

CITY OF POMONA
Community Life Commission
DRAFT



REGULAR MEETING MINUTES
For JUNE 24, 2025

VISION STATEMENT

Pomona will be recognized as a vibrant, safe, beautiful community that is a fun and exciting destination and the home of arts and artists, students and scholars, business and industry.

CALL TO ORDER

Chair Houston called the Community Life Commission meeting to order at 6:15 P.M.

PLEDGE OF ALLEGIANCE

Commissioner Carrizosa led the pledge of allegiance.

ROLL CALL

Present: Chair Donna Houston, Mayor Appointed
Vice-Chair Debra Mendez, District 4
Commissioner Kimberly M. Umanzor, District 1
Commissioner Deanna Gonzalez, District 2
Commissioner Ava Phillips, District 5
Commissioner Ramon Carrizosa, District 6

Absent: Commissioner Teresa Minero, District 3

STAFF PRESENT

George Montano, Neighborhood Services Assistant Director
Maria Siacunco, Housing Services Manager
Evanne Coleman, Housing Analyst
Tracy Byl, Commissioner Secretary

PUBLIC COMMENT

Speaker: Donnie Horn

Raised that on certain streets in his neighborhood, residents park their vehicles along the curb around the corners, which obstructs driver's view to on-coming traffic. This poses a safety issue particularly for children who may be crossing the street.

Also raised issue on illegal dumping on public sidewalks, which blocks access of elderly and disabled individuals. Suggested that City provide incentives to residents to report illegal dumping.

Commission Suggestions:

Attend council meeting to voice concerns

Use the Pomona GO App to take a picture of and report issues to be addressed by City staff.

CONSENT CALENDAR

Motion was made by Vice Chair Mendez, second by Commissioner Umanzor to approve minutes for the CLC regular meeting minutes for May 27, 2025, subject to revision on Meeting cancellation policy to reflect that the deadline for submission of agenda items is Thursday prior to the posting date of the CLC agenda.

Motion approved
Yes 6:0; Absent 1

DISCUSSION CALENDAR

HOUSING PROPOSALS

George Montano, Neighborhood Services Assistant Director

The former Redevelopment Agency (RDA) of the City of Pomona purchased several properties throughout the City to create affordable housing. The Pomona Housing Authority, as Successor Agency to the former RDA, inherited and is now operating several properties including 35 housing units, involving single family residences and apartments. A couple of properties received from the RDA are 2 vacant parcels which led to 2 pilot projects proposed for use as permanent housing. For these projects, the City of Pomona will partner with LifeArk, which develops modulars housing.

The first site is at 464 W. 8th St. covering 1,600 sq. ft., with 1 unit- 4 bedrooms and another separate unit like an Accessory Dwelling Unit (ADU) with 2 bedrooms. The second site 286 E 4th St. which will have 10 modular units, with the center area for

communal facilities. The PHA is also looking into providing rental subsidy to beneficiaries to ensure that the units are affordable, while providing an income stream to the City to fund additional projects.

After the presentation, several commissioners raised questions. Chair Houston inquired about cost, timeframe and material for the modular units. Assistant Director Montano reported that the modular units will take approximately 6 months to build and 6 months to install. Cost for both units is \$4.4 million - \$1.6 million (4 BR house/2 units) and \$2.8 million for the 10 modular units. This is around \$280,000/unit. The material for the modular is plastic-type but is very thick to insulate against sound and is durable with an estimated 30-year life span. Commissioner Carrizosa raised his concern about the toxicity of the material and also asked if the City has explored other options given the high per unit cost of the project. Commissioner Umanzor asked about ADA accessibility for the units. All units will be ADA accessible with ramps to the units, while appliances and cabinets will be low enough to comply with ADA requirements. The properties will have no onsite manager; however, the City will partner with agencies to provide supportive services.

Staff are meeting with the surrounding community of both properties to receive feedback on these types of projects. The first meeting will be held on Monday, July 7th at 4:00 pm regarding the 8th Street property. And the second meeting will be held on Tuesday, July 5th at 4:00 inside the Council Chamber regarding E. 4th Street property.

REMOVAL OF COMMISSIONER MINERO

Motion was made by Commissioner Mendez, second by Commissioner Umanzor to recommend to City Council the removal of Commissioner Minero from the Community Life Commission.

Motion approved
Yes 6; Absent 1

BRAINSTORMING (STARBURSTING)

Commissioners tasked themselves with bringing forth suggestions/ideas at the next CLC meeting to discuss ways on how to promote the CLC and possible events and activities for the CLC to encourage residents to attend its meetings.

STEPS IN CREATING AN ORDINANCE

Commissioner Carrizosa was provided with information (step-by-step guide) on how to create an ordinance and was offered suggestions as to what steps he can take to initiate the process. On how to search for Ordinances, Commission Secretary Byl suggested going to the City of Pomona's website, finding the link about Municipal Codes, and then searching for codes regarding maintenance of alleyways. She also suggested looking into similar codes from neighboring cities.

TELECONFERENCING

A checklist was provided for each commissioner regarding teleconferencing, for reference. Commission Secretary Byl highlighted the need that she be notified early prior to posting of the agenda.

In relation to the checklist provided, Chair Houston raised the possibility of having a checklist or factsheet to provide key information to Commissioners without the necessity of going through numerous documents. To clarify the information needed to be on the checklist, Commissioners will provide suggestions in the next CLC meeting on the information the checklist should contain.

COMMISSIONER COMMUNICATION

Commissioner Umanzor

Attended the art walk

Vice Chair Mendez

Spoke of a possible ICE raid at HCD Supply.

On April 22nd, 25 people were taken. Of those 25, 3 identified, 2 released and 18 were lost, most likely were deported. Legal assistance is provided by POEA. The Commissioner would like to share at next month's meeting some ideas.

Commissioner Phillips

Shared interest in mental health and mental awareness; Commissioner would like to get involved in what's going on in the community and programs that have to do with mental health.

Commissioner Carrizosa

Pomona Youth Orchestra – June 7 Palomares Park

“No King's Rally” in Pomona and Claremont

Councilmember Canales having District 6 Commander meeting at Palomares Park – June 25

Monday, June 30th at 3:00 pm - Unveiling Manuel Castellano's plaque on the corner of 2nd and Garey Ave

Chair Houston

Attended LA County Fair

Juneteenth Celebrations in Pomona and Diamond Bar

Buffalo Soldiers opened ceremony with the posting of colors

STAFF COMMUNICATION

Community Needs Survey for FY 2026-27 Annual Action Plan

Staff requested Commission assistance in asking residents to complete the FY 26-27 Community Needs survey, which is available on the city website.

The first Community Meeting will be a virtual meeting to be held on July 16th, 6:30 pm and link to join the meeting is available at the City website.

Parks and Recreation Guide

Staff reported that articles about the Commission and other City Commissions require the City Clerk's approval prior to being published in the Parks and Recreation Guide. Regarding the article about various Commission vacancies, that was approved by the City Clerk and was published during the Winter Guide. Ms. Siacunco will verify this information.

Chair Houston asked that the City Clerk be requested to attend the next CLC Meeting for clarification regarding articles involving the City Commissions.

Request that the City Clerk attend the next CLC Meeting.

Badges

The turn-around time for badges is one week. Staff requested Commissioners to email their names they would like to appear on their badge.

CLC Meeting for August

Chair Houston would like to include in the next meeting's agenda under discussion, following the lead of City council and other commissions, going dark for the month of August.

ADJOURNMENT

Meeting Adjourned at 8:03 pm. The next CLC meeting will be held on July 22, 2025, at 6:15.