



CITY OF POMONA COUNCIL REPORT

December 1, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donavanik, Development Services Director

**SUBJECT: APPROVAL OF 11 MILLS ACT CONTRACTS FOR HISTORIC
PROPERTIES LOCATED WITHIN HISTORIC DISTRICTS**

RECOMMENDATION:

It is recommended that the City Council adopt the following resolutions:

1. **RESOLUTION NO. 2025-145 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 410 EAST ALVARADO STREET WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
2. **RESOLUTION NO. 2025-146 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 330 GARFIELD AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
3. **RESOLUTION NO. 2025-147 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 1515 GANESHA PLACE IN THE HACIENDA PARK HISTORIC DISTRICT**
4. **RESOLUTION NO. 2025-148 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 242 LINCOLN AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
5. **RESOLUTION NO. 2025-149 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 112 E. KINGSLEY AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
6. **RESOLUTION NO. 2025-150 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT**

CONTRACT FOR PROPERTY LOCATED AT 1574 N. ORANGE GROVE AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT

- 7. RESOLUTION NO. 2025-151 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 335 SAN FRANCISCO AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
- 8. RESOLUTION NO. 2025-152 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 160 E. COLUMBIA AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
- 9. RESOLUTION NO. 2025-153 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 165 GARFIELD AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
- 10. RESOLUTION NO. 2025-154 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 366 E. LINCOLN AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**
- 11. RESOLUTION NO. 2025-155 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MILLS ACT CONTRACT FOR PROPERTY LOCATED AT 241 E. JEFFERSON AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT**

EXECUTIVE SUMMARY:

The matter before the City Council is consideration of 11 Mills Act contracts, which if approved would allow for a reduction in the property taxes of these historically designated properties in exchange for restoring and maintaining the buildings in accordance with a Restoration, Rehabilitation and Preservation Plan reviewed and approved by the Historic Preservation Commission. Staff had planned to only accept eight (8) applications this year, however, three (3) applicants submitted at the same time and the last applicant was requested to apply by the Historic Preservation Commission to address window replacement issues.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☒ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise

related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

Approval of all 11 Mills Act contracts will result in an estimated property tax savings to the property owners for Fiscal Year 2025/2026 of approximately \$53,022.32 combined. Based on this estimate, over the ten-year period of the contract, the estimated decrease in property taxes collected by the Los Angeles County Assessor is estimated to be approximately \$530,223.19 combined. The total cost to the City of Pomona through the decrease in taxes collected is expected to be approximately \$13,702.22 for Fiscal Year 2025/26 and \$137,022.22 over the next 10 years. The actual amount of the decrease for future years will be directly related to the assessed value of the properties as determined by the Los Angeles County Office of the Assessor, which is affected by rental values and interest rates.

PUBLIC NOTICING REQUIREMENTS:

None required with this action.

PREVIOUS RELATED ACTION:

The 11 applications were recommended for approval by the Historic Preservation Commission (“HPC”) at their meeting on November 5, 2025.

ENVIRONMENTAL IMPACT:

No Environmental Impact.

DISCUSSION:

Enacted in 1972 by the State of California, the Mills Act legislation grants participating local governments the authority to enter into contracts (Mills Act contracts) with owners of qualified historic properties who actively participate in restoring and maintaining their historic properties while receiving property tax relief. The minimum contract period is 10 years, with an automatic annual one-year extension. Each local government establishes its own criteria for evaluating Mills Act program applications. The City’s current Mills Act Program was initially adopted in 2002, with a revised and restated program adopted in 2008.

The City’s Mills Act Program requires that the estimated property tax saving realized during the first 10 years following execution of a contract be spent on completing the schedule of projects included in the Restoration, Rehabilitation and Preservation Plan (RR&P Plan) approved by the Historic Preservation Commission (HPC).

This year, the City received 12 applications. One (1) application is on pause while the applicant addresses some outstanding code enforcement issues. The remaining 11 applications were recommended for approval by the Historic Preservation Commission on November 5, 2025.

The estimated tax savings during the first 10 years of the Mills Act contract for the subject properties are approximately \$530,223.19 combined while the rehabilitation plans includes projects with an estimated total cost of \$618,980.00.

It is estimated that these 11 contracts will cost the City \$13,702.22 per year (\$137,022.22 over 10 years). Based on the estimated cost to the City, Pomona is receiving \$4.52 in proposed improvements for every \$1.00 it costs the City. A summary of each Mills Act contract is below.

410 East Alvarado Street (MILLS-000434-2025)

Designated as a contributing resource to the Lincoln Park Historic District, this property was constructed in 1907 and is a good example of Craftsman Bungalow architecture. The estimated tax savings during the first 10 years for the subject property is approximately \$21,865.60 while the approved Rehabilitation Plan includes projects with an estimated cost of \$23,625.00. These projects include window, paint, and fence repairs. Staff has estimated that this Mills Act contract will cost the City of Pomona \$5,093.94 over 10 years.

330 Garfield Avenue (MILLS-000419-2025)

Designated as a contributing resource to the Lincoln Park Historic District, this property was constructed in 1911 and is an excellent example of Craftsman Bungalow architecture. The estimated tax savings during the first 10 years for the subject property is approximately \$47,325.30 while the approved Rehabilitation Plan includes projects with an estimated cost of \$49,903.00. These projects include repairs to windows, doors, paint, and HVAC system. Staff has estimated that this Mills Act contract will cost the City of Pomona \$11,050.46 over 10 years.

1515 Ganesha Place (MILLS-000577-2025)

Designated as a contributing resource to the Hacienda Park Historic District, this property was constructed in 1947 and is a good example of Minimal Traditional architecture. The estimated tax savings during the first 10 years for the subject property is approximately \$73,105.60 while the approved Rehabilitation Plan includes projects with an estimated cost of \$76,531.15. These projects include the replacement of non-original vinyl windows and doors to those composed of a compatible wood material. Staff has estimated that this Mills Act contract will cost the City of Pomona \$17,070.16 over 10 years.

242 Lincoln Avenue (MILLS-000441-2025)

Designated as a contributing resource to the Lincoln Park Historic District, this property was constructed in 1923 and is a good example of Craftsman Bungalow architecture. The estimated tax savings during the first 10 years for the subject property is approximately \$66,197.00 while the approved Rehabilitation Plan includes projects with an estimated cost of \$75,755.00. These projects include window and screen restoration, full re-roofing of the primary house, and full electrical re-wiring. Staff has estimated that this Mills Act contract will cost the City of Pomona \$15,457.00 over 10 years.

112 E. Kingsley Avenue (MILLS-000376-2025)

Designated as a contributing resource to the Lincoln Park Historic District, this property was constructed in 1930 with French Tudor influence. The estimated tax savings during the first 10 years for the subject property is approximately \$47,789.60 while the approved Rehabilitation Plan includes projects with an estimated cost of \$55,300.08. These projects include foundation repair, interior and exterior painting, replacement of a damaged window, new flooring, new perimeter fencing, fuse box replacement and upgrade, and HVAC system installation. Staff has estimated that this Mills Act contract will cost the City of Pomona \$11,158.88 over 10 years

1574 N. Orange Grove Avenue (MILLS-000070-2025)

Designated as part of the Lincoln Park Historic District, this property is an excellent example of Spanish Eclectic architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$31,206.48 while the approved Rehabilitation Plan includes projects with an estimated cost of \$51,543.47. These projects include repair of the roof and interior damage caused from a roof leak, repair of all 21 existing windows, and repainting of the interior and exterior of the home. Staff has estimated that this Mills Act contract will cost the City of Pomona \$11,296.37 over 10 years.

335 San Francisco Avenue (MILLS-000440-2025)

Designated as part of the Lincoln Park Historic District, this property is a typical example of Craftsman Bungalow architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$44,027.48 while the approved Plan includes projects with an estimated cost of \$48,890.39. These projects include repair and refinishing of the existing eaves and rafters, repair of all 27 existing windows, refinishing of two (2) rooms with hardwood floor, and a porch restoration. Staff has estimated that this Mills Act contract will cost the City of Pomona \$15,207.59 over 10 years.

160 E. Columbia Avenue (MILLS-000422-2025)

Designated as part of the Lincoln Park Historic District, this property is an exemplary example of Craftsman Bungalow architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$ 48,535.53 while the approved Rehabilitation Plan includes projects with an estimated cost of \$59,135.91. These projects include a reroof of the existing composition shingle along with the refinishing of the existing eaves and fascia boards, a new HVAC system utilizing existing duct work, and a bathroom remodel which will include plumbing and structural work. Staff has estimated that this Mills Act contract will cost the City of Pomona \$15,623.95 over 10 years.

165 Garfield Avenue (MILLS-000431-2025)

Designated as part of the Lincoln Park Historic District, this property is an excellent example of French Provincial Revival architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$ 49,041.60 while the approved Rehabilitation Plan includes projects with an estimated cost of \$59,510.00. These projects include a reroof of the existing composition shingle, a new HVAC system utilizing existing duct work, and painting the interior of the house. Staff has estimated that this Mills Act contract will cost the City of Pomona \$11,451.21 over 10 years.

366 Lincoln Avenue (MILLS-000454-2025)

Designated as part of the Lincoln Park Historic District, this property is an excellent example of Craftsman architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$76,173.10 while the approved Rehabilitation Plan includes projects with an estimated cost of \$88,230.00. These projects include repairing the exposed rafter tails, replumbing and rewiring the house. Staff has estimated that this Mills Act contract will cost the City of Pomona \$17,786.41 over 10 years.

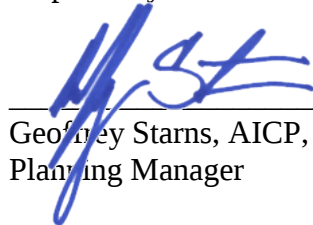
241 East Jefferson Avenue (MILLS-000426-2025)

Designated as part of the Lincoln Park Historic District, this property is an excellent example of Colonial Revival bungalow architecture. The estimated tax savings during the first 10 years of the Mills Act contract for the subject property is approximately \$24,955.90 while the approved Plan includes projects with an estimated cost of \$30,756.00. These projects include electrical repairs, painting the exterior, and repairing and refinishing the wood floors. Staff has estimated that this Mills Act contract will cost the City of Pomona \$5,827.19 over 10 years.

COUNCIL PRIORITIES & GOALS:

Approval of the 11 Mills Act contracts supports the 2020-2021 City Council Priorities and Goals, Priority #3 Increased Opportunity and Housing Stability, Goal J: Encourage the development and maintenance of quality housing opportunities for all.

Prepared by:



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Planning Manager

ATTACHMENTS:

- Attachment No. 1 – City Council Draft Resolution No. 2025-145
- Attachment No. 2 – City Council Draft Resolution No. 2025-146
- Attachment No. 3 – City Council Draft Resolution No. 2025-147
- Attachment No. 4 – City Council Draft Resolution No. 2025-148
- Attachment No. 5 – City Council Draft Resolution No. 2025-149
- Attachment No. 6 – City Council Draft Resolution No. 2025-150
- Attachment No. 7 – City Council Draft Resolution No. 2025-151
- Attachment No. 8 – City Council Draft Resolution No. 2025-152
- Attachment No. 9 – City Council Draft Resolution No. 2025-153
- Attachment No. 10 – City Council Draft Resolution No. 2025-154
- Attachment No. 11 – City Council Draft Resolution No. 2025-155
- Attachment No. 12 – Mills Act Contract 410 East Alvarado Street
- Attachment No. 13 – Mills Act Contract 330 Garfield Avenue
- Attachment No. 14 – Mills Act Contract 1515 Ganesha Place

Attachment No. 15 – Mills Act Contract 242 Lincoln Avenue
Attachment No. 16 – Mills Act Contract 112 E. Kingsley
Attachment No. 17 – Mills Act Contract 1574 N. Orange Grove Avenue
Attachment No. 18 – Mills Act Contract 335 San Francisco Avenue
Attachment No. 19 – Mills Act Contract 160 E. Columbia Avenue
Attachment No. 20 – Mills Act Contract 165 Garfield Avenue
Attachment No. 21 – Mills Act Contract 366 Lincoln Avenue
Attachment No. 22 – Mills Act Contract 241 East Jefferson Avenue