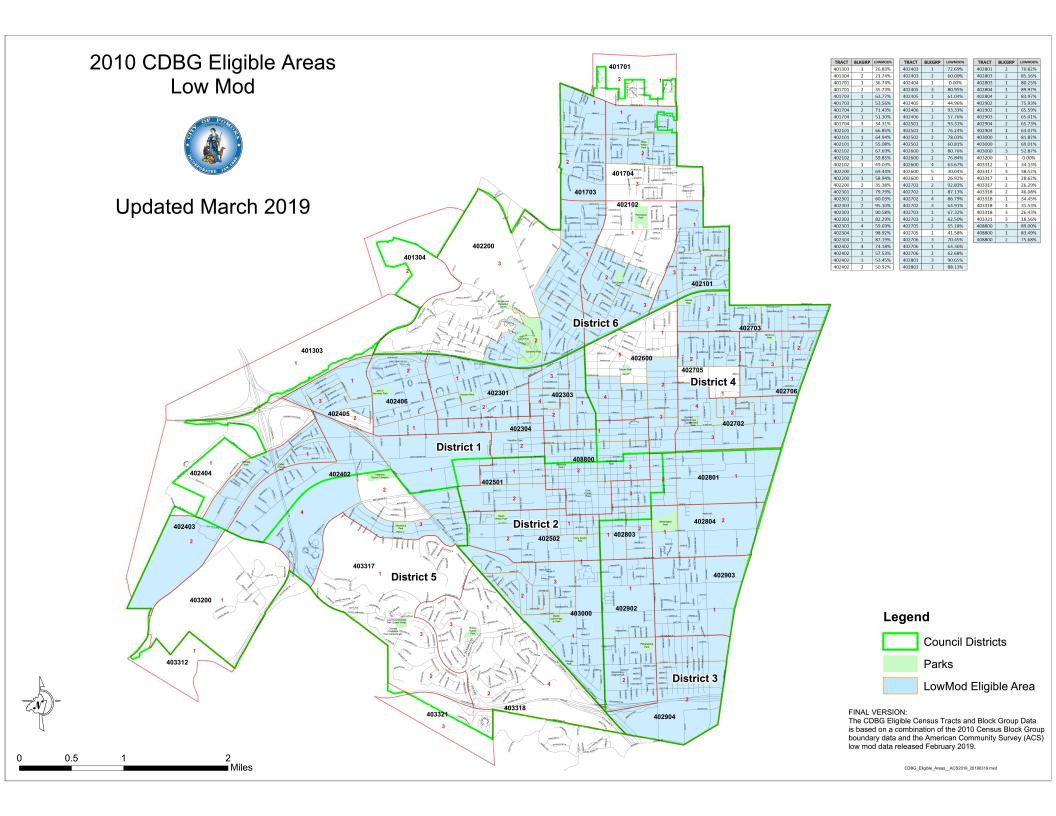
affordability period would end in 7 years, after which time the subsequent homebuyer could sell the property to any buyer at any price.

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

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

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

APPENDIX H - CDBG-ELIGIBLE AREA MAP



APPENDIX I – LISTING OF PROPOSED PROJECTS FOR 2023-2024



APPENDIX J – SUMMARY OF PUBLIC COMMENTS



APPENDIX K – ESG WRITTEN STANDARDS

Pomona VIBRANT, SAFE, and BEAUTIFUL

EMERGENCY SOLUTION GRANT (ESG) Written Standards

Street Outreach Emergency Shelter Rapid Re-Housing **Homelessness Prevention HMIS**

Emergency Solution Grant (ESG)

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POMONA ESG/COC

<u>Purpose</u>

The purpose of Hearth Act Funding, including the Continuum of Care Programs and the Emergency Solutions Grant (ESG) is to supplement State, local, and private efforts to address homelessness through rapid re-housing, street outreach, homeless prevention and emergency shelter. Federal funds such as COC and ESG are used to provide street outreach to the homeless, help operate shelters, provide essential support services to the homeless, and to help prevent at-risk families or individuals from becoming homeless.

Pomona's Mission

To reduce the amount of homeless people living in the city. So, in January 2017 City Council formally adopted a strategic plan to resolve the homeless problem in the community "A Way Home": Community Solutions for Pomona's Homeless The City of Pomona will follow HUD's recommended guideline which is to identify sheltered and unsheltered homeless people, as well as those at risk of homeless, and provide the services necessary to help those persons to quickly regain stability and permanent housing after experiencing a housing crisis and or homelessness. A 24 hour Centralize shelter, using the housing first approach of Rapid Re Housing and providing Homeless prevention. In addition, the city also plans to build more affordable and stable housing to meet the housing needs in the community.

Grantee

City of Pomona

Department of Neighborhood Services-Housing Division/Grants
505 S. Garey Avenue

Pomona, CA 91766 Phone: (909) 620-2368 Fax: (909) 620-4567

Website: www.ci.pomona.ca.us/

Overview ESG/COC

Emergency Solutions Grant Standards

The City of Pomona (City) is responsible for coordinating and implementing a system-wide approach to meet the needs of the population and subpopulation experiencing homelessness within the City. Both the Emergency Solution Grant Rules and Regulations (ESG) and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Continuum of Care Program Interim Rules state that the COC, in consultation with recipients of ESG program funds within the geographic area, shall:

- (1) Establish and consistently follow written standards for providing COC assistance;
- (2) Establish performance targets appropriate for population and program type; and
- (3) Monitor recipient and sub-recipient performance.

In accordance with Title 24 of the Code of Federal Regulations (24 CFR) Part 578, City of Pomona has developed the following written standards. These standards will apply to all projects that receive City, ESG funding and are intended as basic minimum standards to which subrecipients can make additions and/or enforce more stringent standards applicable to their own projects. In addition, all projects must comply with the Notice of Funding Availability (NOFA) under which the project was originally awarded and the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act. All programs that receive ESG funding are required to abide by these written standards.

Overview of Hearth Act

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, including major revisions to the Emergency Shelter Grants program, now the Emergency Solutions Grants (ESG) program. The HEARTH Act incorporated many of the lessons learned from the implementation of the Homelessness Prevention and Rapid Re-Housing Program (HPRP) into the new ESG program, including placing a stronger emphasis on homelessness prevention and rapid re-housing assistance.

SNAP Shot of HEART ACT

- The Homeless Emergency and Rapid Transition to Housing (HEARTH) Act on May 20,
 2009 amends the McKinney-Vento Homeless Assistance Act
- Changes allow for increased flexibility in who may be served and what activities may be carried out
- The HEARTH Act consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single

grant program and creates the Emergency Solutions Grant Program and the Rural Housing Stability Program.

The focus changed from Homeless Shelter to Homeless Prevention.

ESG and COC Coordination/Collaboration

In collaboration with other ESG service providers, these written standards have been developed by ESG recipients, including the LASHA, surrounding cities in LA county and Continuum of Care (COC) Membership. This collaboration allows for input on the standards and implementation process developed by organizations that directly provide homeless and housing services, Rapid Re-housing (R/R), and Homelessness Prevention (HP). The ESG Written Standards have been approved by the COC, the County, and City ESG recipients. These written standards will be reviewed and revised, at a minimum annually or as needed, to continue to build upon and refine this document.

Housing First Model

Irrespective of the program type, HUD encourages ESG Recipients and the COC to implement a housing first approach when providing housing assistance. The housing first approach prioritizes rapid placement, stabilization in permanent housing, and does not have service participation requirements or preconditions (such as sobriety or a minimum income threshold). Transitional housing and supportive service only projects may also be considered when using the housing first approach if they operate with low-barriers, work to quickly move people into permanent housing, do not require participation in supportive services, and for transitional housing projects do not require any preconditions for moving into transitional housing.

Universal Assessment

All individuals will be assessed using a comprehensive, universal assessment tool called the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). This tool guarantees that individuals' levels of need and eligibility determinations are made in an informed and objective manner.

Homeless Management Information System

All subrecipients are required to participate in the Homeless Management Information System (HMIS) per the ESG and COC Interim Rule (24 CFR 576 and 578). HMIS provides an opportunity to document homelessness and helps to ensure coordination between service providers while avoiding duplication of services and client data.

Data Sharing Requirement

Data sharing is a multi-directional sharing relationship between multiple organizations. In order to systematically share data, the participating agencies must jointly establish a data sharing network formalized by the execution of guidelines, with the understanding they agree to the guidelines made by the HMIS Committee.

Agreements

The City of Pomona (City) will enter into one a one year agreements with each sub-Recipient of ESG funding. In general; these agreements define:

- Key program components or activities (including benchmarks for success);
- The level of ESG funding;
- The anticipated source and amount of matching funds (24CFR 576.201) contributed by the agency/organization; and
- Documentation or reporting requirements. Receipt of Agreement and Terms

Record Keeping

Sub-recipients must establish and maintain standard operating procedures for ensuring that the ESG program funds are used in accordance with the requirements of the ESG program. All records (or copies of records) containing information related to ESG program funds and activities must be retained and kept accessible for seven years after year funding was received. Records must include evidence of eligibility for each participant by eligible component (street outreach, RRH and or Homeless Prevention), income documentation, service records, Housing Quality Standards (HQS) inspections, rent reasonableness for each assisted unit, documentation of required matching funds, documentation of expenditures and evidence that required policies are in place.

Written procedures must be in place to ensure the security and confidentiality of all records containing personally identifying information of any individual or family who applies for and/or receives Emergency Solutions assistance.

Expenditure Limits

Street Outreach and Emergency Shelter expenditures are capped as follows:

Combined Street Outreach and Emergency Shelter expenditures from each fiscal year's ESG grant cannot exceed the greater of:

- 60% of that fiscal year's total ESG grant award, or
- The amount of grant funds committed to Street Outreach and Emergency Shelter activities

Guiding Statutes, Regulations and Circulars

Financial management of federal grant programs, including the ESG is governed by a set of requirements that are contained in the following:

- Provisions in law, as set out in statutes;
- Regulations, which interpret and amplify the statute and are set out in the Code of Federal Regulations (CFR);
- Office of Management and Budget (OMB) Circulars, which in some cases have been reissued as part of the CFR.

Financial Management

Grantees and recipient in the ESG program must ensure compliance with regulations and requirements pertaining to the following key areas of financial management outlined in Financial Management Systems (24CFR 85.20 and 24CFR 84.20-28) for the following areas:

Usage of funds Required funding match

Internal control Budget controls

Cash management Accounting controls

Procurement property Asset control

Audits

General Accounting System

The purpose of 2 CFR Part 200 is to streamline the Federal Government's guidance on administrative requirements to more effectively focus Federal resources on improving performance and outcomes, while ensuring the financial integrity of the Federal programs in partnership with non-federal stakeholders (e.g., grantees and sub-recipients). OMB Circular 2 CFR 200 supersedes, consolidates, and streamlines requirements from eight (8) OMB Circulars: A-21, A-87, A-89, A-102, A-110, A-122, A-133, and A-50. Subrecipients are required to maintain a general accounting system. Accepted general accounting system includes:

- Cost Principals for State and Local Governments 2CFR Part 200
- Cost Principals for Non Profit Organization 2 CFR Part 200
- Independent Single Audits Recipients of individual or multiple Federal Awards that expend more than \$750,000 of federal funds with a one year period
- Records to be maintained for a minimum of three (7) years.

Accounting Controls

Having accurate and comprehensive documentation of revenue and expenses is a regulatory requirement, and it is also a necessary part of a sub-grantee's organizational responsibilities. Accounting controls consist of procedures that enable sub-recipients of ESG funds to maintain accounting records that sufficiently identify the source and application of funds that flow through the sub-grantee's organization and, thereby, meet applicable standards. Most important of all, accounting records must be supported by source documentation.

Reimbursement Responsibilities

Sub-recipients will be responsible to submit on a monthly basis a reimbursement request for qualified expenditures. The following must be included in the request as follows:

- Request cover page and summary page;
- Cancelled check or Bank statement;
- Invoice or Bill;
- Late Charges are not eligible;
- HMIS reporting for each service provided under the eligible component (Street Outreach, Shelter, RRH, Homeless Prevention)

The disbursement of ESG funds to the Sub-recipient shall be on a reimbursement basis only. There shall not be any advance or prepayment of funds.

Final reimbursement request must be submitted no later than the date specified on ESG agreement which is June 30th marking the end of City of Pomona FY.

Matching Funds Requirements

The Sub-recipient must make matching contributions to supplement the Sub-recipient's ESG program in an amount that equals the amount of ESG funds provided by the Grantee. In other words, for every dollar provided through the ESG program, the Sub-recipient must contribute a dollar from another source to eligible ESG activities within the same funded programs.

Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources. Additional requirements apply to matching contributions from a federal source of funds as follows: the recipient must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match Emergency Solutions Grant funds. If ESG funds are used to satisfy the matching requirements of another federal program, then funding from that program may not be used to satisfy the matching requirements under this section.

Matching funds must be provided after the date of that HUD signs the grant agreement.

Recognition of Matching Requirements

In order to meet the matching requirement, the matching contributions must meet all requirements that apply to the ESG funds provided by HUD.

- The matching contributions must be provided after the date that HUD signs the associated grant Agreement;
- For cash match, "provided" means when the funds are expended (or when the allowable cost is incurred);
- For in-kind match, it is the date the service (or other in-kind match source) is actually provided to the program or project;
- To count toward the required match for the sub-recipient's fiscal year grant, cash contributions must be expended for eligible activity costs within 24 months after the date HUD signs the grant agreement with the recipient;
- Contributions used to match a previous ESG grant may not be used to match a subsequent ESG grant;
- Contributions that have been or will be counted as satisfying a matching requirement of another federal grant or award may not count as satisfying the matching requirement of this section.
- The program participants served with matching funds must be entered into HMIS, and reported on the CAPER.

Eligible Types of Matching Contributions

The matching requirement may be met by one or both of the following:

- *Cash contributions* Cash expended for allowable costs of the sub-recipient, as defined in the Omni-Circular (2 CFR §200).
- **Non-cash contributions** The value of any real property, equipment, goods, or services contributed to the recipient's or sub-recipient's ESG program, provided that if the recipient or sub-recipient had to pay for them with grant funds, the costs would have been allowable. Non-cash contributions may also include the purchase value of any donated building.

Program Participant Records

In addition to the eligibility documentation required above, program participant records must include:

- documentation of the services and assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant;
- compliance with the applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions where applicable, compliance with the termination of assistance requirement.

Documentation of Homelessness

ESG sub-recipients are required to maintain adequate documentation of homelessness status to determine eligibility of persons served by the ESG program.

 A copy of this documentation must be maintained by the subrecipient in the client's or participant's file. Documentation includes 3-day notice to quit or pay, public agency written verification of homelessness, or self-certification of homelessness are examples of required proof to require and maintain in client file.

Qualifications of Homelessness

A person is considered homeless only when he/she resides in one of the following places:

- In places not meant for human habitation such as a car, park, sidewalk, an abandon building, or on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or
- In any of the above but is spending a short time (up to 30 consecutive days) in a hospital or other institution.

Monitoring and Site Visits

Monitoring can take a number of forms and can include review of progress reports, telephone consultation, and performance of on-site assessments. The three basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Enhance and develop the management capacity of grantees or recipients.

ESG/COC Reporting

Grantee Reports to HUD/LAHSA

Review of reports is a primary activity of monitoring ESG/COC project progress and performance of both HUD Field Offices and subrecipients. As the contractually responsible entity, Receipt should gather from subrecipient organizations various pieces of program and financial information on a regular basis. This serves not only to assist the recipient monitor the progress of recipient organizations funded by the allotment of Federal funds, but also to report on these activities to HUD and/or LAHSA. Reports are completed through use of the Integrated Disbursement and Information System (IDIS - described below and in Section Five of this Guide) as well as through annual reporting with the Consolidated Annual Performance and Evaluation Report (CAPER) and HMIS.

In the annual CAPER, for example, a jurisdiction funded with an ESG grant should report on the number of homeless persons provided with services through the ESG program during the year, and the types of activities which were funded by the program. Annual reporting to HUD is discussed more fully below in Subsection 6.3.

In IDIS and HMIS, the recipient reports the following project information:

- Number of participants in each recipients' ESG/COC project;
- Demographic information on participants receiving services (including race/ethnicity, age, sex, and families);
- Type of services and housing or other assistance provided by the recipient;
- Description of the beneficiaries of the project (such as mentally ill, runaway youth, battered spouse, etc.);
- Shelter type; and
- Other sources of funding to support the project.

Assessing subrecipient progress through these periodic reports allows the grantee to understand if the subrecipient is meeting program requirements, carrying out eligible activities and expending funds in a timely manner.

In order to obtain the information that is required in IDIS, the City of Pomona requires detailed reporting from every subrecipient of Federal funds. Reporting often occurs in conjunction with a recipient's request for reimbursement of eligible costs. At a minimum, recipient reporting to the grantee should occur on an annual basis, which is HUD's requirement for reporting accomplishments and the number and type of participants served by each ESG project. The design reporting format/form for recipients' match that of the IDIS required accomplishment data. This includes comprehensive information about program activities and meeting of program goals is obtained across all recipient organizations. These reporting forms might include, for example, questions on the number of participants served in the immediately past reporting period, the types of services provided, and the number of clients to whom these services were delivered. Other information such as demographic characteristics of the participants should be gathered as well.

Participation of Homeless Persons in Policy-Making and Operations

ESG regulation (24 CFR 576.405] require that recipients of Emergency Solutions Grant funds must provide for the participation of not less than one homeless or formerly homeless persons in a policymaking function within the sub-recipient's organization.

Homeless Participation Plan

In order to involve <u>homeless</u> individuals and families, the City and/or its subrecipient will do the following when considering and making policies and decisions in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG:

- **1.** Consultation through meetings for the Citizen Participation component in Development of the Consolidated Plan and Annual Plan.
- 2. Inclusion and Consultation through the Pomona Continuum of Care Coalition Meetings
- 3. Inclusion and Consultation through the Homeless Advisory Committee (HAC) Meetings
- 4. Inclusion on any Facility Oversight Board
- **5.** Employment or Volunteer Services of Homeless Persons on ESG funded projects, including those involving the construction, renovation or operating of facilities

Termination of Participation and Grievance Procedures

The City and sub-recipients may terminate assistance provided through ESG-funded activities to participants that violate program requirements. Written procedures must describe the specific program requirements and the termination grievance or appeal process; this should include the procedures for a participant to request a hearing regarding the termination of their assistance. The federal regulation at 24 CFR 576.402 describes the termination provision:

Termination of Assistance 24 OFR 576.402: Grantees and recipients may, in accordance with 42 U.S.C. 11375 (e), terminate assistance provided under this part to an individual or family who violates program requirements.

- (a) In general. If a program participant violates program requirements, the recipient or sub-recipient may terminate the assistance in accordance with a formal process established by the recipient or sub-recipient that recognizes the rights of individuals affected. The recipient or sub-recipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.
- (b) Program, participants receiving rental assistance or housing relocation and stabilization services. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

- (1) Written notice to the program participant containing a clear statement of the reasons for termination;
- (2) A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- (3) Prompt written notice of the final decision to the program participant.
- (c) **Ability to provide further assistance**. Termination under this section does not bar the recipient or sub-recipient

Application Process

<u>Step 1</u>: In accordance with HUD's recommendation under the under the housing first approach The City of Pomona will used the CES coordinating System -ESG participants will come through the 211 a coordinating Centralize System. When Homeless individuals or families call 2-1-1-Homeless families will access HFSS through LA county the county information and referral line. After calling 2-1-1, families or individuals will be referred to their closest family solution system (HFSS) to be assisted with ESG services.

ESG Evaluation Criteria

- · Assess shelter and other emergency needs
- Identify housing and service resources and barriers
- Evaluate vulnerability to prioritize for assistance (which may include evaluating risk and protective factors to make placements as effective as possible)
- Screen for program eligibility
- Facilitate connections to mainstream resources (including adult resources when appropriate)

<u>Step 2</u>: Participant will meet with a Case Manager to determine eligibility based on the duration of homelessness the participants will be placed into one of the following categories:

Category 1 Literally Homeless

Category 2 Imminent Risk of Homelessness

Category 3- Homeless under other Federal Statutes

Category 4- Fleeing/Attempting to Flee Domestic Violence.

<u>Step 3</u>: Once an EGS participant's homeless situation is determined the individual or family is placed into a component that addresses their needs

- Component: Emergency Shelter
- Component: Rapid Re-Housing.
- Component: Homelessness Prevention

Step 4: Line up with HUD's Housing First approach Model, the City of Pomona promotes a Housing First approach to solving homelessness.

ESG Program Eligibility

Eligibility for assistance under the ESG program depends on the housing or homeless status of the participant. All participants in ESG-funded programs must meet the applicable definition of homelessness or at-risk. The specific status needed to be eligible for assistance varies depending on the program component under which a program is operated. Homeless status can be classified as one of four categories under the applicable HUD definition: "literally homeless," "imminent risk of homeless," "Unaccompanied youth and families with children who are defined as homeless under other federal statutes" or "fleeing/attempting to flee domestic violence." as defined within the definitions section of this document.

Homelessness prevention programs may serve those at *Imminent risk of homelessness* or Fleeing/attempting to flee domestic violence (with incomes below 30% of the area median income (AMI)) and are also allowed to serve households that meet the definition of "at-risk of homelessness" as defined within the definitions section of this document.

ESG-funded programs must document that the household would experience homelessness but for the ESG assistance (i.e. a household would require emergency shelter or would otherwise become literally homeless in the absence of ESG assistance).

Five ESG Eligible Components

- Street Outreach
- Emergency Shelter
- Homeless Prevention
- Rapid Re-Housing
- HMIS Component

Street Outreach Component

Subject to the expenditure limit in CFR 576.100(b), ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term "unsheltered homeless people" means individuals and families who qualify as homeless under paragraph (1)(i) of the "homeless" definition under CFR 576.2. Street outreach activities include:

Engagement

The costs of activities to locate, identify, and build relationships with unsheltered homeless people for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs. Eligible costs:

- Initial assessment of needs and eligibility
- Providing crisis counseling
- Addressing urgent physical needs
- Actively connecting and providing information and referrals
- Cell phone costs of outreach workers during the performance of these activities.

Case Management

The costs of assessing housing and service needs, and arranging, coordinating, and monitoring the delivery of individualized services. Eligible costs:

- Centralized or coordinated assessment system as required under CFR 576.401(a)
- Initial evaluation/verifying and documenting eligibility
- Counseling
- Developing/securing/coordinating services
- Helping obtain Federal, State, and local benefits
- Monitoring/evaluating program participant progress
- Providing information and referrals to other providers
- Developing an individualized housing/service plan

Emergency Health Services

Outpatient treatment of urgent medical conditions by licensed medical professionals in community-based settings (e.g. streets, parks, and campground) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility. Eligible costs:

- Assessing participants' health problems and developing treatment plans
- Assisting participants to understand their health needs
- Providing or helping participants obtain appropriate emergency medical treatment
- Providing medication and follow-up services

Emergency Mental Health Services

Outpatient treatment of urgent mental health conditions by licensed medical professionals in community-based settings (e.g. streets, parks, and campground) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility. Eligible costs:

- Crisis interventions
- Prescription of psychotropic medications

- Explanation of the use and management of medications
- Combinations of therapeutic approaches to address multiple problems

Transportation

Travel by outreach workers, social workers, medical professionals, or other service providers during the provision of eligible street outreach services Eligible costs:

- Transporting unsheltered people to emergency shelters or other services
- Costs of a participant's travel on public transit
- Mileage allowance for outreach worker to visit participants
- Purchasing or leasing a vehicle for use in conducting outreach activities, including the cost of gas, insurance, taxes and maintenance for the vehicle
- Cost of staff to accompany or assist participants to use public transportation

Emergency Shelter Component

Subject to the expenditure limit in CFR 576.100(b), ESG/Emergency Shelter funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelters for homeless families and individuals, and operating emergency shelters.

Essential Services

ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter as follows:

Case Management

The costs of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant is eligible. Component services and activities consist of:

Eligible costs:

- Using the centralized or coordinated assessment system
- Initial evaluation required under CFR 576.401(a), including verifying and documenting eligibility
- Counseling
- Developing, securing and coordinating services and obtaining Federal, State, and local benefits
- Monitoring and evaluating program participant progress
- Providing information and referrals to other providers
- Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking

Developing an individualized housing and service plan

Child Care

The costs of child care for program participants, including providing meals and snacks, and comprehensive and coordinated sets of appropriate developmental activities, are eligible. The children must be under the age of 13, or disabled children under the age of 18.

Education Services

When necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible. Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Educational Development (GED) is eligible. Component services or activities are screening, assessment and testing; individual or group instruction; tutoring; provision of books, supplies and instructional material; counseling; and referral to community resources.

Employment Assistance and Job Training

When necessary for the program participant to obtain and maintain employment, services are available in assisting participants to secure employment and job training. Eligible costs include: classroom, online and/or computer instruction; on-the-job instruction; job finding, skill building; reasonable stipends in employment assistance and job training programs; books and instructional material; employment screening, assessment, or testing; structured job seeking support; training and tutoring, including literacy training and prevocational training; counseling or job coaching; and referral to community resources.

Outpatient Health Services

Eligible costs are for the direct outpatient treatment of medical conditions and are provided by licensed medical professionals. ESG funds may be used only for these services to the extent that other appropriate health services are unavailable within the community. Eligible treatment consists of assessing health problems and developing a treatment plan; assisting program participants to understand their health needs; providing or assisting program participants to obtain appropriate medical treatment, preventative medical care, and health maintenance services, including emergency medical services; providing medication and follow-up services; and providing preventive and non-cosmetic dental care.

Legal Services

Legal services refer to necessary legal services regarding matters that interfere with the program participant's ability to obtain and retain housing. Eligible legal services include: hourly fees for legal advice and representation by licensed attorneys and certain other fees-for-service; client intake, preparation of cases for trial, provision of legal advice, representation at hearings, and counseling; filing fees and other necessary court costs; child support; guardianship; paternity; emancipation; legal separation; resolution of outstanding criminal warrants; orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking.

Life Skills Training

Life skills training involve the costs of teaching critical life management skills necessary for the program participant to function independently in the community. Eligible costs include: budgeting resources; managing money; managing a household; resolving a conflict; shopping for food and needed items; improving nutrition; using public transportation; and parenting.

Mental Health Services

Direct outpatient treatment of mental health conditions by licensed professionals. Eligible costs:

- Crisis interventions
- Individual, family or group therapy services
- Prescription of psychotropic medications or explanations about the use of management of medications
- Combinations of therapeutic approaches to address multiple problems

Substance Abuse Treatment Services

Substance abuse treatment services provided by licensed or certified professionals, designed to prevent, reduce, eliminate or deter relapse of substance abuse or addictive behaviors. Eligible costs:

- Client intake and assessment
- Outpatient treatment for up to thirty days
- Group and individual counseling
- Drug testing

Transportation

Eligible transportation costs consist of a program participant's travel to and from medical care, employment, child care, or other eligible essential services facilities; and costs of staff travel to support provision of essential services. Eligible costs include; cost of a program participant's travel on public transportation; mileage allowance for staff to visit program participants; and purchasing or leasing a vehicle used for transport of participants and/or staff serving participants, including the cost of gas, insurance, taxes and maintenance for the vehicle.

Operations

ESG funds may be used to provide **operations** costs to operate and maintain emergency shelters and provide emergency lodging when appropriate. Eligible costs:

- Maintenance (including minor or routine repairs)
- Rent
- Security

- Fuel
- Insurance
- Utilities
- Food
- **Furnishings**
- Equipment
- Supplies necessary for the operation of the emergency shelter
- Hotel or motel vouchers for family or individual (only eligible when no appropriate emergency shelter is available)

Renovation

ESG funds may be used to renovate an emergency shelter.

Each building renovated with ESG funds must be maintained as a shelter for homeless individuals and families for not less than a period of 3 or 10 years, depending on the type of renovation and the value of the building. The building for which ESG funds are used must meet state or local government safety and sanitation standards, as applicable and minimum safety, sanitation, and privacy standards per ESG interim regulations. The emergency shelter must be owned by a government entity or private nonprofit organization. Eligible costs:

- Labor
- Materials
- **Tools**
- Other costs for renovation, including soft costs
- Major rehabilitation of an emergency shelter
- Conversion of a building into an emergency shelter

Homelessness Prevention Component

ESG funds may be used to provide housing relocation and stabilization services and shortand/or medium-term rental assistance necessary to prevent individuals or families from becoming homeless. The annual income of the individual or family must be below 30 percent of median family income, must lack sufficient resources and networks necessary to retain housing and the assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing. The program participant's eligibility must be re-evaluated not less than once every three months.

Rapid Re-Housing Assistance Component

ESG funds may be used to provide housing relocation and stabilization services and shortand/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stable housing. The program participant's eligibility must be reevaluated no less than once annually.

THE FOLLOWING REQUIREMENTS APPLY TO PROGRAM PARTICIPANTS ASSISTED THROUGH ESG FOR BOTH THE HOMELESSNESS PREVENTION AND THE RAPID RE-HOUSING ASSISTANCE **COMPONENT:**

At re-evaluation the program participants' income must be at or below 30 percent of median family income.

Housing Relocation and Stabilization Services

The subrecipient may set a maximum dollar amount and/or a maximum period of time (not to exceed time allowed per interim regulations) that all program participants may receive for each type of financial assistance. ESG funds may be used to pay the cost of providing the following services. (The following assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources.)

Eligible costs:

- Rental Application Fees (when charged by owner to all applicants)
- Security Deposit (no more than 2 months' rent)
- Last Month Rent (applies to the 24 month cap)
- Utility Deposits (when required by utility company for all customers)
- Utility Payments (up to 24 months of payment per service)
- Moving Costs (e.g., truck rental, moving company, up to 3 months storage)
- **Housing Search and Placement**
- Housing Stability Case Management
- Mediation
- Legal Services
- Credit Repair (e.g. budgeting/money management)

Tenant Based Rental Assistance

General Provisions

For short-term and medium-term rental assistance, ESG funds may provide a program participant with up to 24 months of rental assistance during any 3 year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.

- Short-term rental assistance is assistance for up to 3 months of rent
- Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent
- Payment of rental arrears consists of a onetime payment for up to 6 months of rent in arrears, including any late fees on those arrears
- Rental assistance may be tenant-based or project-based

Discretion to Set Caps and Conditions

The subrecipient may set a maximum amount or a percentage of rental assistance that all program participants may receive, a maximum number of months that all program participants may receive rental assistance, or a maximum number of times that all program participants may receive rental assistance. The subrecipient may also require all program participants to share in the costs of rent. All units must meet Fair Market Rent requirements as established by HUD.

Use with Other Subsidies

Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance through other public sources.

Rent Standards

Rental assistance cannot be provided unless the rent is at or below the Fair Market Rent established by HUD, as provided under 24 CFR part 888, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507. A complete listing of Fair Market Rents for Los Angeles counties can be found at:

http://www.huduser.org/portal/datasets/fmr/fmr il history/select Geography.odn

For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority in which the housing is located.

The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

The rental unit must meet minimum habitability standards found at 24 CFR 576.403.

Rental Assistance Agreement

The subrecipient may make rental assistance payments only to an owner with whom the subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the subrecipient a copy of any notice to

the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

For tenant-based, a rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:

- The program participant moves out of the housing unit for which the program participant has a lease
- The lease terminates and is not renewed
- The program participant becomes ineligible to receive ESG rental assistance

Late Payments

The subrecipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease.

Lease

Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for arrears, an oral agreement may be accepted in place of a written lease.

HMIS Component

Homeless Management Information System (HMIS) is a locally administered, electronic data collection system that stores longitudinal person-level information about persons who access the homeless service system. The HEARTH Act makes the Homeless Management Information System (HMIS) participation a statutory requirement for ESG recipients and subrecipients. Victim service providers cannot, and legal services organizations may choose to not, participate in HMIS. Providers that do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports instead. Eligible Costs:

- Computer hardware, software, and software licenses
- · Office space, utilities, and equipment
- Obtaining technical support
- Salaries for HMIS operation
- Staff travel to attend HUD sponsored or approved training
- Participation fees charged by HMIS Lead

General Restrictions

Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under a local HMIS.

If the subrecipient is a victim services provider or a legal service provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data.

Administration

Costs associated with the planning and execution of ESG activities including salaries, wages and related costs such as general management, oversight and coordination, monitoring, and evaluation.

The recipient must describe the performance standards for evaluating ESG activities which must be developed in consultation with the Continuum of Care (COC).

Based on standards and goals of the local Continuum of Care, the City is proposing the following performance standards for the Emergency Solutions Grant (ESG):

Standards for ESG Eligible Components

A. Standard Policies and Procedures for evaluating individuals and families eligibility for assistance under Emergency Solutions Grant (ESG).

Building on Established HPRP Policies and Procedures

The policies and procedures were originally established based on the provisions of HPRP assistance. The policies and procedures are now modified based on the checklist of required elements applicable only set forth in 24 CFR 576.400 (e)(1) and (e)(3) (91.220 (4)(vi)) and in collaboration with COC standards will be adopted. These policies will be employed initially for the provision of ESG assistance, but will be refined as the new ESG program is implemented.

Centralized Pre-Screening and Assessment Available at Multiple Locations

(CES) Individuals and families applying for ESG assistance must complete an eligibility prescreening form. Pre-screening may be completed via phone, online, or at established locations, including emergency shelter locations. Individuals and families who meet established prescreening requirements will be scheduled an appointment with a case manager for assessment and eligibility documentation.

Basic Eligibility Requirements

• Initial Consultation & Eligibility Determination: The applicant(s) must receive at least an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and appropriate type of assistance.

ESG clients must meet one of the following definitions of homelessness:

- 1. Literally homeless
- 2. At imminent risk of homelessness
- 3. Homeless under Federal Statutes
- 4. Fleeing/attempting to flee domestic violence
- **Income:** The household's total annual income must be below 30 percent of Area Median family Income for the area (AMI).
- Housing Status: Case files must document the current housing status of the household at application. Housing status will be verified through third party verification whenever possible. Self-certification of housing status will be considered on a case by case basis.
- City of Pomona Residency: All households receiving Homelessness Prevention or Rapid Rehousing assistance under ESG must be residents of the City of Pomona at time of application.
- Unidentifiable financial resources and/or support networks: In order to receive ESG rental financial assistance, applicants must also demonstrate the following:
- 1. No appropriate subsequent housing options have been identified;
- 2. The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
- 3. The household lacks support networks needed to obtain immediate housing or remain in its existing housing.

B. Policies and Procedures for Coordination among Emergency Shelter providers, Essential Service providers, Homelessness Prevention and Rapid Re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

The ESG program requires coordination among participating agencies. All ESG sub-recipients in Pomona are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. Additionally, the project administration agreement with ESG sub-recipients will require coordination among agencies receiving ESG funds to administer Emergency Shelter, essential services, Homelessness Prevention, Rapid Re-housing services, and related assistance, and access to mainstream services and housing providers for clients.

Participation in the Continuum of Care

ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has over 100 member organizations including homeless service providers, veteran service representatives, churches and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies. As the City uses both ESG and COC funding we will adhere to the COC established guidelines.

Required Client Information and Referrals

To further facilitate collaboration and information sharing, ESG funded agencies will be required to provide the following information and referrals to ESG program participants:

- 2-1-1 hotline for social services
- Social security benefits
- Cal-Works and other income security programs provided by The County of Los Angeles & Department of Public Social Services (DPSS)
- Cal-Fresh (formerly known as Food Stamps) assistance
- Low Income Energy Assistance Programs
- Affordable housing information
- Employment assistance and job training programs
- Health care and mental health services
- Services for victims of domestic violence
- Veteran services
- Specialized services such as legal services, credit counseling.

C. Policies and Procedures for determining and prioritizing which eligible families and individuals will receive Homelessness Prevention assistance and which eligible families and individuals that will receive Rapid Re-housing assistance.

Once it is determined that the household meets the basic eligibility guidelines noted above the household will be assessed for the appropriate form(s), level, and duration of financial assistance. The results of this assessment will be formalized in a Housing/Financial Assistance Plan that is signed by both the applicant and the case manager.

Homeless Prevention Assistance

Homeless Prevention assistance will be targeted to households who are at risk of losing their present housing and becoming homeless. While there are many people who are housed and have a great need for rental assistance, not everyone will become homeless without assistance. A risk assessment will be used to assess the household's level of crisis and prioritize those who are at greatest risk of becoming homeless. The Field Assessment Tool will include vulnerability criteria including but not limited to; income, housing history, food security, childcare, health care, life skills, and other special needs. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria, if the applicant(s) meet(s) eligibility and risk assessment criteria.*

Rapid Re-Housing Assistance

Homeless Rapid Re-housing assistance is intended for individuals or families who meet the homeless definition described in Section 103, 42 USC 11302 of the McKinney Vento Act, as amended by the HEARTH Act. While there are many homeless individuals and families in the City of Pomona at any given night, the Rapid Re-housing assistance will be prioritized for households who are residing in emergency shelters and on the streets. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria.*

* Rapid Re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being.

D. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving Homelessness Prevention or Rapid Re-housing assistance.

Limitations on Assistance - Homeless Prevention

The City's ESG rental assistance is intended to stabilize individuals and families who have recently endured difficult financial circumstances that have led them into homelessness or who are at imminent risk of becoming homeless. For Homeless Prevention assistance, the rental assistance consists of short term rental assistance (3 months); extended under certain circumstances to medium term rental assistance (for an additional 3 months). The total maximum length of assistance is 12 months over a 3-year period. Client must be reassessed after every 90 days and case management on a monthly basis is required.

Not every individual or family in need of rental assistance is a candidate for ESG Homelessness Prevention or Rapid Re-housing assistance. ESG rental assistance is not a substitute for Section 8 rental assistance or a permanent rental subsidy, but rather a tool to help stabilize families or individuals who are at imminent risk of becoming homeless and lack any other resources to help them stabilize their housing situation. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (CFR 576.106).

As a general rule, an individual or household should pay approximately 30% of their income towards rent. This requirement may be waived on a case-by-case basis for extreme circumstances. The ESG assistance will consist of the remaining portion of the rent, up to \$1,000 (excluding the clients' contribution towards the rent).

Clients are required to be reassessed at regular monthly intervals to monitor progress and levels of self-sufficiency. If a client requires assistance beyond the three month mark, the ESG rental subsidy will be reduced and the client will be required to pay a larger portion of the rent. Homelessness Prevention assistance will be based on number in household, fair market rent rate, and income to determine for a maximum one year over a 3-year period.

Limitations on Assistance - Rapid Re-Housing

Under Rapid Re-housing assistance, a client's share of rent should be based on the client's ability to pay during their path to housing stabilization. Clients receiving Rapid Re-housing assistance must be re-assessed, at a minimum every 90 days, and reviewed during monthly case management. The maximum length of Rapid Re-housing assistance will be one (1) year* during any 3- year period. The assistance should not exceed the Fair Market Rent amount based on client household, except for the first month of assistance if client requires assistance with other re-housing expenses such as rent deposits or utility deposits. Security deposit should not exceed two times the rent.

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:

- 100% of the cost of rent in rental assistance may be provided to program participants. However to maximize the number of households that can be served with Rapid Rehousing resources, it is expected that the level of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term;
- Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD;
- The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Note: Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (CFR 576.106).

Limitations on Assistance - All Clients

Due to the limited amount of funds available, the ESG assistance will not exceed Fair Market Rent (FMR) per client per month in combined ESG assistance, including rent and utility payments. The ESG Program Interim Rule allows short- and medium-term rental assistance to be provided to eligible program participants only when the rent, including utilities (gross rent) for the housing unit.

Fair Market Rents in Pomona

Fair Market Rents, often abbreviated as FMR, can be used to better understand the average housing costs of an area. Notably, Fair Market Rents are used to establish the payment standards for the Housing Choice Voucher Program, maximum rents in HOME financed rental projects and initial rents for Section 8 project based assistance.

E. Standards for determining how long a particular participant will be provided with rental assistance and whether the amount of that assistance will be adjusted over time.

ESG assistance consists of short term (up to 3 months), medium term (up to 6 months), and maximum term (up to 1 year) rental assistance to allow individuals or families who have recently encountered a financial crisis that has led them into homelessness or at imminent risk of homelessness, to gain housing stabilization. Since the program consists of temporary assistance aiming at rapid stabilization of households, clients are required to contribute a portion of their income towards rent. Clients with no potential to earn income may not be suitable candidates for this type of assistance, unless other subsidies can be accessed after the ESG assistance expires.

Clients assisted under ESG Homelessness Prevention assistance are eligible to receive the rental assistance for up to 3 months if they meet income eligibility of less than 30% of the area median family income (AMI) during the 3 month period and comply with the case management requirements of the program. At the end of the third month, clients must be re-assessed to determine if the client's rental assistance needs to be extended for an additional 3 month period. If the ESG rental assistance is extended for an additional three (3) months, the ESG assistance will be reduced and/or adjusted over the remaining time. City of Pomona, Clients assisted under ESG Rapid Re-housing Assistance are eligible to receive rental and utility assistance for up to one-year if they meet income eligibility during the one-year period. Rapid Re-housing clients **must** receive monthly case management, be evaluated at regular intervals, and be re-assessed every 90-days during the ESG assistance period. The ESG rental assistance should be reduced gradually and the client's portion of rent increased during the months of assistance.

F. Standards for determining the type, amount, and duration of housing stabilization and /or relocation services to provide a program participant, including the limits, if any, on homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance; maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

Reasonableness Determination

The City will set the maximum amount of assistance to be provided to Homelessness Prevention and Rapid Re-housing clients on an annual basis. The City will also determine if the total benefit amount to be awarded to any one client is both reasonable and necessary.

Reporting - Centralized/Coordinated Assessment System

• The HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and subrecipients. The City and the sub-recipients work with the Continuum of Care to ensure the

screening, assessment, and referral of program participants are consistent with the written standards.

- The recipient will ensure that data on all persons served and all activities assisted under ESG are entered into a community-wide HMIS in the area in which those persons and activities are located.
- Victim service providers cannot, and Legal Services Organizations may choose to not participate in HMIS. Providers that do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports instead.

Eligible Cost includes, but is not limited to the following:

- Hard ware, Equipment and Software Costs
- Staffing: Paying salaries for operating HMIS
- Training and Overhead Technical support, leasing space, and utilities for space used by HMIS staff.

Comparable Database for Victim Services

If the sub-recipient is a victim services or a legal services provider that use a comparable database, it may use ESG funds to establish and operate a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Case Management

The City has defined case management as a "collaborative" process that assesses, plans, implements, coordinates, monitors, and evaluates the options and services required to meet the client's health and human service needs. It is characterized by advocacy, communication, management focuses on housing stability and placement, with an emphasis on the arrangement, coordination, monitoring, and delivery of services related to housing needs and improving housing stability.

A meeting with a case manager is required in order to receive Rapid Re-housing assistance, although it is not necessarily the first step. Some communities might have a screening, intake, assessment, or other eligibility determination process that precedes the assignment to a case manager while other communities may have case managers performing the eligibility task.

Regardless of the arrangement, the meeting with the case manager should be regarded not only as a program requirement, but also as an early opportunity to help a household improve its housing stability during and beyond the period of Rapid Re-housing assistance.

Transitional Housing and Rapid Re-housing (HUD says do not used ESG funds for Transitional Housing)

While transitional housing is technically eligible, HUD cautions recipients against using ESG Rapid Re-housing funds as a way of regularly exiting a person from transitional housing to permanent housing. It is recommended that Rapid Re-housing be used as a model for helping people move from the streets or shelter to permanent housing, not for people exiting transitional housing. Additionally, transitional housing providers should have programs

designed to successfully exit people and should not use Rapid Re-housing, another form of temporary assistance, as a regular part of their program design. HUD recommends this be done on a case-by-case basis, so that it is not common practice, but is provided only when necessary to prevent the program participant from going back to the streets or emergency shelter.

Please also note that program participants would need to be assessed for and determined to be eligible for ESG Rapid Re-housing assistance, in accordance with the ESG eligibility and documentation requirements. (Homeless definition in 24 CFR 576.2) This includes a requirement that the assistance be necessary to help the program participant move as quickly as possible into permanent housing and achieve stability in housing. Note that such a household would have to be exited from the transitional housing program in HMIS and entered into the ESG program in HMIS.

Consultation Process

The City and the ESG recipients continuously consult with the Continuum of Care to discuss the ESG allocation in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction; and
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

The ESG program requires coordination among participating agencies. All ESG sub-recipients in City of Pomona are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. ESG funded agencies have easy access to membership in the Continuum of Care (COC) and are encouraged to participate in the COC. The COC has over 100 member organizations including homeless service providers, veteran service representatives, churches and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies.

The City also consulted with the Continuum of Care on the Ten Year Plan to End Homelessness to ensure the alignment of proposed ESG activities as they relate to the goals and strategies outlined in the plan. This joint effort has worked successfully in the past and the City will continue to work closely with Riverside County Department of Public Social Services (DPSS), the "umbrella" anti-poverty agency for Moreno Valley, in servicing the needs of homeless.

HUD ESG Link

For complete, detailed information on authorizing laws, regulations, and Federal Register Notices for the Emergency Solutions Grants (ESG) Program, reference the link below: https://www.hudexchange.info/esg/esg-law-regulations-and-notices/

DEFINITIONS:

- **1. Certification** means a written assertion, based on supporting evidence that must be kept available from inspection by HUD, by the Inspector General of HUD, and the public. The certification shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and proving due notice and opportunity for comment.
- **2. City** means the City of Pomona and/or its staff.
- **3. Consolidated Plan** means the plan prepared in accordance with 24 CFR Part 91. An *approved consolidated* plan means a consolidated plan that has been approved by HUD in accordance with 24 CFR part 91.
- **4. Grantee** means the legal entity to which HUD awards ESG grant and which is accountable for use of the funds provided. In this case, the City of Pomona is the Grantee.
- 5. **Sub-grantee or Sub-recipient** means any private non-profit organization or unit of general local government to which a grantee provides funds to carry out the eligibility activities under the grant and which is accountable to the grantee for the use of funds provided.
- **6.** Homeless means an individual or family which is considered homeless as determined under Section 103, 42 USC 11302 of the McKinney Vento Act, as amended by the HEARTH Act (24 CFR 576.2) under one of the following four categories:
- 1) Lacks a fixed, regular and adequate nighttime residence which includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided for 90 days or less (i.e.: residing in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings, or on the street);
- 2) Individuals and families who will imminently lose their primary nighttime residence (within 14 days of the date of application for homeless assistance) (i.e.: court order to vacate, lack of resources to continue staying in a hotel or motel, or no longer allowed by owner or renter of housing to stay) and no subsequent residence had been identified, and the individual or family lacks the resources or support networks needed to obtain other permanent housing. This includes persons residing in an emergency shelter but not transitional housing;
- 3) Unaccompanied youth under 25 years of age and families with children and youth who are defined as homeless under the other federal statutes who do not otherwise qualify as homeless under these definitions but who:
 - i. Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act

- of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
- ii. Have not had a lease, ownership interest, or occupancy agreement in permanenthousing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- 4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individuals or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary residence; has no other residence; and lacks the resources or support networks (e.g. family, friends, faith-based or other social networks) to obtain other permanent housing.

7. Chronically homeless means:

- 1. A "homeless individual with a disability," as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who: [An individual who can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability]
 - i. Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
 - ii. Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months [one year] or on at least 4 separate occasions in the last 3 years, [where each homeless occasion was at least 15 days] as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute a break in homelessness, but rather such stays are included in the 12-month total, as long as the

individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

- An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- 3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

The final rule is at http://www.gpo.gov/fdsys/pkg/FR-2015-12-04/pdf/2015-30473.pdf

- **8.** At Risk of Homelessness means as the term is defined by Part 24 of the Code of Federal Regulations Emergency Solutions Grant Program (24 CFR 576.2). For the purposes of this program is defined as:
- (1) An individual or family who:
 - i. Has an income at 30% of median family for the area, as determined by HUD,
 - ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the definition of homeless, and
 - iii. Meets one of the following conditions:
- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- (B) Is living in the home of another because of economic hardship;
- (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;
- (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;
- (2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence

Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15));

- (3) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.
 - 9. Continuum of Care means the group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement; organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.
 - 10. Coordinated Entry System (CES): The Coordinated Entry System (CES) brings together existing programs into a no-wrong-door system, connecting homeless adults to the best resources for them. This system was developed to coordinate provider's efforts, create a real-time list of individuals experiencing homelessness in communities, and a means to quickly and efficiently match people to available housing resources and services that best fit their needs.
 - **11. Crisis Housing**: emergency shelter in the coordinated homeless system.
 - 12. Day Shelter: a shelter whose primary purpose is to provide temporary shelter for the homeless in general or specific subpopulations of the homeless. The day shelter does not require occupants to sign leases or occupancy agreements. The day shelter meets the emergency shelter definition and may be funded as an emergency shelter under ESG. Also, the primary purpose must be evident in the shelter's features; at a minimum, homeless people must be able to stay in the facility for as many hours as it is open.
 - 13. Emergency Shelter: The term Emergency Shelter was revised by 24 CFR Part 576.2 to mean "any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. Any project funded as an emergency shelter under a Fiscal Year 2010 Emergency Solutions grant may continue to be funded under ESG. This definition excludes transitional housing. However, projects that were funded as an emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component under the Emergency Solutions Grants program, regardless of

whether the project meets the revised definition. The LA COC has adopted the term short-term crisis housing to refer to Emergency Shelter.

14. The definition of a family:

- a. Households consisting of one or more minor children (17 or under) in the legal custody of one or two adults who are living together and working cooperatively to care for the children. This includes 2-parent and 1-parent families, including those with same sex partners, families with intergenerational or extended family members, unmarried couples with children, families that contain adults who are not the biological parents of the children, and other family configurations.
- b. Households currently without minor children, in which the mother is in her last trimester of pregnancy, or mothers who have been medically diagnosed as having a "high risk" pregnancy.
- 15. Homeless Management Information System (HMIS) means the information system designated by the Continuum of Care to comply with the HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.
- 16. Housing-ESG programs offer a household the opportunity to choose its neighborhood (including the school district) as well as its type of housing 9such single family home, apartment, duplex, garden-style home unit, Mobil home, ect.) Within the city of Pomona, however, the housing selected is subject to housing quality and occupancy requirements/standers as set forth in the city's ESG Program Guidelines.
- 17. Permanent Housing: The term 'permanent housing' means community-based housing without a designated length of stay, and includes both permanent supportive housing and permanent housing without supportive services.
- 18. Private nonprofit organization means a private nonprofit organization that is a secular or religious organization described in section 501(c) of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance. A private nonprofit organization does not include a governmental organization, such as a public housing agency or housing finance agency.
- 19. Program income shall have the meaning provided in 24 CFR 85.25. Program income includes any amount of a security or utility deposit returned to the recipient or subrecipient.
- 20. Program participant means an individual or family who is assisted under ESG program.

- 21. Program year means the consolidated program year established by the recipient under 24 CFR part 91.
- 22. Recipient means any State, territory, metropolitan city, or urban county, or in the case of reallocation, any unit of general purpose local government that is approved by HUD to assume financial responsibility and enters into a grant agreement with HUD to administer assistance under this part.
- 23. Subrecipient means a unit of general purpose local government or private nonprofit organization to which a recipient makes available ESG funds.
- 24. Supportive Services: The term 'supportive services' means services that address the special needs of people served by a project, including:
 - a. the establishment and operation of a child care services program for families experiencing homelessness;
 - b. the provision of employment assistance, including job training;
 - c. the provision of outpatient health services;
 - d. the provision of food assistance and nutritional counseling;
 - e. the provision of case management services;
 - f. the provision of assistance in obtaining permanent housing, including housing search;
 - g. the provision of outreach services;
 - h. the provision of life skills training;
 - i. the provision of mental health services, trauma counseling, and victim services;
 - j. the provision of benefits assistance in obtaining other Federal, State, and local assistance available for residents of supportive housing (including mental health benefits, employment counseling, and medical assistance, but not including major medical equipment);
 - k. the provision of legal services for purposes including requesting reconsiderations and appeals of veterans and public benefit claim denials and resolving outstanding warrants that interfere with an individual's ability to obtain and retain housing;
 - I. the provision of— (i) transportation services that facilitate an individual's ability to obtain and maintain employment; and (ii) health care; and
 - m. Other supportive services necessary to obtain and maintain housing.
- 25. Transitional Housing: The term `transitional housing' means housing the purpose of which is to facilitate the movement of individuals and families experiencing homelessness to permanent housing within 24 months or a longer period approved by HUD.
- 26. Victim service provider means a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or

stalking. This term includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.

- 27. Youth means a person less than 25 years of age.
- 28. Domestic Violence again Woman (VAWA) The Violence Against Women Act of 1994 (VAWA) is a United States federal law (Title IV, sec. 40001-40703 of the Violent Crime Control and Law Enforcement Act, H.R. 3355)





City of Pomona

2023-2028 Consolidated Plan and 2023-2024 Annual Action Plan Improving the quality of life for our diverse community