

City of Pomona

FY 2024 - 25

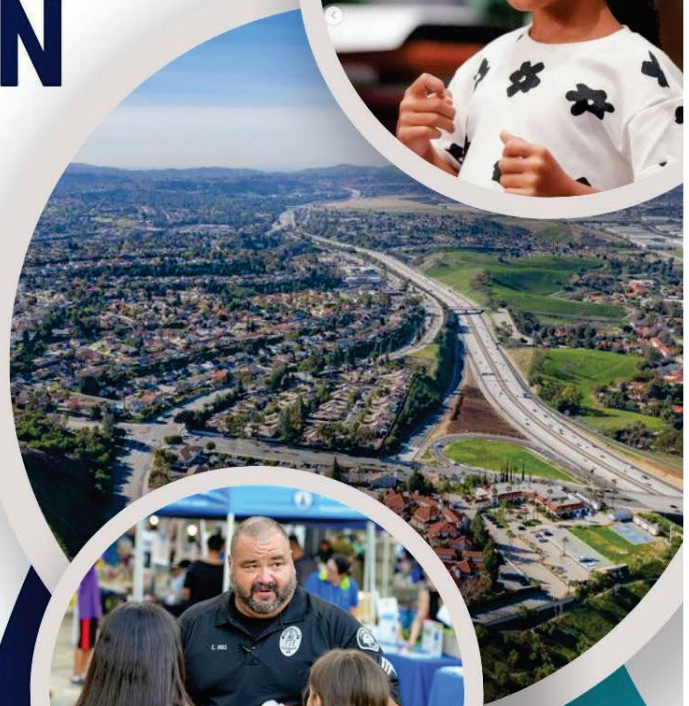
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Presented to:

U.S. Housing & Urban
Development (HUD)

Presented by:

Neighborhood Services
Department



DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The FY 2024-25 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, a progress made on the strategies and goals outlined in the approved 2023-2028 Consolidated Plan(ConPlan) Programs. The City is pleased to report significant progress in meeting goals, despite the continued reduction other financial resources. The number of residents benefiting from CDBG, HOME and ESG program funds has e for providing services to low-income residents. The City also worked with community agencies, internal depart public to meet ConPlan goals.

See Appendix A: Table 1 – Statement of Specific Annual Objectives, Outcomes, and Relationship to Five-Year Co for CDBG, HOME, and ESG for progress made in carrying out planned activities in the 2024-2025 Annual Action

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan, applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Expected – Strategic Plan	5-Year Actual – Strategic Plan	Percent Complete	Exp Pro Y
Goal 1: Promote Fair Housing Opportunity	Affordable Housing	CDBG: \$42,975	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	185	9.25%	22
Goal 2: Expand Affordable Housing Supply	Affordable Housing	HOME- MAP: \$400,000	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	4
	Affordable Housing	HOME-CHDO Set-Aside: \$108,582	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0%	1
Goal 3: Create and Preserve Affordable Housing	Affordable Housing	CDBG - HIP: \$ 350,200	Homeowner Housing Rehabilitated	Household Housing Unit	25	12	48%	10

CAPER

City of Pomona

Goal 3: Create and Preserve Affordable Housing	Affordable Housing	CDBG-Housing Services: \$ 500,000	Other – Housing Counseling (HIP & Rehab)	Household Housing Unit	50	15	30%	20
	Affordable Housing	HOME-Rehab Loan: \$142,910	Homeowner Housing Rehabilitated	Household Housing Unit	14	3	21.42%	2
Goal 4: Support Homeless Activities	Homeless	ESG: \$50,604	Homeless Person Overnight Shelter	Persons Assisted	875	84	9.60%	10
Goal 5: Planning & Program Administration	Program Admin	CDBG: \$350,209 HOME: \$72,388 ESG: \$ 11,677 ESG-RUSH: \$75,000	Other	Other	1	1	100.00%	1
Goal 6: Neighborhood Preserv./ Eliminate Blight	Code Enforcement	CDBG: \$307,500	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2000	2011	100.55%	40

CAPER

Goal 7: Provide Quality Public Services	Non-Housing Community Development	CDBG: \$219,681	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5622	902	16.04%	14
Goal 7: Provide Quality Public Services	Non-Housing Community Development	ESG: \$93,421	Homeless Person Overnight Shelter	Persons Assisted	875	84	9.60%	10
Goal 8: Improve Public Infrastructure & Facilities	Non-Housing Community Development	CDBG: \$648,599	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	101,200	101,200	100.00%	10
Goal 9: Expand Economic Opportunities	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	5	1	20.00%	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the Strategic Plan, with special attention to the highest priority activities identified.

The City's use of funds is based on several factors including, but not limited to, priority needs, Consolidated and available financial resources. Through various meetings with community stakeholders, residents, and non-profit organizations, the City has identified the following priorities:

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identify high-priority community development and housing needs. Subsequently, annual funding may be limited. Objectives with high-priority needs are given special attention by the City Council. The City Council assesses the highest priority needs and the particular objectives to be achieved and allocates funding to agencies that have submitted proposals that identify needs outlined in the City's Consolidated Plan.

Technical assistance workshops are held for agencies wishing to submit proposals to ensure they understand the priorities in the City's Consolidated Plan and those with high-priority needs.

Overall, the approved projects and programs in the FY 2024-25 Annual Action Plan assisted as many participants as possible. The City contributed the maximum allowable for CDBG Public Services (15 percent of the annual allocation) to meet service goals.

As a reminder, the City is dedicated to the long-term success of our projects. Results will vary yearly as many of the projects are ongoing over multiple years. The outcomes for projects and programs that are underway will be included in the FY 2025 Performance and Evaluation Report (CAPER).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA
White	986	21	0
Black or African American	150	8	0
Asian	17		0
American Indian or American Native	13	2	0
Native Hawaiian or Other Pacific Islander	0		0
Total	1166	31	0
Hispanic	1000	19	0
Not Hispanic	166	12	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	ESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	0
Black, African American, or African	11
Hispanic/Latina/e/o	5
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	18
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	1
Total	36

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above depicts the racial and ethnic breakdown for all beneficiaries of CDBG, HOME and ESG Program activities for FY 2024-25. Also under Public Services, but not included in the above table, is

Community Problem Oriented Police (CPOP). CPOP received \$ 72,764 and served 103,115 persons.

Besides Public Services, there are three (3) Non-Public Service City applicants that received funding for their CDBG activities. They are the following:

- Neighborhood Services Department
- Development Services Department, Code Compliance
- Public Works Department
- Community Services Department

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,751,044	\$1,240,382.09
HOME	public - federal	6,537,473	1,004,393
HOPWA	public - federal	0	0
ESG	public - federal	240,482.39	187,752.12

Table 4 - Resources Made Available**Narrative**

The City of Pomona has six (6) Council Districts. CDBG funds are apportioned according to the percentage of low-mod income residents in each district. In addition, the Mayor receives 8.3% of funds split between public service and infrastructure dollars, while citywide projects receive 50% of funds.

For FY 2024-25, the City of Pomona had a total of \$1,751,044 in CDBG funds. This total amount was comprised of CDBG entitlement funds. CDBG funds were used for public services, program administration, public infrastructure projects, and fair housing services.

The City of Pomona had \$6,537,473 in HOME program funds for FY 2024-25. HOME funds were used for program administration, preservation and creation of affordable housing. Eligible activities include single-family housing rehabilitation, first-time homebuyer programs and tenant-based rental assistance.

The City of Pomona also had a total of \$155,702 in ESG funds comprised of FY 2024-25. This total amount was comprised of ESG entitlement funds. ESG funds were used for program administration and activities that emphasized on moving homeless persons from tentative, unstable living situation to more permanent, stable housing, and self-sufficiency.

During FY 2024-25 program year, total expenditures from federal resources that addressed the needs of extremely low, low, and moderate-income persons were \$2,679,459. CDBG expenditures of \$1,240,382.09 included projects and programs approved in FY 2024-25 and prior years. A total of \$1,004,393 in HOME expenditures were related to homeowner rehabilitation, and tenant based rental assistance; and lastly 187,752.12 ESG expenditures consisted of emergency shelter and HMIS activity efforts.

Priority location of investments

Except for Code Enforcement and Community Oriented Policing, which are conducted in established target areas, projects will be done throughout the City, based on either low-mod qualifying area or individually where appropriate, based on the income qualifications of the household for assistance, as applicable.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY OF POMONA - CITYWIDE	100	100	100

Table 5 – Identify the geographic distribution and location of investments

Narrative

CDBG funds are expended in each district in accordance with Council priorities. The Citywide and Mayor's portions are spent without regard for specific geographic areas, but within low to moderate-income areas. Code Enforcement activities are undertaken in adopted target areas. HOME and ESG funds are expended without regard for geographical boundaries.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Pomona leveraged Federal Resources with other public and private resources to assist the City in reaching its community development goals identified in the FY 2024-25 Action Plan. This allows the City to reinforce coordination of activities between and among agencies and to leverage additional resources.

The City's public and private funding sources include, but are not limited to, the following:

- CalHOME Grant
- CalHome Reuse Funds
- Fund 226 Senior Citizen Nutrition Grant

- General Funds
- Healthy Homes Production Grant
- Permanent Local Housing Allocation
- State Gas Tax Revenue Fund

The CDBG Program did not require matching funds, but was leveraged by the above-mentioned funding sources. The HOME Program did not require matching funds due to a 100% match reduction determination by HUD. Lastly, the ESG 100% match requirement was satisfied by subrecipient agencies using private and public funds as match. (See Homeless Section) No publicly-owned land or property located within the City's jurisdiction was used to address any identified needs in the plan.

Fiscal Year Summary – HOME Match

1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 6 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 7 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$1,143,396	\$1,092,908	\$695,948	\$78,963	\$1,540,356

Table 8 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$689,938.19	0	\$374,239.19	0	\$131,025.00	\$184,674.00
Number	3	0	3	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	\$689,938.19			
Number	0	0	9			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 9 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 10 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 11 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	148	80
Number of Non-Homeless households to be provided affordable housing units	1,518	998
Number of Special-Needs households to be provided affordable housing units	0	0
Total	1,666	1,078

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	20
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	24
Number of households supported through Acquisition of Existing Units	4	2
Total	16	46

Table 13 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Overall, the largest impact on the identified housing and community development goals and outcomes has been the level of funding compared to the number of households in need of assistance. The City continues to fund projects and activities that address the highest and greatest need within the community.

The following activities were conducted in FY 2024-25 to preserve existing affordable housing stock through homeowner rehabilitation and preventing slum/blight through Code Enforcement Activities in targeted areas, as well as assisting with housing affordability:

The City has successfully met most of its goals as evidence in the outcomes (See Appendix A: Table 1 Statement of Specific Annual Goals, Objectives and Outcomes).

Discuss how these outcomes will impact future annual action plans.

Outcomes of the prior 5-year report period impact future Annual Action Plans as they provide an assessment of the City's success in meeting established goals and outcomes. The City will re-think areas, projects or types of activities where the City did not meet its goals. Prioritizing of needs will continue to impact future annual action plans.

The City plans to conduct targeted outreach to solicit citizen participation in low-income communities. It plans to work closely with other departments and established organizations to encourage input.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	765	14
Low-income	189	7
Moderate-income	212	10
Total	1166	31

Table 14 – Number of Households Served

Narrative Information

SECTION 125: During FY 2024-25, the City of Pomona provided homeownership assistance through down payment and/or closing costs to 2 first-time homebuyers utilizing HOME funds. An additional 24 owner-occupied units were rehabilitated under the HOME and CDBG Housing Rehabilitation Programs.

NEEDS OF PERSONS WITH DISABILITIES: Approximately 10,246 persons over the age of sixty-five, 6.7% of Pomona’s population, are living with a disability. Non-residential and housing assistance are provided to persons with disabilities through the following agencies: Services Center for Independent Living, Pomona Vista Care Center, Country Oaks Care Center, the Department of Social Services, and the Casa Colina Rehabilitation Center. In addition to adult care, Casa Colina has residential facilities available at alternate campuses for those disabled with brain injuries and developmental disabilities.

“WORST-CASE NEEDS”: Worst case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing or have been involuntarily displaced. The City of Pomona served the worst-case needs in FY 2024-25 by providing the following:

MORE THAN 50% OF RENT: The Housing Choice Voucher rental assistance Program provided housing payment assistance to those qualifying households who paid more than 50% of their income for housing. CDBG and ESG funds were utilized through various agencies to provide assistance with food and other support services.

SUBSTANDARD HOUSING: The Housing Choice Voucher rental assistance program and various residential rehabilitation programs ensured that substandard housing met HQS Standards, State Standards and/or local rehabilitation standards for decent, safe and sanitary housing.

INVOLUNTARILY DISPLACED: During the reporting period, there was no voluntary or involuntary displacement through the City’s Federal Entitlement Programs.

It should be noted that many other service providers within the City who do not receive Federal Entitlement Funds provide assistance to households with high rent burdens, living in substandard conditions (including homeless) or who have been involuntarily displaced.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach and Assessment is provided through the Pomona Police Department's Outreach Team made up of two police officers and two clinicians from the Department of Mental Health. This team conducts outreach and provides adults experiencing homelessness referrals to the City's Hope for Home shelter. The Emergency Solutions Grant (ESG) funds beds at Hope for Home for the outreach team to refer outreached individuals to. Several of the local non-profits also have outreach teams specific to the field of endeavor (mental health, substance abuse, HIV/AIDS, etc.) and can refer to the beds funded by state or local sources.

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 1,177 housing choice vouchers, including Project Based vouchers. These vouchers provide housing assistance to approximately 2,404 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.

Healthy Homes Production Grant (HHPG)

In March 2022, the City was also awarded a Healthy Homes Production Grant (HHPG) amounting to \$2.0 million from OLHCHH. The grant aims to eliminate all environment and housing-related hazards in a coordinated manner, instead of addressing hazards one at a time. In FY 2024-25, 1 housing units tested positive for lead based paint hazards, and 70 housing units were tested for radon, but with levels found to be below 4pCi/L. Fifty-one (51) families were provided healthy homes assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Pomona, Hope for Home Homeless Services Center (H4H) is funded through the City with ESG funds as well as local Measure H, State Mental Health Services Act (MHSA) and Continuum of Care Homeless Housing, Assistance and Prevention (CoC-HHAP) funds. In 2024-25 the City funded one (1) emergency shelter. All programs administered by the City are required to assist clients in developing individual housing stability and transition plans before exiting the program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or 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 the County of Los Angeles 211 to access homeless prevention program. Based upon annual income guidelines, families that are faced with imminent eviction or termination of utilities may receive rental assistance and security deposit assistance to move into a more affordable unit, or assistance with utility deposits/costs.

Tri-City Community Navigation Services was contracted through Measure H Homeless Initiative funds to provide a homeless prevention program through a multijurisdictional project between the Cities of Pomona, Claremont and La Verne.

Helping Homeless Persons Transition to permanent Housing

In keeping with best practices and guidance from HUD, the City has moved from the traditional approach to homelessness to a housing first approach. To the greatest extent possible, homeless persons are quickly placed into permanent housing and are then assisted with the supportive services needed to support the transition in place. Supportive services include, but are not limited to case management, access to life skills groups, financial literacy classes, and linkages to mental health services, medical care, and substance use remediation. Social opportunities are offered which help people experiencing homelessness be placed in permanent housing to develop new social structures that support a stable lifestyle.

A vital component of the housing first approach is low barrier access to housing and a trauma informed care approach. Pomona's CoC funded programs practice low barrier access to housing and educate landlords and service providers in this practice through presentations at local coalition meetings. A key practice for low barrier housing enrollment is active participation in the Los Angeles County Coordinated Entry System (CES).

In addition to providing suitable, acceptable and affordable housing, ongoing supportive services are required to help the individual learn to live in housing and as a part of mainstream society. Pomona programs provide assistance to individuals and families in developing goals, budgeting, identifying and addressing unique challenges and barriers for full integration. Program participants are linked to services addressing disabling condition(s). Ongoing case management supports program participants and helps them to identify and modify behaviors that were developed for survival on the street.

To help people experiencing homelessness transition to permanent housing, the Pomona Police Department's Outreach team provide the following services to homeless adults: outreach assessments, linkages to necessary housing resources/referrals, assistance with housing security deposits and utility assistance, food and furniture assistance and transportation assistance.

Once outreached and connected to a bed at Hope for Home, case managers connect eligible participants to the CoC-Rapid Re-housing Operation Porchlight Program that assists families and individuals get connected to permanent housing. The programs funding provides assistance with security deposits, short to medium term rental assistance, and case management with monthly check-ins to ensure participants are working towards self-sufficiency.

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

A Chronically homeless person or family has been living in a place not meant for human habitation, a safe haven, or emergency shelter continuously for at least one year or on at least four separate occasions in the last three years. Such persons or families must also be diagnosed with a specific disabling condition. These combined factors often lead to isolation and a survival mentality.

Moving people from chronic homelessness to living in and maintaining housing requires multi-level solutions. In addition to suitable, acceptable and affordable housing, on-going supportive services are required to help the individual learn to live in the mainstream of society, to develop goals, and a budget addressing disabling conditions, and often modify behaviors developed for survival on the streets. Addressing chronic homelessness requires consistent and patient outreach.

In addition to providing suitable, acceptable and affordable housing, ongoing supportive services are required to help the individual learn to live in housing and as a part of mainstream society. Pomona programs provide assistance to individuals and families in developing goals, budgeting, identifying and addressing unique challenges and barriers for full integration. Program participants are linked to services addressing the disabling condition(s). Ongoing case management supports program participants and helps them to identify and modify behaviors that were developed for survival on the street.

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 Street Outreach Team known as the Quality of Life Unit (QoL) is comprised of two teams who work in conjunction to connect homeless individuals to various resources to assist them in becoming permanently housed. The QoL is made up of the Police Department's Homeless Encampment Action Response Team (HEART), which includes City facilities staff and uniformed officers, and the Mental Health Evaluation Unit (MHU). The City identified the need to create QoL unit due to the influx of homeless encampments that were being established throughout the City. The City was utilizing existing staff to cleanup up encampments which were established in designated fire severity areas where drought conditions exist. This was redirecting valuable resources and services away from the day-to-day tasks. The QoL team works to help provide a multi-tier approach to help the unhoused in our community while extending services and referrals to the City's Hope for Home Homeless Services Center (H4H). In addition to intensive services and case management, the City participates in the LA County Homeless Family Solutions System and Youth Coordinated Entry System (CES). Additionally, the City, ESG and COC Subrecipients participate in the CES system planning and case management providing referrals to these systems to shorten the time that homelessness is experienced while practicing shelter diversion. Moreover, the City of Pomona's Homeless Assistance programs help residents finding themselves facing homelessness for the first time to quickly identify and contact appropriate lines of assistance. The direct line for assistance is provided in City Hall. The City of Pomona produces and provides homeless and homeless prevention information including contacts on the City of

Pomona and the Pomona Continuum of Care Coalition webpages. The City also produces information cards and brochures which are liberally distributed at coalition meetings, within City Hall, during active outreach, and at service provider offices including, but not limited to, the Department of Public Social Services and the Department of Public Health offices.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

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

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

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

Actions taken to provide assistance to troubled PHAs

There is no need for assistance, since the Pomona Housing Authority (PHA) is a high-performer.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In FY 2024-25, the City conducted the following activities to enhance coordination and eliminate gaps in the institutional structure:

- Continue to seek additional funding resources to address affordable housing
- Maintain/improve conditions of existing stock through housing rehabilitation programs
- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance
- Continue to work with non-profit and for-profit housing developers to create affordable housing
- Promote the Housing Choice Voucher Program to property owners throughout the City as a means of expanding choices for voucher recipients
- Create additional low-income rental housing through the ADU/JADU program

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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, code enforcement, and fair housing services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

- 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.
- Remediate lead hazards when identified.
- Conduct healthy homes assessment using the healthy homes rating system (HHRs) method

and address critical home hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

- Fund public service programs that assist extremely low and low-income persons, including but not limited to clothing donations, food programs, after-school programs, elderly programs, free or low price dental services programs, homeless prevention, etc.
- Under the Moving to Work designation for the Pomona Housing Authority, create activities that encourage families to become self-sufficient and expand housing opportunities in low-poverty areas.
- 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.

Actions taken to develop institutional structure 91.220(k); 91.320(j)

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 Action 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 Action Plan.

Gaps in Service Delivery

The following are potential gaps in the institutional structure that were approached during the reporting period:

- Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework;
- Because of the high cost of housing production and construction, look for additional ways to develop units;
- 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.

Integrated approach/vision and Regional Connections the City of Pomona has integrated several required programs and plans with its Consolidated Action Plan to ensure that all aspects of City government and related agencies (e.g., non-profit providers, private businesses and others) 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, Youth and Family Master Plan, Capital Improvement Plans and others. These plans have been created with input from the public, other City departments and divisions, the Policy 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 Action Plans section on homelessness and the Continuum. Organizational Structure The City Council is responsible for funding awards, policy creation and oversight of the other housing funds, management of the CDBG Budget, and administration of CDBG Programs, administration of HOME-funded activities, ESG-funded activities 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 Neighborhood Services Department, Housing Division and Housing Stabilization Division and include: CDBG Administration, HOME Administration, and Homeless Programs Administration. These units have two managers to help coordinate efforts between the units and with other divisions and departments within the City. The City of Pomona participates in the Greater Los

Angeles Continuum of Care, sitting on the Coordinated Entry System (CEC) and attending Quarterly Service Planning Area (SPA3) meetings. City participation in the Continuum of Care Homeless Count. The City along with CoC is facilitated by COC Lead Agency.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

- Continued to be a member of the San Gabriel Valley Consortium on Homelessness, sitting as an Advisor to the Board of Directors;
- Continued to work with the Greater Los Angeles Continuum of Care on regional homeless issues;
- Continued to facilitate the Pomona Continuum of Care Coalition meetings and activities;
- Continued to work with the Pomona Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements;
- Continued to promote fair housing;
- Hosted and participated in the Coordinated Entry Systems for Individuals, Families and Youth;
- Coordinated with the Housing Authority to place chronically homeless individuals into permanent supportive housing with Continuum of Care Permanent Supportive Housing;
- Coordinated with the Police Department in the provision of services related to crime prevention, code enforcement and community policing;
- Coordinated with the Public Works Department in the provision of infrastructure delivery;
- Coordinated with the Community Services Department and external agencies in the provision of public services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Fair Housing is defined as “a condition in which individuals of similar income levels in the same housing market area have a like range of choice available to them regardless of race, marital status, color, religion, ancestry, sex, sexual orientation, national origin, familial status, age, physical or mental disability, arbitrary or any other category which may be defined by law now or in the future”.

Impediments to Fair Housing Choice

Impediments are defined as:

Any action, omission, or decision taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices, or

- Any action, omission, or decision which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin; or
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with Fair Housing Certification found at 24 CFR 91.225 (a)(1), the City has developed a new Assessment to Fair Housing (AFH) in July 2017.

Actions taken to overcome the effects of any impediments identified in the analysis of impediments to fair housing choice include the following:

Amend Zoning Ordinance to address provisions for emergency shelters

- Continue to facilitate the development of affordable housing throughout the City of Pomona
- Promote the Housing Choice Voucher Program to property owners throughout the City as a means of expanding locational choices for voucher recipients
- Update the City's Limited English Proficiency (LEP) Plan to reflect changing demographics in the community and adjust language skills of staff and outreach materials accordingly

During FY 2024-25, the City of Pomona provided fair housing services through the Inland Fair Housing and Mediation Board, and Housing Rights Center agencies.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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: desk reviews, 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 CFR Part 200. 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 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 Neighborhood Services Department – Housing and Housing Stabilization Divisions 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 HUD Housing 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 for 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 manager monitors all Environmental Reviews.

E. Other monitoring Standards Compliance with Housing Codes/ Property Standards. In Order to ensure compliance with Housing Codes/ Property Standards and with local housing codes, the City takes the following actions:

- Incorporates local housing codes in written rehabilitation standards.
- Inspects work write-ups to ensure specifications meets code.
- Performs on-site property inspections to ensure property standards and local housing codes are actually met.
- Maintains an inspection checklist in project files.
- The City will implement the following actions as a part of its policy and procedures to ensure timeless expenditure of CDBG funds:
 1. Monthly review of project expenditure rates.
 2. Includes 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 and design based on similar work, but tracked individually during the construction phase of 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.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Pomona adheres to a citizen participation process when conducting program planning and reporting for the CDBG, HOME, and ESG programs as part of the Consolidated Plan, Action Plan, Citizen Participation Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

PLAN DEVELOPMENT

The development of both the 5-Year Strategic Plan and the 1-Year Action Plan involved significant citizen input. For the 5-Year Plan, citizens were able to help identify priority needs and set goals and objectives through community meetings, stakeholder focus groups, community needs surveys, a public comment period, and public hearings.

For the 1-Year Action Plan, citizens could submit priority-funding requests via a Request for Proposals (RFP) process. The City ensured transparency by posting a public notice about the plan's development on its website, encouraging community involvement. Additionally, the public had a 15-day comment period and a public hearing to review and comment on the CAPER.

IMPLEMENTATION

The City of Pomona encouraged community involvement in developing the 2023-2028 Consolidated Plan. The Consolidated Plan development process included consultation with government agencies, service providers, and city residents to identify housing and community development needs.

PUBLIC HEARINGS AND MEETINGS

Public hearings and meetings are a vital source for citizen input on proposed FY 2024-25 Action Plan programs and activities. To address housing and community development needs, public hearings were held on **April 15, 2024**, and **June 3, 2024**. The City will also hold a public hearing and Council meeting on **September 15, 2025**, to collect comments on the **CAPER** (Consolidated Annual Performance and Evaluation Report).

PUBLIC NOTIFICATIONS

To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, the City published a Notice of Public Hearing and a 15-day comment period in a local newspaper of general circulation at least fifteen (15) days before the public hearing date to receive comments on the consolidated annual performance report. All City residents had ample opportunity to take notice of the public hearing subject, date, time, and location at least fifteen (15) days before the public hearing date.

COMPLAINTS AND GRIEVANCE PROCEDURE

Citizens are encouraged to submit concerns or complaints in writing to The City of Pomona, Neighborhood Services Department, Housing Services Division, 505 S. Garey Avenue, Pomona, CA 9176, and addressed to Maria Siacunco, Housing Service Manager. During the actual development of the Consolidated Plan, written concerns or complaints regarding the Plan shall initiate a written response indicating an assessment of the complaint or proposals and actions taken to address the complaint and/or proposals before the final submission of the Plan to HUD. The City shall ensure that questions or complaints are answered within fifteen (15) working days after receiving the inquiry.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations . Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Pomona has two (2) properties that were HOME Program assisted. Desktop monitoring review or annual review for income, rent and occupancy was conducted in March 2024 for the TELACU La Esperanza property. There were no negative findings/observations. Based on supporting documentation provided, the monitoring indicated that TELACU was in compliance with income and rent restrictions for the 10 HOME-assisted units. Desktop and on-site monitoring conducted in May 2025 for the remaining Prototypes Housing Project. Minor property issues such as non-functioning smoke detectors were found, but were immediately cleared. Annual income and occupancy recertification for the housing rehabilitation and homebuyer programs, are conducted through mailings. Funded projects continue to be in compliance with HOME program regulations.

An assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

It is the Affirmative Fair Housing Marketing Plan of the City of Pomona to assure that individuals who might not normally apply for available housing units because they are socially or economically disadvantaged:

- Be informed of available units
- Be encouraged to apply
- Have equal opportunity to own/rent their own units.

The affirmative marketing steps consist of actions aimed to attract eligible individuals to available housing regardless of race, color, national origin, sex, religion, familial status, or disability. These methods include informing the public, owners, potential tenants, and homebuyers about fair housing laws and the City's Affirmative Marketing Plan. The housing marketing procedures are as follows:

- A. The City of Pomona, Neighborhood Services Department, Housing Division shall be responsible for implementing the City's Affirmative Fair Housing Marketing Plan.
- B. Recipients of CDBG and/or HOME funds shall be informed of the City's Affirmative Fair Housing Marketing Plan by having this policy referenced in the agreement with the City for the receipt of funds and making compliance with this plan a requirement for the duration of the agreement.
- C. The City shall continue to fund outside agencies to provide fair housing information/referral and case investigation services and tenant/landlord information/referral and mediation services.
- D. The City shall require its fair housing agency to develop an outreach plan each year, which will include advertisements in local newspapers, public service announcements, distribution of fair housing brochures at relevant events, community presentations, and other outreach activities to inform the community about fair housing rights and responsibilities.
- E. The City shall carry out an annual review to ensure that owners of CDBG and/or HOME funded housing are aware of and are complying with the City's Affirmative Fair Housing Marketing Plan.
- F. The City shall periodically post flyers, which describe fair housing laws and services, at the City hall information desk, which is open to the public.
- G. The Plan will be included as part of the City's Consolidated Plan One-Year Action Plan. Any changes or updates will be incorporated as part of the approval of the One-Year Action Plan which is subject to the public hearing procedure.
- H. Post flyers of upcoming housing opportunities at the City Hall information desk, parks and recreation centers and library. Post fair housing flyers at City Hall, Housing Services Division. Advertise the housing opportunities in the local publications and in the utility bills.
- I. Maintain and make available to interested parties a listing of the affordable housing stock, funded through the CDBG and/ or HOME programs, which includes information about whom to contact regarding the availability of housing and the estimated month and year (if known) when applications will be accepted from prospective new tenants.
- J. Require the participating lenders for the First-Time Homebuyer Mortgage Assistance Program to post Fair Housing Posters at the offices and provide Fair Housing Brochures to potential clients.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

There was a total of \$695,948 in HOME Program Income used during FY 2024-25 which were utilized for Tenant-Based Rental Assistance (TBRA), First-Time Homebuyer program and for Single-Family Rehabilitation program. There were twenty (20) tenants assisted under TBRA, two (2) First-Time Homebuyer and six (6) homeowners assisted with HOME program income funds.

Other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Specific actions to foster and maintain affordable housing include implementation of the following types of housing assistance:

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Housing Rehabilitation Programs (to preserve existing affordable housing stock)
- Creation/ Conversion of ADU/JADUs (creation of affordable rental units)

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided:

Total Labor Hours

	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours**Qualitative Efforts - Number of Activities by Program**

	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

Not applicable.

CR-60 - ESG 91.520(g) (ESG Recipients only)**ESG Supplement to the CAPER in *e-snaps*****For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

Recipient Name	POMONA
Organizational DUNS Number	074127481
UEI	
EIN/TIN Number	956000764
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Los Angeles City & County CoC

ESG Contact Name

Prefix	Ms
First Name	Maria
Middle Name	
Last Name	Siacunco
Suffix	
Title	Housing Services Manager

ESG Contact Address

Street Address 1	505. S. Garey Avenue
Street Address 2	
City	Pomona
State	CA
ZIP Code	91766-
Phone Number	9096203789
Extension	
Fax Number	9096204567
Email Address	Maria.siacunco@pomonaca.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	

Phone Number

Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2024

Program Year End Date 06/30/2025

3. Specify Subrecipient Forms – Complete one form for each subrecipient

Subrecipient or Contractor Name: POMONA

City: POMONA

State: CA

Zip Code: 91769,

DUNS Number: 074127481

UEI: QLK7V1HAF1J2

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 174299

CR-65 - Persons Assisted**4. Persons Served****4a. Complete for Homelessness Prevention Activities:**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities**4b. Complete for Rapid Re-Housing Activities:**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities**4c. Complete for Shelter:**

Number of Persons in Households	Total
Adults	36
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	36

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach**4e. Totals for all Persons Served with ESG**

Number of Persons in Households	Total
Adults	36
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	36

Table 20 – Household Information for Persons Served with ESG**5. Gender—Complete for All Activities:**

	Total
Male	18
Female	17
Transgender	0
Don't Know/Refused/Other	1
Missing Information	1
Total	36

Table 21 – Gender Information**6. Age—Complete for All Activities:**

	Total
Under 18	0
18-24	1

25 and over	
Don't Know/Refused/Other	35
Missing Information	0
Total	36

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities:

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	8	0	0	8
Elderly	0	0	0	0
HIV/AIDS	1	0	0	1
Chronically Homeless	14	0	0	14
Persons with Disabilities:				
Severely Mentally Ill	15	0	0	15
Chronic Substance Abuse	13	0	0	13
Other Disability	28	0	0	28
Total (Unduplicated if possible)	56	0	0	56

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**8. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	2,190
Total Number of bed-nights provided	1,101
Capacity Utilization	51%

Table 24 – Shelter Capacity**9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

No data.

CR-75 – Expenditures**11. Expenditures****11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year			
	2021	2022	2023	2024
Expenditures for Rental Assistance	0	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0	
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0	0
Subtotal Homelessness Prevention	0	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year			
	2021	2022	2023	2024
Expenditures for Rental Assistance	0	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0	0
Subtotal Rapid Re-Housing	0	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year			
	2022	2023	2024
Essential Services	0	0	0
Operations	17,248	80,996	85,202
Renovation	0		0
Major Rehab	0		0
Conversion	0		0
Subtotal	17,248	80,996	85,202

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

Dollar Amount of Expenditures in Program Year			
	2022	2023	2024
Street Outreach	0	0	0
HMIS	19,319	0	91,291
Administration	413	11,940	11,259

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended			
	2022	2023	2024
	36,980	92,936	187,752

Table 29 - Total ESG Funds Expended

11f. Match Source

	2022	2023	2024
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities			
	2022	2023	2024
	36,980	92,936	187,752

Table 31 - Total Amount of Funds Expended on ESG Activities

APPENDIX A

Summary of Annual Goals and Accomplishments

Annual Goals & Objectives		Eligible Activity/ Program	Priority Need Level	Fund Source	24-25 Funding Amount	Amount Expended	Performance Indicators	Year	Goal Number	Acutal Number Served
GOAL 1: PROMOTE FAIR HOUSING OPPORTUNITY										
DH-1: Availability/Accessibility of Decent Housing										
DH-1.1	Availability/Accessibility to Decent Housing by providing housing counseling activities that assist low to moderate income persons resolve tenant/landlord disputes.	Fair Housing (Public Service)	High	CDBG	\$42,975	\$34,591	# of households assisted	2023	200	185
								2024	221	209
								2025		
								2026		
								2027		
GOAL 2: EXPAND AFFORDABLE HOUSING SUPPLY										
DH-1.2	Availability/Accessibility to Decent Housing by working with CHDOs to produce housing units for low-to-moderate income persons.	CHDO Set-Aside	High	HOME	\$108,582	\$0	# of households assisted	2023	1	0
								2024	1	0
								2025		
								2026		
								2027		
DH-1.3	Availability/Accessibility to affordable decent housing through homebuyer assistance	First-Time Homebuyer Program	High	PHLA (State)	\$441,845	\$200,000	# of households assisted	2023	2	2
								2024	5	2
								2025		
								2026		
								2027		
DH-1.4	Provide Affordability for Decent Housing by offering down payment and closing cost assistance to low-to-moderate income persons.	First-Time Homebuyer Program	High	HOME	\$400,000	\$200,000	Number of first-time homebuyers assisted	2023	5	2
								2024	4	2
								2025		
								2026		
								2027		
GOAL 3: CREATE AND PRESERVE AFFORDABLE HOUSING										
DH-1.5	Availability/Accessibility to Decent Housing by preserving existing housing stock through homeowner housing rehabilitation.	Homeowner Rehabilitation Loan Program	High	HOME	\$895,269	\$676,887	# of units rehabilitated	2023	2	3
								2024	3	9
								2025		
								2026		
								2027		
DH-1.6	Availability/Accessibility to Decent Housing by preserving at-risk housing through homeowner rehabilitation	Manufactured Housing- Homeowner Rehabilitation Loan Program	High	CalHOME (State)	\$118,598	\$0	# of units rehabilitated	2023	2	2
								2024	2	0
								2025		
								2026		
								2027		

APPENDIX A: Summary of Annual Goals and Accomplishments
(w/ Priority Need Levels)

DH-1.7	Availability/Accessibility to affordable Decent Housing through homebuyer assistance.	First-Time Homebuyer Program	High	CalHOME (State)	\$225,000	\$21,000	# of households assisted	2023	2	2
								2024	0	2
								2025		
								2026		
								2027		
DH-1.8	Availability/Accessibility to Decent Housing by preserving existing housing stock through Lead and other Health Hazard mitigation and education.	Lead Hazard Control and Healthy Homes Grant Program	Medium	Lead Hazard Control Grant (HUD)	\$0	\$0	# of units rehabilitated	2023	24	29
								2024	15	0
								2025		
								2026		
								2027		
DH-1.9	Availability/Accessibility to Decent Housing by preserving existing housing stock through an emergency repair program.	CDBG Housing Improvement Program (HIP)	High	CDBG	\$350,200	\$105,310	# of units rehabilitated	2023	5	12
								2024	5	15
								2025		
								2026		
								2027		
DH-1.10	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8 (Includes VASH Project)	\$ 20,924,440	\$21,141,888	# of households assisted	2023	985	985
								2024	1004	954
								2025		
								2026		
								2027		
DH-1.11	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8- Mainstream	\$921,808	\$885,836	# of households assisted	2023	63	63
								2024	63	44
								2025		
								2026		
								2027		
DH-1.12	Availability/Accessibility to decent affordable housing through ADA.JADU	ADA/JADU Loan Program	High	PHLA (State)	\$0	\$0	# of households assisted	2023	4	1
								2024	4	0
								2025		
								2026		
								2027		
DH-1.13	Provide Affordability to Decent Housing by providing rental assistance and supportive services low-to-moderate income persons.	Rental Assistance	High	PHA-Section 8-Emergency Housing Vouchers	\$2,206,722	\$2,175,079	# of households assisted	2023	85	85
								2024	82	80
								2025		
								2026		
								2027		

APPENDIX A: Summary of Annual Goals and Accomplishments
(w/ Priority Need Levels)

DH-1.14	Availability/Accessibility to decent affordable rental housing through new construction.	PRISMA & East End Village	High	PHLA (State)	\$1,431,000	\$0	# of households assisted	2023	1	0
								2024	2	0
								2025		
								2026		
								2027		
DH-1.15	Availability/Accessibility to decent affordable housing through ADU/JADU	ADA/JADU Loan Program	High	CalHOME (State)	\$720,000	\$0	# of households assisted	2023	2	1
								2024	4	3
								2025		
								2026		
								2027		
DH-1.16	Availability/Accessibility to decent and healthy housing by comprehensively addressing housing hazards	Healthy Homes Production Program	Medium	Healthy Homes Production Grant (HUD)	\$981,615	\$415,591	# of units rehabilitated	2023	60	48
								2024	20	51
								2025		
								2026		
								2027		
DH-1.17	Improve access to services through housing services and counseling and case management in conjunction with HOME funded Programs.	Housing Services	High	CDBG	\$323,211	\$323,211	# of households counseled	2023	10	17
								2024	200	268
								2025		
								2026		
								2027		
DH-1.18	Availability/Accessibility to decent by preserving at risk housing through rental rehabilitation	Multi-Family Rehabilitation Loan Program	High	HOME	\$0	\$0	# of units rehabilitated	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
GOAL 4: SUPPORT HOMELESS ACTIVITIES										
DH-2: Affordability of Decent Housing										
DH-2.1	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Homeless Prevention	High	ESG	\$0	\$0	# of persons served; Number of households	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
DH-2.2	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Homeless Prevention	High	ESG-RUSH	\$500,000	\$0	# of persons served; Number of households	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		

APPENDIX A: Summary of Annual Goals and Accomplishments
(w/ Priority Need Levels)

DH-2.3	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Emergency Shelter	High	ESG-RUSH	\$425,000	\$0	# of persons served; Number of households	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
DH-2.4	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	Rapid Re-Housing	High	ESG-RUSH	\$0	\$0	# of persons served; Number of households	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
DH-2.5	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rapid Re-Housing (Porchlight)	High	CoC - LAHSA-RRH	\$1,002,329	\$923,193	# of households assisted	2023	50	112
								2024	65	88
								2025		
								2026		
								2027		
DH-2.6	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs	Emergency Shelter	High	Measure H	\$1,677,034	\$1,597,000	# of persons served	2023	364	329
								2024	175	387
								2025		
								2026		
								2027		
DH-2.7	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs	Emergency Shelter	High	Measure H	\$1,606,000	\$961,083	# of persons served	2023	117	114
								2024	175	167
								2025		
								2026		
								2027		
DH-2.8	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs	Emergency Shelter	High	ESG-CV	\$0	\$0	# of persons served	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
DH-2.9	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Homeless Prevention Rental Assistance	Medium	HOME TBRA	\$139,552	\$131,443	# of households assisted	2023	12	20
								2024	12	20
								2025		
								2026		
								2027		

APPENDIX A: Summary of Annual Goals and Accomplishments
(w/ Priority Need Levels)

DH-2.10	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low-to-moderate income persons.	Rental Assistance	High	CoC-HUD- PHA-City of Pomona - PSH (Permanent Supportive	\$2,129,641	\$1,840,438	# of households assisted	2023	80	95
								2024	80	92
								2025		
								2026		
								2027		
DH-2.11	Homeless Management Information System data for low to moderate income persons homeless persons assisted	HMIS	High	ESG	\$120,857	\$91,290	# of households assisted	2023	175	84
								2024	175	36
								2025		
								2026		
								2027		
DH-2.12	Availability/ Accessibility of shelter services for suitable living enviornment for low-income person	CDBG Homeless Services	High	CDBG	\$32,217	\$0	# of households assisted	2023	25	30
								2024	0	0
								2025		
								2026		
								2027		
DH-2.13	Provide Affordability for Decent Housing through homeless prevention assistance (rental/utility assistance and security deposits) to low-to-moderate income persons.	1172 Interim Housing (5 Units)	High	ESG-CV PLHA	Acquisition: \$1,250,000 Rehabilitation: \$732,132	ESG-CV \$0 PLHA 70,000	# of units rehabilitated	2023	5	5
								2024	0	5
								2025		
								2026		
								2027		
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 \$350,209 ESG \$11,677 HOME \$574,960	CDBG \$350,209 ESG \$11,259 HOME \$242,994	N/A	N/A	N/A	N/A
GOAL 6: NEIGHBORHOOD PRESERVATION AND ELIMINATE BLIGHTED CONDITIONS										
DH-3: Sustainability of Decent Housing										
DH-3.1	Provide Sustainability of Decent Housing through Code Enforcement targeted at eliminating slum and blight in specific neighborhoods/areas.	Code Enforcement	High	CDBG	\$307,500	\$307,500	# of units inspected	2023	400	2011
								2024	400	1923
								2025		
								2026		
								2027		
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	\$0	# of housing units assisted	2023	1	0
								2024	0	0
								2025		
								2026		
								2027		

GOAL 7: PROVIDE QUALITY PUBLIC SERVICES										
SL-1: Availability/Accessibility of Suitable Living Environment										
SL-1.1	Availability/Accessibility to a Suitable Living Environment through public services that benefit low-to-moderate income persons citywide.	Public Services	High	CDBG	\$219,681	\$171,355	# of persons served	2023	1000	957
								2024	1422	942
								2025		
								2026		
								2027		
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	\$107,947	\$48,437	# of persons served	2023	175	84
								2024	175	36
								2025		
								2026		
								2027		
SL-1.3	Availability/Accessibility to a Suitable Living Environment by providing essential services to homeless low-to-moderate income persons.	Street Outreach	High	ESG	\$0	\$0	Number of persons served	2023	0	0
								2024	0	0
								2025		
								2026		
								2027		
GOAL 8: IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES										
SL-1.4	Availability/Accessibility to a Suitable Living Environment by improving public infrastructure to benefit low-to-moderate income persons.	Infrastructure Improvements	High	CDBG	\$400,753	TBD	# of persons in the area	2023	101200	101200
								2024	103115	103115
								2025		
								2026		
								2027		
SL-1.5	Availability/Accessibility to a Suitable Living Environment by improving Parks and Facilities.	Facility/Park Improvements	High	CDBG	\$247,846	TBD	# of persons in the area	2023	1	1
								2024	1	1
								2025		
								2026		
								2027		
GOAL 9: EXPAND ECONOMIC OPPORTUNITIES										
EO-2: Affordability of Economic Opportunities										
EO-2.1	Affordability of Economic Opportunities by repayment of a Section 108 Loan used to assist businesses.	Business Assistance	High	CDBG	\$0	\$0	# of business	2023	1	1
								2024	0	0
								2025		
								2026		
								2027		

APPENDIX B

Combined Public Notice



**CITY OF POMONA
COMBINED NOTICE**

**10-DAY NOTICE OF A PUBLIC HEARING AND
15-DAY PUBLIC COMMENT PERIOD
FOR THE DRAFT 2024-2025 CONSOLIDATED ANNUAL
PERFORMANCE EVALUATION REPORT (CAPER)**

NOTICE IS HEREBY GIVEN that the City of Pomona has prepared the draft 2024-2025 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period July 1, 2024 through June 30, 2025. The draft CAPER outlines the City's overall use of Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) program funds received from the U.S. Department of Housing and Urban Development (HUD) to meet housing and community development needs outlined in the Consolidated Plan. The City's overall objective in the CDBG and HOME programs is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low to moderate-income persons. The overall objective of the ESG program is to provide shelter, essential services, and homeless prevention services to people experiencing homelessness.

The draft CAPER will be available to the public online for review and comment online by following the link at <https://bit.ly/CDBGPomona> beginning Friday, August 29, 2025, through Monday, September 15, 2025, and during the following hours: Monday through Thursday, 7:30 AM to 6:00 PM at the Neighborhood Services Department – Housing Division counter located on the 1st floor of City Hall.

Written comments or questions regarding the draft CAPER may be addressed to Maria Stacunco, Housing Services Manager, Housing Division, P.O. Box 660, Pomona, CA 91769, by email at [Maria.Stacunco@pomona.ca.gov](mailto:Stacunco@pomona.ca.gov) or by phone at (909) 620-3789 or (909) 620-3705.

In addition, the City of Pomona Neighborhood Services Department will hold one public hearing on the following date to receive public comments on the draft CAPER:

PUBLIC HEARING

DATE: Monday, September 15, 2025
TIME: 7:00 PM
LOCATION: Pomona City Hall Council Chambers

**505 South Garey Avenue
Pomona, CA 91769**

Council Chambers are accessible to people with disabilities. If you require special accommodations to participate in the public hearing, please contact Vivian Bravo at least 48 hours in advance by calling (909) 620-3705. For TTY assistance, dial 711 to be automatically connected to a Telecommunications Relay Services Operator.

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