

Pomona General Plan Housing Element: Technical Appendices

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I LAND INVENTORY

This section describes existing residential development within the City and analyzes the potential for available vacant and underutilized land to accommodate future housing development. State Housing Element law requires that cities demonstrate they have adequate sites to meet their housing needs. To do so, cities must complete a parcel specific inventory that takes into consideration land availability, zoning, development standards and infrastructure capacity to accommodate the new construction need within the planning period.

The sites in the City's land inventory are organized by land use category. The realistic development potential of each site, along with the number of housing units expected at build out, is presented. The resources employed to develop the land inventory include review of the existing Housing Element, the City's GIS maps and database, LA County Assessor parcel data, site inspections, field surveys and review of recent development trends within the City.

I.1 INVENTORY OF VACANT RESIDENTIAL SITES

According to a [citywide survey](#) completed in January 2008, less than 1 % of all developable land in Pomona, approximately 108 acres, was vacant. In contrast, 508 acres were vacant in 1994. Of the 108 acres, 45.18 acres were zoned for multi-family residential development. An inventory and analysis of this vacant multi-family property was conducted to examine zoning and general plan land use designation, density, regulatory constraints, recent developments in the neighborhood and realistic capacity.

The inventory includes only those vacant sites with reasonable potential to be developed with multi-family housing within the planning period. A few sites with current entitlements and/or building permits, or with projects under construction, were removed from the inventory. Sites where construction is not feasible due to lot size were also removed. As a result, the inventory of available sites [outside of specific plan areas](#) now includes 16.73 acres having a conservatively estimated development capacity of 125 units, [based on the minimum densities \(Table I.1-1\)](#). Because Pomona is an urbanized community, existing infrastructure and public services currently serve all of the sites. Any additional facilities or services required for new development will be constructed by the developer.

Table I.1-1 Inventory of Vacant Sites – January 2008

APN	General Plan Designation	Zone	Parcel Size (acres)	Density Range Permitted ¹	Realistic Capacity for Potential New Housing Units²
8343005127	Low Density Residential	R-2	0.56	7 – 15	4
8349027025	Low Density Residential	R-2	0.61	7 – 15	4
8327004021	Low Density Residential	R-2	0.88	7 – 15	6
8349010033	Low Density Residential	R-2	0.89	7 – 15	6
8342019901	Low Density Residential	R-2	2.57	7 – 15	19
8327005007	Low Density Residential	R-2	0.56	7 – 15	4
8333005909	Low Density Residential	R-2	1.05	7 – 15	7
8343008037	Low Density Residential	R-2	0.81	7 – 15	6
8357013041	Low Density Residential	R-2	0.78	7 – 9	3
8343008044	Low Density Residential	R-2	1.34	7 – 15	10
8342020901	Low Density Residential	R-2	0.57	7 – 9	2
8342021901	Low Density Residential	R-2	4.18	7 – 15	31
8333014021	Low Density Residential	R-2	0.50	7 – 9	2
Subtotal			15.3		104
8344021008	Medium Density Residential	R-3	0.52	15 – 30	8
8328002901	Medium Density Residential	R-3	0.91	15 – 30	13
Subtotal			1.43		21
Total			16.73		125

² Density is measured in units per acre.

² To provide a conservative estimate of the potential number of new units, the realistic capacity of each site was calculated at 50% of the maximum density permitted.

1.2 INVENTORY OF UNDERUTILIZED SITES

For urban areas, State law indicates that a density of 30 units per acre is adequate to facilitate the development of housing affordable to lower-income households. Consistent with such an approach to providing sites for affordable housing, this Housing Element relies primarily on Pomona's underutilized parcels zoned for multi-family residential development to meet its RHNA obligations. These parcels include property located in the R-3 (Medium Density Multiple-Family Residential) zone, which allows up to 30 units per acre, and sites located within the Downtown Pomona Specific Plan area currently designated MU-CBD (Mixed Use-Central Business District) and MU-HDR (Mixed Use-High Density Residential), which allow up to 80 and 100 units per acre, respectively. R-3, MU-CBD and MU-HDR properties have the potential to facilitate the development of lower-income housing.

Redevelopment Potential of R-3 Properties

A number of parcels zoned R-3 (Medium Density Multiple-Family Residential) are currently developed but underutilized and several others are entirely vacant. To determine the capacity of R-3 properties for accommodating additional multi-family residential development, a parcel-specific inventory of sites greater than 0.5 acres in size was compiled and analyzed.

The methodology used to determine the redevelopment potential of R-3 parcels involved an analysis of the following factors: zoning and general plan designation, lot size, current density and maximum density permitted, the age and condition of structures on site, and the viability of redevelopment. The analysis also took into account the characteristics of surrounding properties, the potential for future lot consolidations, neighborhood development trends, and the potential constraints on redevelopment. As a result of the analysis, only the parcels having a realistic capacity for additional residential construction within the planning period have been identified in Table I. 2-1. (It should be noted that the analysis of R-3 properties was undertaken for planning purposes only and the results of the analysis do not constitute project approval.)

Since it was first presented in this Housing Element, Table I.2-1 has been revised to reflect the downturn in the housing market and the resulting decrease in the probability that all of the underutilized sites originally listed will experience redevelopment within the planning period. Currently, only vacant properties and those properties that are both underutilized and contain structures showing clear signs of age/deferred maintenance have been included in the table, as such properties have the greatest potential for attracting new development over the next several years.

To increase the potential of these properties as sites for the construction of new multi-family units affordable to lower-income households, the City has included as an action under Program 2.1 (amendment of the Density Bonus Ordinance) the promotion of density bonuses and other incentives or concessions, pursuant to Government Code Sections 65915-65918, which will help to facilitate development at densities greater than 30 units per acre.

For meeting the RHNA for lower income housing, only parcel 8344021017 is used, as it is adequate in size to accommodate more than 16 units per parcel without lot consolidation (see HCD letter dated April 27, 2018). The remaining properties are feasible to facilitate moderate income housing.

Table 1.2-1 Redevelopment Potential of Underutilized R-3 Parcels

APN	General Plan & Zoning Designation	Parcel Size (acres)	Density Range Allowed*	Potential Unit Net Gain**	Existing Conditions & Opportunities
8323001001 plus 8323004002	Medium Density Residential & R-3	2.83	15 – 30+	25	This 60-year-old, 28-unit complex includes well-maintained landscaping, but the two-story residential buildings and single-story detached garages show signs of deterioration. The 1.25-acre site is located across the street from a similar 31-unit development built in 1949. The two properties are under common ownership and, if redeveloped as a unified project, could result in a 2.83-acre site redesigned at significantly higher densities with a density bonus.*** Even without a density bonus, a net gain of up to 25 units could be realized.
8323018001	Medium Density Residential & R-3	0.52	15 – 30+	5	This property includes 3 buildings: 2 single-story structures containing a total of 10 units and a detached single-story garage structure. Built in 1955, the structures are showing their age, especially the garages. Short of complete site redevelopment, the property could be more efficiently utilized if new units were added to the existing complex by structurally upgrading and building on top of one or more of the one-story structures. Even without a density bonus, a net gain of up to 5 units could be realized.
8323021012	Medium Density Residential & R-3	1.28	15 – 30+	3	This 50-year-old, 35-unit apartment complex consists of two-story residential structures and single-story, detached garages. The complex is cosmetically well-maintained (no peeling paint or dead landscaping) but is showing some structural decay. Currently, the site could accommodate at least 3 additional units. As the existing buildings age, complete redevelopment of the site will become increasingly attractive. If this property were combined with the two adjacent parcels to the south (all three of the parcels are under common ownership and contain buildings at least 50-years-old), the resulting 3.17-acre site could be redesigned and redeveloped at significantly higher densities with or without a density bonus.***
8328002044 plus 8328002019	Medium Density Residential & R-3	1.45	15 – 30+	41	This one-acre property contains an 884-sf residence built in 1946, with the remaining 98 percent of the land used for the growing of nursery stock. Given this property's R-3 zoning and proximity to Garey Avenue, a major transit / commercial corridor, its underutilization is likely to attract redevelopment. The potential for redevelopment at significantly higher densities*** would be further enhanced if the site were combined with the adjacent 19,495-sf R-3 property to the east, which contains one 1,308-sf residence built in 1946. With lot combining, the resulting 1.45-acre site could support a residential development of up to 43 units, for a potential net gain of 41 units, even without a density bonus.
8328022015 plus	Medium Density Residential	2.35	15 – 30+	65	This deep, 27,450 sf lot contains a small 68-year-old house. The rear two-thirds of the lot are vacant. Directly west, are four similarly deep, underutilized R-

APN	General Plan & Zoning Designation	Parcel Size (acres)	Density Range Allowed*	Potential Unit Net Gain**	Existing Conditions & Opportunities
8328022016 8328022017 8328022018 8328022019	& R-3				3 properties containing small older single-family units. Consolidation of all five properties would create a 2.35-acre site with the potential to be redeveloped at significantly higher densities.*** Even without a density bonus, a potential net gain of at least 65 units could be realized.
8341016905 plus 8341016051	Medium Density Residential & R-3	0.73	15 – 30+	21	This vacant City-owned property is located less than 400 feet from a major transit / commercial corridor (Garey Avenue) and, therefore, could support a transit-oriented project at a density well above 30 units per acre.*** If combined with the vacant R-3 property to the south, a site of approximately 0.73 acres could be assembled. Even without a density bonus, a potential net gain of up to 21 units could be realized. Additional lot consolidation potential exists, given the proximity of approximately 4.33 acres of City-owned parking lot area to the north.
8344021033 plus 8344021003 8344021004 8344021005 8344021006 8344021007 8344021030 8344021031 8344021032	Medium Density Residential & R-3	4.0	15 – 30+	112	This vacant 24,980 sf property is located less than 400 feet from a major transit / commercial corridor (Garey Avenue) and, therefore, could support a transit-oriented project at a density well above 30 units per acre.*** If combined with the underutilized R-3 properties directly west, a site of approximately 4.0 acres could be assembled. Even without a density bonus, development resulting in a net increase of up to 112 units could then be realized.
8344021017	Medium Density Residential & R-3	0.67	15 – 30+	18	The redevelopment possibilities for this underutilized property are strong, as it contains just two 624-sf single-family units built in 1939 and fronts on a major transit / commercial corridor (Garey Avenue). If this parcel were combined with the underutilized .46-acre parcel directly north (which contains a small, poorly maintained commercial building), the resulting 1.13-acre site could support a transit-oriented project at a density well above 30 units per acre.*** Even without a density bonus or lot consolidation, development resulting in a net increase of up to 18 units could be realized.
8357002061	Medium Density Residential & R-3	1.34	15 – 30+	40	This property contains a 43-bed nursing home for Medicaid clients, with buildings constructed between 1948 and 1984. Significant portions of the site are underutilized as a result of its irregular shape and inefficient design with unnecessarily large areas devoted to driveways and lawn. Future lot assembly potential is high, as a dozen underutilized single-family properties abut the site's eastern edge. With lot assembly, a site consisting of approximately 3.5 acres would present the opportunity for redevelopment at significantly higher densities.*** Even without a density bonus or lot assembly, redevelopment of the site could result in a net increase of up to 40 units.
8357017022	Medium Density Residential &	0.68	15 – 30+	6	This property contains 14 units within 4 single-story buildings constructed in the mid-1950s. A free-standing carport is located across the rear of the property. There is little landscaping; a central

APN	General Plan & Zoning Designation	Parcel Size (acres)	Density Range Allowed*	Potential Unit Net Gain**	Existing Conditions & Opportunities
	R-3				“courtyard” is covered with asphalt and concrete. The age of the one-story structures, their condition, and the general site layout add up to an underutilized, inefficiently designed property. Redevelopment at a significantly higher density*** would be especially attractive if the site were combined with the property to the south, which currently contains another inefficiently designed multifamily development constructed in the early 1950s. Even without a density bonus or lot assembly, redevelopment of the site could result in a net increase of up to 6 units.
8367001038	Medium Density Residential & R-3	1.59	15 – 30+	4	This 44-unit apartment complex was constructed in 1963 but appears to be fairly well preserved and maintained. Its close proximity to bus routes and retail centers, which include a major supermarket chain store, make this an attractive property for future pedestrian-oriented redevelopment at significantly higher densities.*** In the nearer term, several new units could be added to the existing complex by building on top of structurally upgraded one-story garages for a net gain of at least 4 units.
TOTAL		17.44		340	
<p>* Densities above 30 units per acre are possible for projects qualifying for a density bonus.</p> <p>** The potential unit net gain was calculated <i>without</i> taking into account the additional gain possible via a density bonus.</p> <p>***Assumes existing R-3 zoning with the potential for the granting of a density bonus and other incentives or concessions for lower-income housing development, pursuant to Government Code Sections 65915-65918.</p>					

Downtown Pomona – Transit Oriented Development (TOD) Potential

Downtown Pomona Specific Plan Area

Originally adopted in May 1994, the Downtown Pomona Specific Plan addresses an area of approximately 380 acres in the heart of the City. In August 2005 and January 2006, the Specific Plan was amended to include updated residential development regulations that increase housing development opportunities and promote mixed-use development.



Realizing the possibilities for Transit-Oriented Development (TOD), the City adopted an updated Downtown Pomona Specific Plan with approximately 120.3 acres located within a 1,500-foot radius of the transit center site and currently designated Mixed Use-High Density Residential (MU-HDR) and Mixed Use-Central Business District (MU-CBD). Within the MU-HDR, residential densities of up to 100 units per acre are allowed. Within the MU-CBD, densities of up to 80 units per acre are allowed. In 2014, the City processed a General Plan Amendment and Zone Change to re-designate a portion of the Downtown Pomona core as

the Corridors Specific Plan. In 2018, the City is processing a Zoning Text Amendment to establish a minimum density of 40 units per acre for the Downtown area. This amendment is anticipated to be completed by the end of 2018 (tentatively scheduled for the October 10, 2018 Planning Commission meeting and November 5, 2018 City Council meeting).

To determine the potential for new high density TOD projects, an analysis was completed of 42 blocks containing property originally designated MU-HDR or MU-CBD and now including as a portion of the Corridors Specific Plan (Figure 2.2-1). This analysis was undertaken for planning purposes only to estimate the capacity for new residential development and does not constitute project approval.

The methodology used to determine the development potential of the 42 blocks involved an analysis of the following: parcel size, current uses, the age and condition of structures, dwelling unit density, and the viability of new residential projects. The analysis also took into account the character of surrounding properties, the potential for lot consolidation, development trends and potential constraints.

The residential development potential of the 42 blocks was categorized as High to Very High, Medium, Low or Very Low. Only those parcels with a High to Very high potential for new residential development within the planning period are included in Table 1.2-3. Currently, only vacant properties and those properties that are significantly underutilized and/or contain structures showing clear signs of age/deferred maintenance have been included in the table. For each property listed in the table, the potential number of new units was calculated based on the minimum density of 40 units per acre.

If developed at the minimum density of 40 units per acre, the properties included in Table 1.2-3 could accommodate projects offering up to 1,194 additional residential units of various types and sizes, providing both rental and ownership opportunities. Nevertheless, recent trends demonstrate that the City has been achieving densities that are higher than the minimum.

Table 1.2-2 Analysis of Potential TOD Sites in Downtown Area

BLOCK ID: #1			Of the 11 parcels located in this block, 6 contiguous properties have been listed below as having high to very high potential for redevelopment. All are significantly underutilized, show clear signs of deferred maintenance and could be consolidated to create a .78-acre site fronting on Park Avenue, a collector street. (Two of the parcels are owned by the same party.) An adjacent alley running parallel to Park Avenue could help to facilitate site access. A new residential/mixed use project on the site would be compatible with the pre-1945 SFR properties located to the west.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8340029015	7,866	0.18	small, 56 yr old com <u>ldg.</u> w/ outdoor storage	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
8340029002	5,580	0.12	highly altered 100+ yr old res <u>ldg.</u> w/ 2 small units	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>4</u>	HIGH
8340029001	5,580	0.12	small, 63 yr old com <u>ldg.</u> w/ small prkg lot and junkyard	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>4</u>	HIGH
8340029024	5,328	0.12	tiny, vacant 50+ yr old com <u>ldg.</u> w/ for-sale sign	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>4</u>	VERY HIGH
8340029004	5,580	0.12	small, marginally occupied 90+ yr old com bldg	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>4</u>	HIGH
8340029023	5,580	0.12	vacant corner lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>4</u>	VERY HIGH
SUBTOTAL	35,514	0.78				<u>27</u>	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #4			This block is located less than 400 feet from the transit center site and offers strong opportunities for TOD projects. The four parcels listed below, comprising about 2.5 acres, have very high development potential as they are under single ownership and contain largely vacant commercial buildings and parking lots once operated by a bank. (In Fall 2008, the bank was sold in an FDIC facilitated transaction. Since then, no new business licenses have been issued for the parcels.) Fronting onto a major commercial corridor, the existing buildings are older and aesthetically stark but could be rehabilitated and incorporated into a mixed used development with office and retail below and residential units above. Such a development would be compatible with existing uses located on the parcels to the west, which include two SFRs and a church with parking lots.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8336025012	79,005	1.80	75,000 sf of 40-55 yr old com <u>ldg.</u> (largely vacant) w/ prkg lot	<u>TOD-Core</u>	<u>CSP-Downtown Gateway</u>	<u>72</u>	VERY HIGH
8336025003	9,030	0.21	8,580 sf of 90 yr old com <u>ldg.</u> (largely vacant)	<u>TOD-Core</u>	<u>CSP-Downtown Gateway</u>	<u>8</u>	VERY HIGH
8336025004	9,030	0.21	13,000 sf of 40 yr. old com <u>ldg.</u> (largely vacant)	<u>TOD-Core</u>	<u>CSP-Downtown Gateway</u>	<u>8</u>	VERY HIGH
8336025013	11,730	0.27	prkg lot	<u>TOD-Core</u>	<u>DPSP-MU3</u>	<u>10</u>	VERY HIGH
SUBTOTAL	108,795	2.49				<u>98</u>	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #5			All 1.35 acres of this block are under the control of a church. However, only the southern portion consisting of vacant land and a parking lot have been included in this table as the northern portion contains church buildings, an SFR and a rooming house and is less likely to be redeveloped during the planning period. If the parcels containing the vacant land and parking lot were combined, the resulting .77-acre site could provide an attractive location for a multifamily TOD project with parking facilities shared by the residents and church members.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8340035004	6,760	0.15	vacant corner lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>6</u>	VERY HIGH
8340035010	27,040	0.62	prkg lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>24</u>	HIGH
SUBTOTAL	33,800	0.77				30	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #6			The northeast parcel of this block is not listed below because it contains a well-kept neighborhood market with parking lot that would complement a residential TOD project that could be developed on the remaining 1.07 acres of the block. Three of the four parcels comprising the 1.07 acres are under common ownership, increasing the potential for lot consolidation. The 1930s brick industrial building could be incorporated into the TOD project as the first floor of a distinctive residential structure.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8340035006	15,600	0.36	2 small 50+ yr old com <u>ldg.</u> w/ junkyard behind	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>14</u>	HIGH
8340035009	17,400	0.40	15,312 sf of 73 yr old ind <u>ldg.</u> partially occupied	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>16</u>	HIGH
8340035008	7,560	0.17	misc outdoor storage; no permanent bldgs	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>6</u>	VERY HIGH
8340035007	6,240	0.14				<u>5</u>	VERY HIGH
SUBTOTAL	46,800	1.07				<u>41</u>	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #7			This block is located less than 400 feet from the transit center site and offers strong opportunities for TOD projects. Approximately .92 acres of the block contain vacant-looking buildings/parking areas without active business licenses. The potential for redeveloping these properties is enhanced by the fact that several of the buildings could be incorporated into the first floor of a mixed use commercial/residential TOD project, as the buildings are less than 50 years old and appear sound. Over half of the potential TOD site is under the control of a single owner.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8336033012	8,625	0.20	4,056 sf ind <u>ldg.</u> w/o bus license & appearing vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>8</u>	HIGH
8336033018	7,800	0.18	prkg lot for vacant ind <u>ldg.</u> listed below	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
8336033019	15,600	0.36	vacant 15,064 sf ind <u>ldg.</u> built in 1986 w/ for-sale sign	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>14</u>	HIGH
8336033009	7,800	0.18	2 sm com <u>ldg.</u> & prkg lot w/o bus lic, appearing vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
SUBTOTAL	39,825	0.92				36	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

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BLOCK ID: #8			This block is located within 100 feet of the transit center site and offers exceptional opportunities for TOD projects. All of the properties on the block appear to be either vacant or only marginally/partially occupied. No active business licenses exist for any of them. Lot consolidation potential is relatively high as the northern half of the block is under single ownership. The 17,400 sf industrial building located within the northwest quadrant of the block is architecturally interesting and appears structurally sound and, therefore, has the potential for adaptive reuse within a residential or mixed use TOD project.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8336033002	15,600	0.36	17,400 sf ind <u>ldg.</u> w/o bus lic & appearing vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>14</u>	VERY HIGH
8336033001	14,950	0.34	5,700 sf 26 yr old ind <u>ldg.</u> and large metal structure w/o bus license & appearing vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>13</u>	HIGH
8336033005	7,800	0.18	two 60 yr old ind <u>ldg.</u> w/o bus lic—marginally occupied	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
8336033015	7,800	0.18	788 sf 65 yr old ind <u>ldg.</u> w/o bus lic—marginally occupied	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	VERY HIGH
8336033014	7,800	0.18	7,800 sf 66 yr old ind <u>ldg.</u> w/o bus lic—partially occupied	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
8336033003	7,800	0.18	7,800 sf 82 yr old ind <u>ldg.</u> w/o bus lic—partially occupied	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	HIGH
SUBTOTAL	61,750	1.42				55	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

LOCK ID: #9 MU-HDR			This block is located directly across the street from the transit center site and offers exceptional opportunities for TOD projects. Nevertheless, a conservative approach to identifying development potential resulted in the omission of two parcels from the list below as these parcels contain an apparently viable specialty business housed within architecturally interesting buildings. Successful relocation of this business could be challenging. Of the parcels that are listed, one contains a simple parking garage building and an open parking lot for an ambulance service with business relocation, in this case, being a realistic option. The remaining parcels listed contain buildings that appear to be either vacant or marginally occupied and for which no active business licenses exist. One small, architecturally distinctive commercial building could be incorporated into a mixed used TOD project. Lot consolidation potential is relatively high as three contiguous parcels are under single ownership.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8336032007	7,800	0.18	two 51 yr old ind <u>ldg.</u> w/o bus lic—marginally occupied or vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	VERY HIGH
8336032008	7,800	0.18	7,800 sf ind <u>ldg.</u> w/o bus lic—marginally occupied or vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>7</u>	VERY HIGH
8336032006	5,750	0.13	4,160 sf 96 yr old com <u>ldg.</u> w/o bus lic—marginally occupied or vacant	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>5</u>	VERY HIGH
8336032005	9,600	0.22	5,196 sf 102 yr old com <u>ldg.</u> w/o bus lic—marginally occupied	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>8</u>	VERY HIGH
8336032015	15,600	0.36	7,760 sf 23 yr old ind <u>ldg.</u> and prkg lot for ambulance dispatch business	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>14</u>	HIGH
SUBTOTAL	46,550	1.07				41	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #11 BLOCK ID: #12 BLOCK ID: #16		<u>Monterey Station Apartments</u> – The project consists of a total of 349 units including 38 work/live <u>market-rate</u> units.					
BLOCK ID: #13		This block is located approximately 750 feet from the transit center site and offers strong opportunities for redevelopment with a TOD project. Approximately 1.3 acres consist of vacant land, 93% of which is under the control of a single owner. The remainder of the block consists of two parcels containing older industrial buildings with parking lots used for miscellaneous storage. No current business licenses exist for commercial activity on any of the properties within the block, and the buildings appear to be significantly underutilized. Preliminary plans have been submitted by a developer for a five-story multi-family project on the vacant 1.22-acre parcel.					
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8340036002	20,800	0.47	5,590 sf 70 yr old & 4,650 sf 45 yr old ind <u>ldg.</u> w/ prkg lot used for misc storage	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>18</u>	HIGH
8340036005	14,080	0.32	3,216 sf 94 yr old & 2,046 sf 31yr old ind <u>ldg.</u> w/ prkg lot used for misc storage	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>12</u>	HIGH
8340036006	3,885	0.09	vacant lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>3</u>	VERY HIGH
8340036008	53,143	1.22	vacant lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-HDR</u>	<u>48</u>	VERY HIGH
SUBTOTAL	91,908	2.1				81	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #14		The block consists of a 2.15-acre parcel located across the street from the transit center site. The parcel contains a 1960s industrial building and an underutilized parking lot with outdoor storage. No business license records were found for the parcel. It has exceptional potential for redevelopment with a TOD project due to its proximity to the transit center. The fact that the block is under single ownership would help to facilitate relocation of any viable industrial activities.					
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8336034010	93,920	2.15	50,000 sf 43 yr old ind <u>ldg.</u> w/ prkg/storage	<u>TOD-Core</u>	<u>DSP-MU-HDR</u>	<u>86</u>	HIGH
SUBTOTAL	93,920	2.15				86	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #17		Of the 7 parcels located in this block, 2 contiguous properties have been listed below as having very high potential for redevelopment. The properties are under single ownership and are currently vacant except for some broken concrete paving. If combined, the properties would make an attractive site for a TOD project, as it would be located only about 800 feet from the transit center. Furthermore, the site would be highly accessible to both pedestrians and vehicles from 1 st Street, Park Avenue and an alley to the south, and new residential TOD units would be compatible with the adjacent Edison Historic District, which includes a number of commercial/industrial buildings that have undergone adaptive reuse to create work-live units.					
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341002013	5,850	0.13	vacant lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-CBD</u>	5	VERY HIGH
8341002012	5,850	0.13	vacant lot	<u>TOD-Neighborhood</u>	<u>DSP-MU-CBD</u>	5	VERY HIGH
SUBTOTAL	11,700	0.26				10	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #18			This block is located less than 600 feet from the transit center site and offers strong opportunities for TOD projects. Seven of the parcels listed below, comprising approximately 1.08 acres, have very high development potential as they are vacant lots under the ownership of the City and one other entity. The remaining two parcels also have high development potential as they are under single ownership and contain vacant, architecturally altered commercial buildings without active business licenses. Developers have proposed multi-story mixed use retail/residential buildings for much of this block.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341002904	11,700	0.27	vacant lot	TOD-Core	DSP-MU-CBD	10	VERY HIGH
8341002024	11,700	0.27	vacant lot	TOD-Core	DSP-MU-CBD	10	VERY HIGH
8341002022	5,400	0.12	2,000 sf 100 yr old & 3,400 sf 90 yr old com ldg. w/o business licenses—both vacant	TOD-Core	DSP-MU-CBD	4	HIGH
8341002005	2,400	0.06	2,400 sf 84 yr old com ldg. w/o bus license & vacant	TOD-Core	DSP-MU-CBD	2	HIGH
8341002006	7,800	0.18	vacant lot	TOD-Core	DSP-MU-CBD	7	VERY HIGH
8341002007	4,980	0.11	vacant lot	TOD-Core	DSP-MU-CBD	4	VERY HIGH
8341002008	2,820	0.07	vacant lot	TOD-Core	DSP-MU-CBD	2	VERY HIGH
8341002021	2,520	0.06	vacant lot	TOD-Core	DSP-MU-CBD	2	VERY HIGH
8341002011	5,280	0.12	vacant lot	TOD-Core	DSP-MU-CBD	4	VERY HIGH
SUBTOTAL	54,600	1.26				45	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #19			All 1.37 acres of this block are significantly underutilized. The northern portion of the block is under the control of a single owner and consists of a parking lot and a smallish, empty 1890s commercial building with extensive exterior modifications that obscure its historic façade. The southern portion of the block is also under single ownership and likewise consists of a parking lot and an empty commercial building; however, in this case, the building is multi-story and retains much of its historic exterior architecture but is currently uninhabitable due to damage caused by the 2008 Chino Hills earthquake. The two portions of the block, either singly or in combination, have very high potential for a residential or mixed used TOD project, as the block is located less than 200 feet from the transit center site. If economically feasible, one or both of the existing buildings could be rehabilitated/restored and incorporated into the TOD project. Developers have proposed multi-story mixed use retail/residential buildings for much of this block, as part of a larger project that would include Block #20				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341001038	6,500	0.15	parking lot for vacant com bldg	TOD-Core	DSP-MU-CBD	6	VERY HIGH
8341001037	13,000	0.30	parking lot for vacant com bldg	TOD-Core	DSP-MU-CBD	12	VERY HIGH
8341001036	6,500	0.15	5,982 sf highly altered 120 yr old com ldg. w/o business license & vacant	TOD-Core	DSP-MU-CBD	6	VERY HIGH
8341001039	25,350	0.58	parking lot for vacant, earthquake damaged com bldg	TOD-Core	DSP-MU-CBD	23	VERY HIGH
8341001040	8,450	0.19	35,760 sf 86 yr old com ldg. , earthquake damaged & vacant	TOD-Core	DSP-MU-CBD	7	VERY HIGH
SUBTOTAL	59,800	1.37				54	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #20			The structures on all 1.37 acres of this block have been demolished. The northern portion of the block is owned by the City and the southern portion is also under single ownership. The two portions of the block, either singly or in combination, have very high potential for a residential or mixed used TOD project, as the block is located less than 200 feet from the transit center site. Developers have proposed multi-story mixed use retail/residential buildings for this block, as part of a larger project that would include portions of Block #19 MU-CBD.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341001902	26,000	0.60	vacant lot	Activity Center	DSP-MU-CBD	24	VERY HIGH
8341001012	3,250	0.07	vacant lot	Activity Center	CSP-Downtown Core	2	VERY HIGH
8341001013	5,200	0.12	vacant lot	Activity Center	CSP-Downtown Core	4	VERY HIGH
8341001031	8,450	0.19	vacant lot	Activity Center	CSP-Downtown Core	7	VERY HIGH
8341001032	16,900	0.39	vacant lot	Activity Center	CSP-Downtown Core	15	VERY HIGH
SUBTOTAL	59,800	1.37				52	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #21			This block offers strong opportunities for a TOD project, as the northern portion of the block is located less than 200 feet from the transit center site and consists of underutilized parking lots owned by the City and State. A mixed used project incorporating residential, retail and parking uses would be compatible with the existing retail, restaurant and work/live spaces located on the southern portion of the block.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341001900	13,000	0.30	parking lot	Activity Center	DSP-MU-CBD	12	HIGH
8341001901	7,763	0.18	parking lot	Activity Center	DSP-MU-CBD	7	HIGH
SUBTOTAL	20,763	0.48				19	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #22 & #23			The northern portion of these two blocks consists of one continuous City-owned parking lot with high potential for redevelopment with a TOD project that would incorporate residential, retail and parking uses. Such a mixed use project would be particularly attractive, as the subject site is located less than 500 feet from the transit center and would be compatible with the existing retail, restaurant and work/live spaces located on the southern portions of the two blocks.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8335009903	53,105	1.22	parking lot	TOD-Core	DSP-MU-CBD	48	HIGH
SUBTOTAL	53,105	1.22				48	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

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BLOCK ID: #24			The northeastern portion of this block is significantly underutilized, as it consists of four contiguous parcels containing empty buildings and outdoor storage areas. Three of the four parcels are under single ownership, facilitating lot consolidation. The resulting consolidated site would be suitable for a residential TOD project, which would be located less than a quarter of a mile from the transit center site and within a neighborhood containing numerous work-live units. If feasible to repair and retrofit, a 104-year-old, earthquake damaged building located on the largest of the four parcels might be incorporated into the TOD project to provide architectural distinction and to further historic preservation efforts in the surrounding neighborhood.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341003003	4,800	0.11	underutilized paved lot w/ misc storage & no bus license	TOD-Neighborhood	DSP-MU-CBD	4	HIGH
8341003002	3,000	0.07	1,500 sf 100 yr old ind ldg. w/o bus lic—marginally occupied or vacant	TOD-Neighborhood	DSP-MU-CBD	2	HIGH
8341003001	7,200	0.17	7,200 sf 104 yr old com ldg. w/o bus lic—earthquake damaged & vacant	TOD-Neighborhood	DSP-MU-CBD	6	HIGH
8341003010	4,706	0.11	4,706 sf 63 yr old com ldg. & small prkg lot w/o bus license & vacant	TOD-Neighborhood	DSP-MU-CBD	4	HIGH
SUBTOTAL	19,706	0.46				16	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #25			Located less than 850 feet from the transit center site, this entire block is owned by the City. The potential for redevelopment is very high, as 92% of the block consists of vacant land and a parking lot, and the remaining 8% contains an architecturally distinctive, 100-year-old commercial building that could be integrated into a mixed use TOD project. Such a project could combine residential, commercial and parking uses.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341003909	5,655	0.13	vacant land	TOD-Core	DSP-MU-CBD	5	VERY HIGH
8341003908	2,470	0.06	soon-to-be vacant land (The existing dilapidated com ldg. is owned by the City & is scheduled for demolition.)	TOD-Core	DSP-MU-CBD	2	VERY HIGH
8341003907	5,590	0.13	vacant land	TOD-Core	DSP-MU-CBD	5	VERY HIGH
8341003906	2,860	0.07	vacant land	TOD-Core	DSP-MU-CBD	2	VERY HIGH
8341003905	5,795	0.13	vacant land	TOD-Core	DSP-MU-CBD	5	VERY HIGH
8341003904	2,655	0.06	vacant land	TOD-Core	DSP-MU-CBD	2	VERY HIGH
8341003903	3,250	0.08	vacant land	TOD-Core	DSP-MU-CBD	3	VERY HIGH
8341003902	5,200	0.12	12,046 sf 100yr old com ldg.	TOD-Core	DSP-MU-CBD	4	VERY HIGH
8341003901	33,800	0.78	parking lot	TOD-Core	DSP-MU-CBD	31	VERY HIGH
SUBTOTAL	67,275	1.56				59	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #26			The southern portion of this block consists of one City-owned parcel used as a parking lot. The potential for redevelopment with a mixed use TOD project combining residential, commercial and parking uses is high, as lot consolidation is not an issue and the project site would be located within 650 feet of the transit center site.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341004902	31,200	0.72	parking lot	TOD-Core	DSP-MU-CBD	28	VERY HIGH
SUBTOTAL	31,200	0.72				28	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #28			This block is located approximately 520 feet from the transit center site and offers strong opportunities for redevelopment with a TOD project. The block is under single ownership and contains a multistory commercial building and a large surface parking lot. As the building is only partially occupied but of a distinctive design, potential exists for adaptive reuse of the building with commercial uses on the lower levels and residential above. The parking lot could be redeveloped with structures of a compatible architecture to house a combination of a residential, commercial and parking uses. The property owner/occupant of the existing building has had discussions with the City regarding redevelopment concepts for the property in this block.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341004051	27,848	0.64	69,046 sf 47 yr old com _ldg.—partially occupied	Activity Center	CSP-Downtown Core	25	HIGH
8341004052	22,369	0.51	parking lot	TOD-Core	CSP-MU1	20	HIGH
8341004041	3,413	0.08	parking lot	Activity Center	CSP-Downtown Core	3	HIGH
8341004042	10,238	0.24	parking lot	Activity Center	CSP-Downtown Core	9	HIGH
SUBTOTAL	63,868	1.47				57	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #29			Located less than 625 feet from the transit center site, six of the parcels in this block are listed below as having potential for TOD opportunities. Four of the parcels contain City-owned parking lots that could be redeveloped with mixed used projects combining residential, commercial and parking uses. The other two parcels contain vacant architecturally interesting buildings—a hotel and a commercial building—that could be adaptively reused to create new residential units. Developers have already proposed modifications to the hotel to provide multifamily residential units above with commercial space in the basement and on the ground floor. The four parcels in this block omitted from the table contain residentially compatible retail uses.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8335010905	4,976	0.11	parking lot	Activity Center	CSP-Downtown Core	4	HIGH
8335010906	5,261	0.12	parking lot	Activity Center	CSP-Downtown Core	4	VERY HIGH
8335010907	1,660	0.04	parking lot	Activity Center	CSP-Downtown Core	1	VERY HIGH
8335010016	6,900	0.16	20,700 sf 76 yr old com _ldg.—vacant & for sale	Activity Center	CSP-Downtown Core	6	HIGH
8335010005	6,694	0.15	22,802 sf 95 yr old hotel _ldg.—vacant	Activity Center	CSP-Downtown Core	6	VERY HIGH
8335010904	16,200	0.37	parking lot	TOD-Core	DSP-MU-CBD	14	VERY HIGH
SUBTOTAL	41,691	0.95				35	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

BLOCK ID: #33			This block includes a parcel containing a City-owned parking lot located approximately 850 feet from the transit center site. The parcel offers opportunities for redevelopment with a TOD project that could include residential, commercial and parking uses. Such a project would be compatible with the current uses on adjacent parcels including a church, office buildings and a residential duplex.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341005904	20,400	0.47	parking lot	TOD-Core	DSP-MU-CBD	18	HIGH
SUBTOTAL	20,400	0.47				18	

*Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.

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BLOCK ID: #34			This block includes a parcel containing a City-owned parking lot located approximately 850 feet from the transit center site. The parcel offers opportunities for redevelopment with a TOD project that could include residential, commercial and parking uses. Such a project would be compatible with the current uses on adjacent parcels including a restaurant and hair salon.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341005901	15,600	0.36	parking lot	TOD-Core	DSP-MU-CBD	14	HIGH
SUBTOTAL	15,600	0.36				14	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #37			This block offers strong opportunities for redevelopment with a TOD project as it fronts onto Mission Boulevard, an arterial corridor served by bus lines, and is located less than a third of a mile from the transit center site. Furthermore, over 96 % of the property listed below consists of underutilized surface parking lots, 15,600 square feet of which are City-owned. The remaining 4 % of the property contains a one-story building occupied by a check cashing business, which could be relocated to one of the vacant commercial buildings along Mission. The entirety of the underutilized 1.19 acres in this block could then be redeveloped with a mixed use project combining residential, retail, office and parking uses that would benefit from their proximity not only to public transportation services but also to the civic center uses located across the street.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341007030	6,600	0.15	parking lot	TOD-Neighborhood	DSP-MU-CBD	6	VERY HIGH
8341007033	7,800	0.18	parking lot	TOD-Neighborhood	DSP-MU-CBD	7	VERY HIGH
8341007032	1,200	0.03	parking lot	TOD-Neighborhood	DSP-MU-CBD	1	VERY HIGH
8341007900	15,600	0.36	parking lot	TOD-Neighborhood	DSP-MU-CBD	14	VERY HIGH
8341007029	20,475	0.47	2,052 sf 25 yr old com ldg. w/ large prkg lot	Neighborhood Edge	CSP-MidTown	18	HIGH
SUBTOTAL	51,675	1.19				46	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #38			The northern half of this block offers strong opportunities for redevelopment with a TOD project as it is located approximately 75 feet from Mission Boulevard, an arterial corridor served by bus lines, and less than a third of a mile from the transit center site. Furthermore, the four parcels comprising this area are under the control of only two owners and contain large surface parking lots serving a partially occupied two-story building, which could be redeveloped with a mixed use project combining residential, retail, office and parking uses that would benefit from their proximity not only to public transportation services but also to the civic center uses located across the street.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341007022	7,200	0.17	parking lot	TOD-Core	DSP-MU-CBD	6	VERY HIGH
8341007026	7,800	0.18	parking lot	TOD-Core	DSP-MU-CBD	7	VERY HIGH
8341007027	7,800	0.18	15,408 sf 47 yr old com ldg. —partially vacant w/ for-lease signs	TOD-Core	DSP-MU-CBD	7	HIGH
8341007020	7,800	0.18	parking lot	TOD-Core	DSP-MU-CBD	7	VERY HIGH
SUBTOTAL	30,600	0.71				27	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

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BLOCK ID: #39			The northwestern quarter of this block offers strong opportunities for redevelopment with a TOD project as it is located approximately 75 feet from Mission Boulevard, an arterial corridor served by bus lines, and less than a third of a mile from the transit center site. Furthermore, the parcel comprising this area consists of a City-owned parking lot that could be redeveloped with a mixed use project combining residential, retail, office and parking uses that would benefit from their proximity not only to public transportation services but also to the civic center uses located across the street.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341008904	15,600	0.36	parking lot	TOD-Core	DSP-MU-CBD	14	VERY HIGH
SUBTOTAL	15,600	0.36				14	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #40			The potential for a mixed use project is high as this block fronts onto Mission Blvd., an arterial corridor served by bus lines, and is located less than .25 miles from the transit center site. The project would also benefit from its proximity to the civic center located across the street.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341008024	45,738	1.05	16,265 sf 36 yr old com ldg. occupied by a bank	TOD-Core	CSP-Downtown Core	42	HIGH
8341008025	11,769	0.27	parking lot	TOD-Core	CSP-Downtown Core	10	VERY HIGH
8341008910	57,063	1.31	parking lot	TOD-Core	CSP-Downtown Core	52	VERY HIGH
SUBTOTAL	114,570	2.63				104	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

BLOCK ID: #42			The redevelopment potential for this entire block is very high as it consists of vacant parcels owned by the Redevelopment Agency. A TOD project at this location would benefit from its adjacency to Mission Blvd., an arterial corridor served by bus lines, and from being situated less than .4 miles from the transit center site. The project would also benefit from its proximity to the civic center located across the street. Developers have expressed interest in constructing a mixed use residential/retail project here.				
PARCEL ID	PARCEL SIZE					40 DU/ACRE*	
APN	Square Feet	Acres	Existing Use	GP	Zoning	Potential Units	Development Potential
8341010916	14,950	0.34	vacant lot	Neighborhood Edge	CSP-MidTown	13	VERY HIGH
8341010915	7,475	0.17	vacant lot	Neighborhood Edge	CSP-MidTown	6	VERY HIGH
8341010914	7,290	0.17	vacant lot	Neighborhood Edge	CSP-MidTown	6	VERY HIGH
8341010917	6,269	0.14	vacant lot	Neighborhood Edge	CSP-MidTown	5	VERY HIGH
8341010918	4,781	0.11	vacant lot	Neighborhood Edge	CSP-MidTown	4	VERY HIGH
8341010919	5,850	0.13	vacant lot	Neighborhood Edge	CSP-MidTown	5	VERY HIGH
8341010920	9,100	0.21	vacant lot	Neighborhood Edge	CSP-MidTown	8	VERY HIGH
8341010921	7,500	0.17	vacant lot	Neighborhood Edge	CSP-MidTown	6	VERY HIGH
SUBTOTAL	63,215	1.44				53	

**Note: The City has included as an action under Program 2.13 of the Housing Plan a Zoning Text Amendment to establish a minimum density of 40 units per acre with the TOD area of the Downtown core.*

GRAND TOTAL		31.05				1,194	
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Figure 2.2-1 TOD Potential Sites in Downtown Area



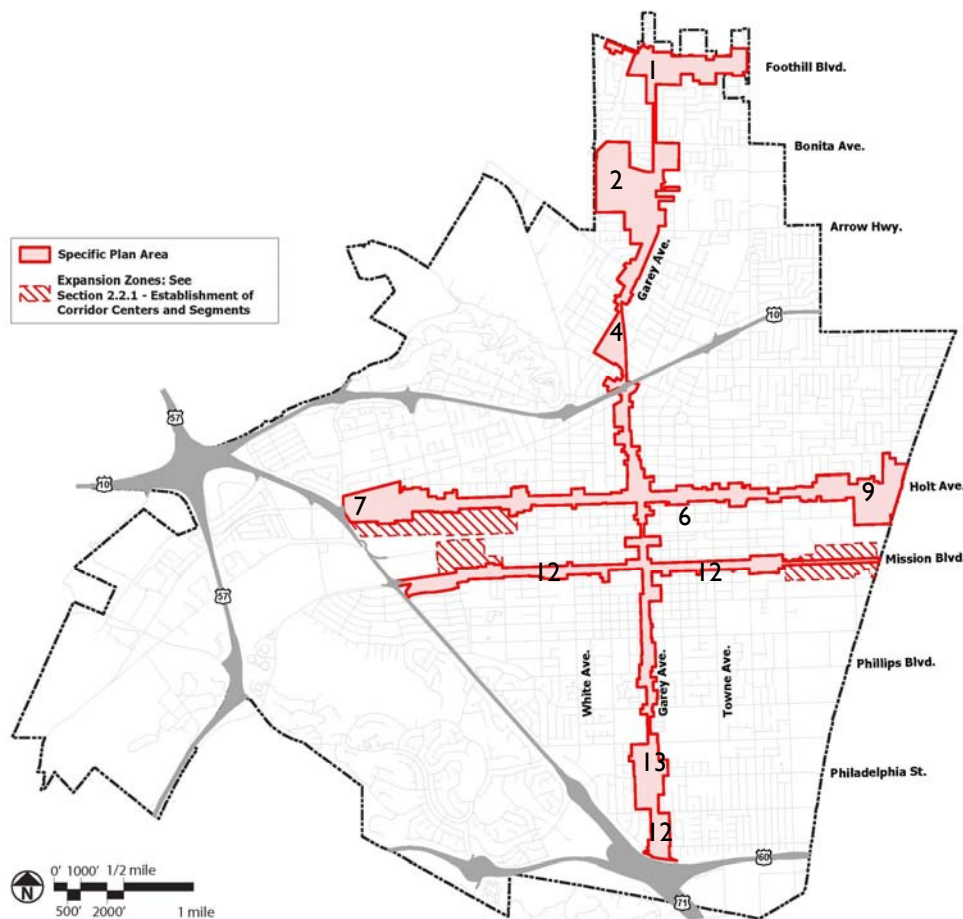
Note: Blocks 11, 12 and 16 have been developed as the Monterey Station Apartments with 349 market-rate units.

Corridor_s Specific Plan

During the preparation of the General Plan Update it became clear that areas along the City's major commercial corridors had a high potential for revitalization and substantial change that could bring sustainable employment, investment and opportunities for residential development where currently almost none exist. These corridors represent the development pattern created by the pre-freeway network of arterial highways and encompass three major east-west and north-south commercial arterial corridors traversing the City. Today these streets remain important connectors between districts and outside the City, serving vehicular traffic, transit, and some pedestrian routes.

In March 2014, the City Council adopted the Corridor_s Specific Plan (CSP) significantly increasing the development capacity for medium and high density residential and mixed use developments. CSP includes approximately thirteen miles along portions of Garey Avenue, Holt Avenue, Mission Boulevard and Foothill Boulevard with a total acreage of approximately 1,095 acres (Figure 2.2-2).

Figure 2.2-2 Corridor_s Specific Plan



The goal of the CSP is to establish a planning and design framework that supports and promotes private and public investments that will enhance the vitality of these undifferentiated commercial areas. The CSP establishes land use density/intensity standards by transect zone. The principal aspect of transect planning is that it incorporates a variety of residential and commercial uses into a single neighborhood. The Plan promotes a variety of housing choices and densities throughout the corridors to accommodate both families and compact households (such as students, workers, professionals, empty-nesters, and seniors.) Density and intensity standards in the corridors varies by [General Plan](#) transect zones from 20 units per acre in areas of small scale single family housing to [some](#) areas where minimum density is 50 units per acre. Table 1.2-4 shows the estimated residential growth for the various corridor areas [at buildout](#).

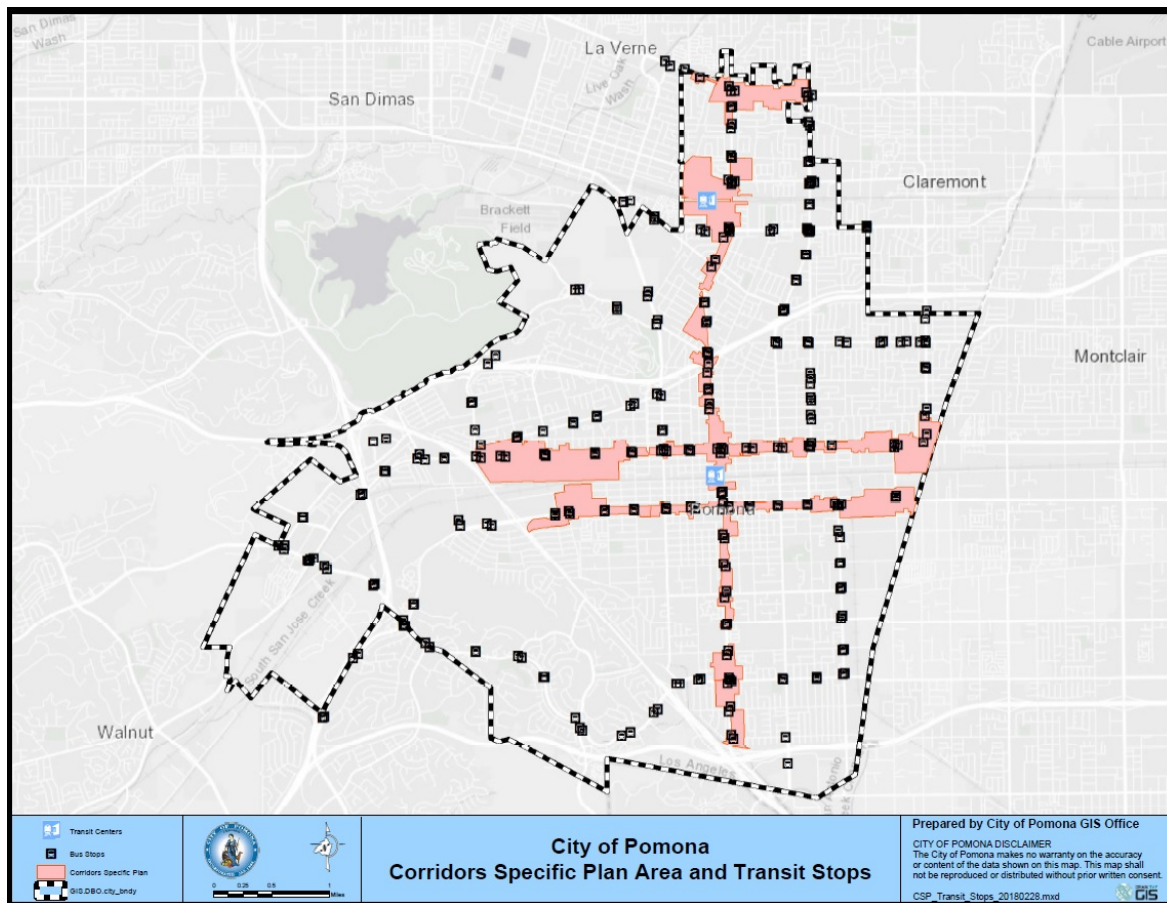
Table 1.2-3 Potential Residential Growth within the Corridors Specific Plan

Area	Number of Units		Total Units
	TH	MF	
Area 1: Foothill	231	508	739
Area 2: N Metrolink TOD	240	1,850	2,090
Area 4: N. Garey (I-10 to Metrolink)	202	100	302
Area 6: N. Garey (DT to I-10)	209	105	314
Area 7: W. Holt	1,015	56	1,071
Area 8: Holt / 71 TOD	43	350	393
Area 9: E Holt	0	24	24
Area 12: Mission + S. Garey	1,313	90	1,403
Area 13: S. Garey + Philadelphia	220	550	770
Total Units	3,473	3,632	7,105

Source: City of Pomona General Plan Update, Corridors Specific Plan, ATP & Green Plan EIR 2011
Corridor Specific Plan, March 2014

In addition, the entire Corridors Specific Plan Area is very well served by many bus lines, bus stops, and two Metrolink Stations. As such, most if not all sites within the Corridors Specific Plan areas are within 1/2 walking distance to a transit station. Furthermore, the Corridor Specific Plan area has convenient access to the freeways, employment centers, regional shopping centers, cultural and entertainment destinations, schools, restaurants, parks, and more. Figure 2-2.3 below shows the Corridor Specific Plan area and transit stops.

Figure 2-2.3: Corridors Specific Plan Area and Transit Stops



Housing Development Potential

The City's share of the regional housing needs will be met through the implementation of a variety of strategies, including the development of vacant land, re-use of underutilized sites, development in the High Density Residential and Mixed-Use zones in Downtown and development of Medium-High Density Residential and Mixed-Use neighborhoods in the Corridor_s Specific Plan.

The housing sites inventory shown in Table I.2-1, Table I.2-2, Table I.2-3, Table I.2-4, and Table I.2-5 below identify expected residential development of vacant land, underutilized multi-family parcels and Downtown and Corridor_s sites during the planning period.

Development trends and entitlement track records in Pomona suggest that residential densities of 40 du/ac are achievable both in the Downtown Specific Plan area and the Corridor_s Specific Plan area. A catalyst project—Mission Promenade—was one of the first residential projects in Downtown. Although only 17 units per acre in density, the development was considered a pivotal demonstration project that showed how residential mixed-use projects can be consistent with the character of the Downtown

area. Its development was followed by a 100-unit student apartment structure, with a density of 68 units per acre, which opened Downtown in 2006. In December 2005, a residential mixed-use project was approved Downtown at 501 East Mission Boulevard with 69 housing units including 8 live-work units, at a density of 65 units per acre. These two developments occurred in a Downtown district that allows a maximum average density of 50 units per acre, demonstrating that housing in Downtown Pomona is being built at high densities relative to regulations. Two additional developments are currently under construction and are at being built at 52 and 85 units per acre.

Table I.2-5 provides a list of vacant parcels within the Corridors Specific Plan Area (excluding the TOD parcels in the Downtown area that have already been accounted earlier). To date, there are 38.6 acres of vacant land within the Corridors Specific Plan area where medium to high density residential uses are permitted. Overall, an estimated 1,126 additional units can be accommodated on these vacant parcels based on minimum density requirements:

- Minimum density 20 units per acre: 295 units
- Minimum density 35 units per acre: 566 units
- Minimum density 40 units per acre: 168 units
- Minimum density 50 units per acre: 97 units

The 295 units at a minimum density of 20 units per acre are assumed to be feasible for moderate income housing. The 831 units at a minimum density of at least 35 units per acre are assumed to be feasible for lower income housing.

Table 1.2-4 List of Vacant Sites within the Corridor_s Specific Plan Suitable for Residential Development

Assessor's Parcel No (APN)	Acreage	General Plan Land Use Designation	GP Transect Zone	Minimum Density	Potential Units	Specific Plan Segment
8302022049	0.46	Neighborhood Edge	T4-B	20	9	City Gateway
8323016014	0.19	Neighborhood Edge	T4-B	20	3	City Gateway
8323022900	0.45	Neighborhood Edge	T4-B	20	8	City Gateway
8323022901	0.18	Neighborhood Edge	T4-B	20	3	City Gateway
8323023902	0.44	Neighborhood Edge	T4-B	20	8	City Gateway
8323023903	1.29	Neighborhood Edge	T4-B	20	25	City Gateway
8323024030	0.42	Residential Neighborhood	T4-B	20	8	City Gateway
8331012901	2.19	Residential Neighborhood	T3	20	43	Neighborhood Parkway
8333017011	0.16	Neighborhood Edge	T4-B	20	3	Midtown
8333020018	0.43	Neighborhood Edge	T4-B	20	8	Midtown
8333020019	0.43	Neighborhood Edge	T4-B	20	8	Midtown
8335018009	0.14	Neighborhood Edge	T4-B	20	2	Midtown
8335018030	0.33	Neighborhood Edge	T4-B	20	6	Midtown
8335021048	0.01	Neighborhood Edge	T4-B	20	0	Corridors Specific Plan
8336011005	0.31	Neighborhood Edge	T4-B	20	6	Downtown Gateway
8339020028	0.42	Activity Center	T4-B	20	8	Downtown Gateway
8339024012	0.07	Neighborhood Edge	T4-B	20	1	Downtown Gateway
8340025007	0.16	Neighborhood Edge	T4-B	20	3	Downtown Gateway
8341010019	0.08	Neighborhood Edge	T4-B	20	1	Midtown
8342018903	0.58	Neighborhood Edge	T4-B	20	11	Midtown
8343001017	0.13	Neighborhood Edge	T4-B	20	2	Midtown
8349011042	0.44	Neighborhood Edge	T4-B	20	8	Midtown
8349011046	1.20	Neighborhood Edge	T4-B	20	24	Midtown
8357011052	0.18	Residential Neighborhood	T4-B	20	3	Downtown Gateway
8357013033	0.08	Neighborhood Edge	T4-B	20	1	Downtown Gateway
8357013041	0.78	Neighborhood Edge	T4-B	20	15	Downtown Gateway
8357015034	0.17	Neighborhood Edge	T4-B	20	3	Downtown Gateway
8357015035	0.16	Neighborhood Edge	T4-B	20	3	Downtown Gateway
8359014011	0.33	Neighborhood Edge	T4-B	20	6	Workplace Gateway
8359015005	0.29	Neighborhood Edge	T4-B	20	5	Workplace Gateway
8359023013	0.01	Residential Neighborhood	T3	20	0	Corridors Specific Plan
8362001020	0.27	Neighborhood Edge	T4-B	20	5	Workplace Gateway
8362001022	0.16	Neighborhood Edge	T4-B	20	3	Workplace Gateway
8362002903	0.56	Neighborhood Edge	T4-B	20	11	Workplace Gateway
8367003901	1.83	Residential Neighborhood	T4-B	20	36	City Gateway
8371018041	0.30	Neighborhood Edge	T4-B	20	6	Workplace Gateway
8323027023	0.81	Urban Neighborhood	T4-A	35	28	City Gateway
8326009014	0.27	Urban Neighborhood	T4-A	35	9	Midtown
8326021002	0.06	Workplace District Edge	T4-A	35	2	Corridors Specific Plan

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8326021028	0.10	Workplace District Edge	T4-A	35	3	Corridors Specific Plan
8326024041	0.55	Workplace District Edge	T4-A	35	19	City Gateway
8331001023	0.76	Urban Neighborhood	T4-A	35	26	Neighborhood Parkway
8333021004	0.43	Urban Neighborhood	T4-A	35	15	Midtown
8333021005	0.43	Urban Neighborhood	T4-A	35	15	Midtown
8333021021	1.27	Urban Neighborhood	T4-A	35	44	Midtown
8341016054	0.11	Special Campus	T4-A	35	3	Midtown
8342011013	0.15	Urban Neighborhood	T4-A	35	5	Midtown
8342011022	0.17	Urban Neighborhood	T4-A	35	5	Midtown
8343002015	0.30	Urban Neighborhood	T4-A	35	10	Midtown
8344033900	3.56	Urban Neighborhood	T4-A	35	124	Neighborhood Parkway
8348005007	0.58	Urban Neighborhood	T4-A	35	20	Downtown Gateway
8348009008	0.19	Urban Neighborhood	T4-A	35	6	Downtown Gateway
8348009009	0.30	Urban Neighborhood	T4-A	35	10	Downtown Gateway
8348009011	0.09	Urban Neighborhood	T4-A	35	3	Downtown Gateway
8348009031	0.13	Urban Neighborhood	T4-A	35	4	Downtown Gateway
8348009032	0.13	Urban Neighborhood	T4-A	35	4	Downtown Gateway
8348009033	0.16	Urban Neighborhood	T4-A	35	5	Downtown Gateway
8348019008	0.23	Urban Neighborhood	T4-A	35	8	Midtown
8349002901	0.15	Urban Neighborhood	T4-A	35	5	Midtown
8349002902	0.15	Urban Neighborhood	T4-A	35	5	Midtown
8355017006	1.01	Urban Neighborhood	T4-A	35	35	Downtown Gateway
8357012041	0.21	Activity Center	T4-A	35	7	Downtown Gateway
8359007033	0.65	Transit Oriented District: Neighborhood	T4-A	35	22	Downtown Gateway
8359014007	0.24	Transit Oriented District: Neighborhood	T4-A	35	8	Neighborhood Center
8366013030	2.91	Transit Oriented District: Neighborhood	T4-A	35	101	Urban Neighborhood
8366014031	0.35	Transit Oriented District: Neighborhood	T4-A	35	12	Urban Neighborhood
8366014033	0.10	Transit Oriented District: Neighborhood	T4-A	35	3	Urban Neighborhood
8326026903	0.89	Transit Oriented District: Neighborhood	T5	40	35	Urban Neighborhood
8326026908	0.26	Transit Oriented District: Neighborhood	T5	40	10	Urban Neighborhood
8335014911	0.16	Transit Oriented District: Neighborhood	T5	40	6	Midtown
8335014919	0.30	Transit Oriented District: Neighborhood	T5	40	11	Midtown
8336009001	0.19	Transit Oriented District: Neighborhood	T5	40	7	Downtown Gateway
8336009002	0.10	Transit Oriented District: Neighborhood	T5	40	3	Downtown Gateway
8336009003	0.17	Transit Oriented District: Neighborhood	T5	40	6	Downtown Gateway
8336009006	0.10	Transit Oriented District: Neighborhood	T5	40	4	Downtown Gateway

8336009007	0.06	Transit Oriented District: Neighborhood	T5	40	2	Downtown Gateway
8336009008	0.13	Transit Oriented District: Neighborhood	T5	40	5	Downtown Gateway
8336009009	0.18	Transit Oriented District: Neighborhood	T5	40	7	Downtown Gateway
8336009010	0.25	Transit Oriented District: Neighborhood	T5	40	10	Downtown Gateway
8336009044	0.17	Transit Oriented District: Neighborhood	T5	40	6	Downtown Gateway
8336009048	0.31	Transit Oriented District: Neighborhood	T5	40	12	Downtown Gateway
8336010005	0.55	Transit Oriented District: Neighborhood	T5	40	21	Downtown Gateway
8336015031	0.36	Transit Oriented District: Neighborhood	T5	40	14	Downtown Gateway
8336015032	0.25	Transit Oriented District: Neighborhood	T5	40	9	Downtown Gateway
8348001043	1.19	Transit Oriented District: Core	T6-B	50	59	Urban Neighborhood
8348002901	0.06	Transit Oriented District: Core	T6-B	50	2	Urban Neighborhood
8371014001	0.05	Transit Oriented District: Core	T6-B	50	2	Transit-Oriented District
8371014003	0.07	Transit Oriented District: Core	T6-B	50	3	Transit-Oriented District
8371014004	0.05	Transit Oriented District: Core	T6-B	50	2	Transit-Oriented District
8371014005	0.05	Transit Oriented District: Core	T6-B	50	2	Transit-Oriented District
8371014006	0.04	Transit Oriented District: Core	T6-B	50	2	Transit-Oriented District
8371014027	0.18	Transit Oriented District: Core	T6-B	50	8	Transit-Oriented District
8371014038	0.07	Transit Oriented District: Core	T6-B	50	3	Transit-Oriented District
8371014040	0.17	Transit Oriented District: Core	T6-B	50	8	Transit-Oriented District
8371014041	0.09	Transit Oriented District: Core	T6-B	50	4	Transit-Oriented District
8371014049	0.05	Transit Oriented District: Core	T6-B	50	2	Transit-Oriented District

The Corridors Specific Plan area presents excellent opportunities for affordable housing within the City. To demonstrate the development suitability of sites within the Corridors Specific Plan area, the following sample vacant lots were chosen for analysis. It is noted that according to the City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan Final EIR, there are a number sites along the Corridors Specific Plan area that either contained or potentially containing hazardous materials that are listed by the California DTSC. All the listed sites are in various stages of cleanup, including sites being actively remediated, sites being monitored, and closed cases. The sample vacant lots selected for analysis below all contain no known environmental hazard at this time.

Figure 2-2.4: CSP Vacant Lot Sample #1

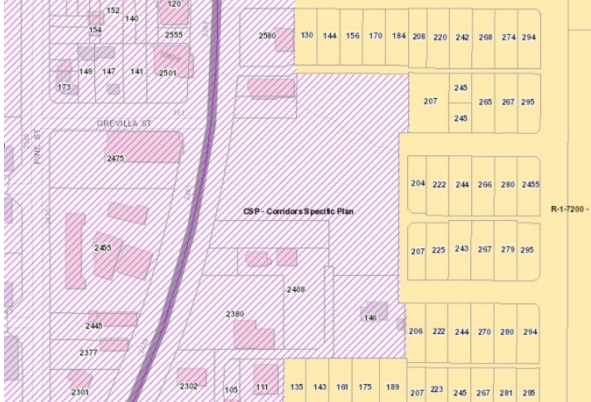

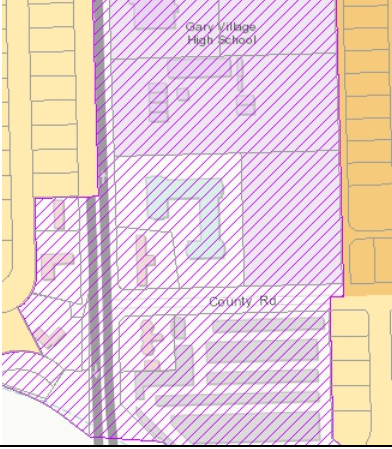
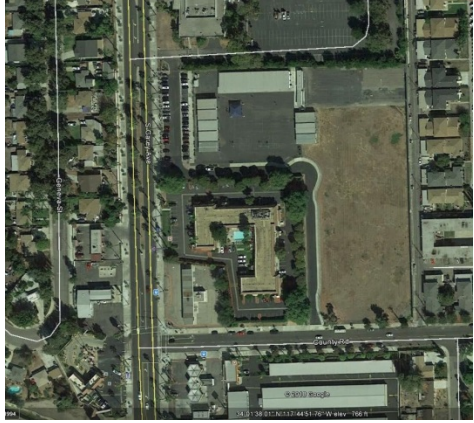
CSP vacant lot sample #1	
	
APN: 8366013030	Acreage: 2.91
General Plan: TOD District: Neighborhood	Zoning: Corridor Specific Plan
Anticipated development potential: 145 units	Specific Plan Segment: Urban Neighborhood
<p>This site is located along North Garey Avenue, within 0.1 miles to the North Pomona Metrolink Station. It is within a ½ mile walking distance to 10 bus stops. It is also close to the freeways, shops, employment opportunities, restaurants, cultural and entertainment destinations, housing, and schools. The site is relatively flat and is suitable for multi-family development or mixed use development with a residential component.</p>	

Figure 2-2.5: CSP Vacant Lot Sample #2

CSP vacant lot sample #2	
	
APN: 8331012901	Acreage: 2.19
General Plan: Residential Neighborhood	Zoning: Corridors Specific Plan
Anticipated development potential: 109 units	Specific Plan Segment: Neighborhood Parkway
<p>This site is located along south Garey Avenue, within half mile walking distance to 8 different bus stops. It is also close to the freeways, shops, regional retail centers, employment opportunities, housing, restaurants, cultural and entertainment destinations, schools, and parks. The site is relatively flat and is suitable for multi-family development or mixed use development with a residential component.</p>	

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Figure 2-2.7: CSP Vacant Lot Sample #4



CSP vacant lot sample #4	
	
APN: 8333021021	Acreage: 1.27
General Plan: Urban Neighborhood	Zoning: Corridors Specific Plan
Anticipated development potential: 63 units	Specific Plan Segment: City Gateway
<p>This site is addressed as 1442 S. Garey Avenue. It is within ½ mile walking distance to 8 bus stations including one at the parcel immediately to the south. It is also close to single family housing, a newly developed affordable housing apartment complex, regional shopping centers, employment centers, restaurants, cultural and entertainment destinations, schools, parks, and the freeways. The site is relatively flat and is suitable for multi-family development or mixed use development.</p>	

Figure 2-2.8: CSP Vacant Lot Sample #5



CSP vacant lot sample #5	
	
APN: 8349011046	Acreage: 1.20
General Plan: Neighborhood Edge	Zoning: Corridor <u>s</u> Specific Plan
Anticipated development potential: 60 units	Specific Plan Segment: Midtown
<p>This site is located along W. Mission Blvd. and is within ½ waking distance to 4 bus stops. Surrounding land uses include single-family residential, mobile home park, business centers, commercial retail, and religious facilities. It is also close to regional shopping centers, employment centers, restaurants, cultural and entertainment destinations, schools, parks, MetroLink station, and the freeways. The site is relatively flat and is suitable for multi-family development or mixed use development.</p>	

Figure 2-2.9: CSP Vacant Lot Sample #6

CSP vacant lot sample #6	
APN: 8365015054	Acreage: 1.20
General Plan: Neighborhood Edge	Zoning: Corridors Specific Plan
Anticipated development potential: 60 units	Specific Plan Segment: Workplace Gateway
<p>This site is located near the intersection of Garey Ave. and Arrow Ave. It is within ½ mile walking distance to the Metrolink Pomona North Station and 9 bus stops. Surrounding land uses include single-family residential and commercial retail. It is also close to regional shopping centers, employment centers, cultural and entertainment destinations, schools, parks, and the freeways. The site is relatively flat and is suitable for multi-family development or mixed use development.</p>	

2 COMMUNITY INPUT

To discover the goals of the Pomona community regarding housing issues, and the policies and actions required to achieve those goals, several public outreach processes were utilized.

Outreach efforts were undertaken specifically for the Housing Element, and outreach efforts for the development of the 2013-2018 Consolidated Plan also yielded community information from residents and stakeholders in a bilingual Community Needs Survey. The survey was mailed out citywide to approximately 45,000 households in the City of Pomona in an effort to broaden citizen participation and gather input on community needs. (Comprehensive results of the survey are included in Table 2.3-2)

2.1 OUTREACH AND PUBLIC PARTICIPATION FOR HOUSING ELEMENT UPDATE

The City utilized the efforts of the Consolidated Plan update to supplement the public participation efforts for the Housing Element Update as both citizen participation processes attempt to reach population groups who are particularly affected by housing issues in Pomona, but who generally are not represented at public meetings. The consolidated planning process is designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG, HOME, or ESG project areas. The outreach efforts dealt with several City's major issues including homelessness and special needs populations.

One event, a Continuum of Care meeting, was specifically focused on the housing needs of the homeless. The City met with homeless care and service groups to determine what physical housing and housing-related programs could best serve City residents who are already homeless, are at risk of becoming homeless or are attempting to return to regular housing.

This group brings together organizations working within the East San Gabriel Valley to provide care and service to the homeless. A full list of these organizations is shown in Table 2.1-1. Participants are drawn from religious and charitable organizations, medical clinics, neighborhood groups and government agencies.

Table 2.1-1: Agencies Active in Pomona Continuum of Care

Agency	Service Provided
House of Ruth	Domestic Violence Emergency Shelter and Transitional Housing
Foothill Aids Project	Homeless Outreach Team
Prototypes	Women and Children/Substance Abuse/Mental Health Supportive Housing
Inland Valley Council of Churches	Homeless Family Emergency Shelter
Catholic Charities	Homeless Prevention
LA County Dept. of Health Services	Health Services
Pacific Clinics	Mental Health / Transitional Housing for Youth
Pomona Neighborhood Center	Winter Shelter Program

Table 2.1-1: Agencies Active in Pomona Continuum of Care

Agency	Service Provided
Lincoln Avenue Community Church	Tutoring Assistance
Pomona Unified School District/Family Resource Center	Services for Homeless Families with School Aged Children
Inland Empire United Way	Funding Resource
Pomona Valley Hospital Medical Center	Medical Services
LA County Dept. of Public Social Services	Homeless Housing / Work Program
Inland Valley Justice Center	Legal Services
The Salvation Army	Emergency Vouchers and Food
Community Health Center	Free Clinic for Homeless and Indigent
City of Claremont Homeless Services	Homeless Services
LA County Office of Education	Educational Services
Community Senior Services	Senior Services
American Red Cross	Emergency Services
Tri-City Mental Health	Transitional Housing and Supportive Services

In 2012, Los Angeles Homeless Services Authority (LAHSA) conducted a meeting of the entitlement cities within the Continuum of Care to discuss the use of Emergency Solutions Grant funds. The City attended this meeting and brought documents and information regarding the needs within the City of Pomona. The City also submitted a written record of the successes and lessons learned from the Homeless Prevention and Rapid Re-housing Program (HPRP). The City implemented all eligible components of HPRP. The data derived from the City's HPRP program informed the city and the COC about services needed to assist the broad spectrum of target sub-populations, including the chronically homeless, individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness.

The second event involved a survey of homeless persons. Between June 17 and September 3, 2013, the City conducted a survey where homeless persons responded to a consumer survey. The survey focused on information needed to develop a demographic profile of the homeless population in Pomona and to complete a gaps analysis. Service providers and churches assisted program participants in completing the survey. The Pomona Homeless Outreach Team conducted surveys out on the streets of Pomona. A formulated unique identifier was given to each person completing the survey to ensure that each participant was only surveyed once. A total of 228 surveys were completed capturing data on 389 persons. Weighed against the homeless count of 630 homeless individuals, the data resulting from the Homeless Consumer Survey came with a 90% confidence level. The results of the survey are included in the Housing Element.

The third event involved a Citywide survey mailed out to all residences in Pomona. This survey was provided in both English and was delivered to 45,000 Pomona households on February 20, 2013. The survey was also placed on the City's website for on-line submission by residents. The Community Needs Survey is a tool used to generate feedback about community services, neighborhood infrastructure, housing needs and resident concerns.

The City received 1915 responses to the survey, the highest response rate since beginning the survey in 2005. Of those 1915, only 1891 were legible and able to be included in survey results. The top three housing priorities included energy efficiency, more senior housing, and more housing for families.

Table 2.1-2: Overall Results of Pomona Resident Survey

High Priority Responses - Citywide and per District	City-wide	D-1	D-2	D-3	D-4	D-5	D-6	Total		
Priority Needs: Total Responses per District	895	131	95	252	182	121	215	1891		
Community Facilities										
Senior Centers	335	62	29	145	93	32	129	825	44%	
Youth Centers	399	88	74	185	92	89	134	1061	56%	1st
Health Care Facilities	381	70	30	162	75	60	101	879	46%	3rd
Community Centers	309	75	73	188	87	79	128	939	50%	2nd
Infrastructure										
Water/Sewer Improvements	348	44	69	122	35	44	81	743	39%	
Street/Alley Improvements	481	61	82	134	88	49	95	990	52%	1st
Street Lighting	438	66	80	140	73	72	79	948	50%	2nd
Sidewalk Improvements	340	56	72	132	86	56	80	822	43%	3rd
Special Needs Services										
Centers/Services for People with Disabilities	295	48	75	124	78	45	55	720	38%	2nd
Accessibility Improvements (ADA)	207	31	23	113	52	35	44	505	27%	
Domestic Violence Services	271	58	27	136	66	56	55	669	35%	3rd
Substance Abuse Services	298	58	23	164	67	69	57	736	39%	1st
Neighborhood Services										
Graffiti Removal - #2 Citywide	499	70	80	174	89	70	119	1101	58%	1st
Code Enforcement	384	48	77	139	56	54	114	872	46%	3rd
Clean Up Abandon Lots/Buildings	501	71	77	154	76	61	103	1043	55%	2nd
Housing										
Homeowner Housing Rehabilitation	258	40	71	134	51	34	60	648	34%	
Rental Housing Rehabilitation	266	31	75	120	64	33	62	651	34%	
Homeownership Assistance	310	37	23	134	63	44	53	664	35%	
Affordable Rental Housing	273	39	71	115	32	41	52	623	33%	
Housing for Disabled	266	47	78	145	60	51	54	701	37%	
Senior Housing	326	52	73	139	80	55	71	796	42%	2nd
Family Housing	268	59	79	147	71	49	56	729	39%	3rd
Fair Housing Services	271	42	76	127	76	51	55	698	37%	
Lead-Based Paint Test/Abatement	234	34	71	140	43	29	53	604	32%	
Energy Efficient Improvements	336	48	73	167	54	57	68	803	42%	1st
Rental Assistance	211	35	67	124	65	21	44	567	30%	
Historic Preservation of Housing	213	41	69	163	48	46	48	628	33%	

Community Services									
Senior Services	354	63	28	178	120	65	120	928	49%
Youth Activities - #3 Citywide	403	85	83	194	102	76	129	1072	57% 2nd
Child Care Services	295	73	22	149	58	76	96	769	41%
Anti-Crime Programs - #1 Citywide	512	78	83	174	86	77	127	1137	60% 1st
Health Services	389	62	36	159	82	68	95	891	47%
Mental Health Services	314	49	28	141	73	65	88	758	40%
Youth Employment	384	66	75	193	86	77	107	988	52% 3rd
Businesses & Jobs									
Start-up Business Assistance	311	39	22	168	61	37	72	710	38% 3rd
Small Business Loans	289	39	23	145	50	35	54	635	34%
Job Creation/Retention	465	69	79	180	69	72	84	1018	54% 1st
Employment Training	420	56	77	170	79	71	74	947	50% 2nd
Business Mentoring	287	44	23	164	53	37	52	660	35%
Healthy in Pomona Question									
How often are the following statements true?									
My family enjoys being outdoors	277	48	13	92	94	52	72	648	34% 1st
My family feels safe outdoors	102	28	8	40	68	23	47	316	17%
There are safe places to walk and bike	98	28	8	65	75	28	52	354	19% 3rd
We use recreational facilities in our neighborhood	90	45	55	122	32	59	69	472	25% 2nd
Consolidated Planning Question									
Which category do you consider a high priority for the city's CDBG funding over the next five years? (check one)									
Community/Neighborhood Services	379	88	77	200	135	82	124	1085	57% 1st
Infrastructure	172	14	2	12	17	18	32	267	14% 3rd
Business and job development	249	17	15	30	20	15	37	383	20% 2nd

The draft housing Element was available for public review beginning on January 6, 2014 at City Hall and City website for easy access and download. Planning Commission held a public hearing on January 29, 2014. Notification was provided in the local paper, on the City's website and mailed to persons and agencies included on the interested parties list. The following stakeholders were also invited to participate: San Gabriel Valley Consortium on Homelessness, the Continuum of Care Coalition and the Pomona Faith Committee. No members of the public spoke during the public hearing. After the presentation, the Commission requested clarification on how the housing needs were assessed and how the ratios compared to other cities. Another Commissioner expressed support for projects that included supportive housing services and whether those kinds of projects can be credited towards the City's housing needs. The City Council held a public hearing and adopted the Housing Element on February 3, 2014. No members of

the public commented during the public hearing. Because the Housing Element was found not to be in compliance by HCD in 2014, the City updated the draft Housing Element and hosted two community outreach meetings to discuss the Consolidated Plan and the Housing Element on November 14, 2017 and on December 5, 2017. There were no comments on the Housing Element at these meetings. The purpose of this meeting was to introduce the updated Housing Element to the public and to make the draft available to all economic segments. Notification of these meetings were posted in English and Spanish in the local newspaper and in La Nueva Voz. Additionally, 44,000 postcards were sent to households throughout Pomona, and advertising was done on Facebook, Instagram, and Twitter. Furthermore, the draft amendments to the Housing Element document was available at the City's website for public review in November, 2017. Physical copies were also made available at the City Hall and at the public Library. .

After these meetings, the City held a public presentation at the City Council special meeting on December 11, 2017 regarding the Housing Element. The presentation addressed the current status of our Housing Element, the issue areas raised by HCD, the actions required to receive final certification from HCD, and City's progress on fulfilling our RHNA obligation, as well as site inventory for high density housing developments. On December 18th, the City held a noticed public and televised hearing to review the amendments to the Housing Element document and public testimonies were received. The item was continued to a future date in order to allow time to receive comments from HCD and to incorporate them into the amendment to the Housing Element. Prior to adoption of this most recent amendment, the City will hold a publicly noticed stakeholder meeting and will incorporate any additional issues with housing policy that are identified at this meeting into the Housing Element. Prior to adoption, the City will make the Housing Element available to the public for 30 days on its website and hard copies will be available at City Hall and at the Library. The availability of the Housing Element will be publicly noticed through newspaper, social media, and on the website. If any changes to the Housing Element are made as a result of these meetings, the Housing Element amendments will be submitted to HCD for review.

Additional public meetings were also held that related specifically to the Housing Element. On December 9, 2015 and January 13, 2016, the Planning Commission held two public workshops for Housing Element update and zoning ordinance proposed revisions related to Senate Bill 2. After staff presentation, the public was invited to participate on the discussion and provide testimony and recommendations on the subject of emergency shelters.

On February 10, 2016, the Planning Commission held a public hearing to review and recommend to the City Council approval of Code Amendment, change of Zoning and Amendment to the Specific Plan to add an Overlay District of Emergency Shelter related to requirements under Senate Bill 2. The public hearing was published in the Inland Valley Daily Bulletin, agenda and report were posted online and a notice of the public hearing was sent to all property owners and occupants surrounding properties within a 400 foot radius of the proposed sites.

On March 7, 2017, the City Council held a public hearing for the first reading of an ordinance to consider adding definition types and allowances for supportive and

transitional housing, as well as emergency shelters. Also part of the project was adding [an](#) emergency shelter overlay designation to several properties throughout the City by amending the Pomona Corridor Specific Plan and the Zoning Map in order to facilitate the development of emergency shelters as pursuant to Senate Bill 2.

On April, 18, 2016, the City Council held a public hearing for the second reading of an ordinance for the aforementioned project. Both of the public hearings were published in the Inland Valley Daily Bulletin, agendas and reports were posted online and a notice of the public hearing was sent to all property owners and occupants surrounding properties within a 400 foot radius of the proposed sites. After staff presentation, the public was invited to participate on the discussion and provide testimony and recommendations. At the Public Hearings, the City Council received strong oppositions for adding an emergency shelter overlay on several of the selected emergency shelter sites that was on the agenda. However, on April 18th, 2016, the City Council approved the amendment to the Pomona Corridors Specific Plan to add an emergency shelter overlay to 1390 East Mission Boulevard – one of the 5 proposed emergency shelter overlay sites on the agenda.

On September 19, 2016, the City Council adopted a Resolution to declare a “Shelter Crisis” in the City of Pomona. The public hearing was published in the Inland Valley Daily Bulletin, agenda and report was posted online.

On July 12, 2017, the Planning Commission held a public hearing to consider amending the Pomona Corridors Specific Plan to include emergency shelters by right for a specific parcel at 1400 East Mission Boulevard in order to satisfy requirements under Senate Bill 2, and to amend the development standards in the corridors specific plan pertaining to distance requirements for emergency shelters. The public hearing was published in the Inland Valley Daily Bulletin, agenda and report were posted online and a notice of the public hearing was sent to all property owners and occupants surrounding properties within a 400 foot radius of the proposed site.

On August 7th, 2017 and September 11th, 2017, the City Council held public hearings to conduct the first and second reading (respectively) for an ordinance to amend the Pomona Corridors Specific Plan to include emergency shelters by right for the parcel addressed as 1400 East Mission Boulevard and to remove distance requirements for emergency shelters within the Corridors Specific Plan. On September 11th, 2017, the City Council approved the ordinance to add an emergency shelter overlay to 1400 East Mission Boulevard for the specific purpose of developing a year-round emergency shelter at that specific site, and to remove distance requirements for emergency shelters within the Pomona Corridors Specific Plan area. Both of the public hearings were published in the Inland Valley Daily Bulletin, agendas and reports were posted online and a notice of the public hearing was sent to all property owners and occupants surrounding properties within a 400 foot radius of the proposed sites.

2.2 ADDITIONAL OUTREACH FOR DRAFT HOUSING ELEMENT

On April 27, 2018, the City's Draft Housing Element for 2013-2021 received a Finding of Substantial Compliance from the State Department of Housing and Community Development (HCD). The City is making additional revisions to the Draft Housing Element to facilitate housing development and to implement the Housing Element programs and objectives. To solicit additional community input, the City has conducted or scheduled to conduct the following meetings:

- Stakeholders Meeting (June 19, 2018) – to discuss opportunities and constraints for housing development
- City Council Meeting (September 10, 2018) – to discuss the proposed expansion to the Emergency Shelters Overlay
- Homeless Coalition (September 20, 2018) – to discuss the revised Housing Element
- Planning Commission Meeting (September 26, 2018) – to discuss the revised Draft Housing Element
- City Council Meeting (October 15, 2018) – to discuss the revised Draft Housing Element

Stakeholders Meeting - June 19, 2018

The City conducted an additional Stakeholders Meeting with the development community and housing service providers on June 19, 2018. The general public was also welcome to attend the meeting. Over 80 agencies and organizations were invited to the meeting to provide input on the constraints and opportunities for residential development, especially affordable housing, in Pomona. The outreach list is shown in Table 2.2-1.

Table 2.2-1: Stakeholders List

First Name	Last Name	Organization
Dora	Leung Gallo	A Community of Friends
Ryan	Lehman	A Community of Friends
Tara	Barauskas	A Community of Friends
Chad	Horsford	Abode Communities
Lara	Regus	Abode Communities
Maegan	Pearson	Abode Communities
Paige	Horn	AMCAL Multi-Housing, Inc.
Alex	Pratt	AMCAL Multi-Housing, Inc.
Luis	Rodriguez	AMCAL Multi Housing
Maurice	Ramirez	AMCAL Multi-Housing, Inc.
Frank	Chang	AMCAL Multi-Housing, Inc.
Sara	Dabbs	AMCAL Multi-Housing, Inc.
Kimberly	McKay	Bridge Housing
WILLIAM	Pickel	Brilliant Corners
Nicole	Norori	California Housing Partnership Corporation

Table 2.2-1: Stakeholders List

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>
<u>Carmen</u>	<u>Hill</u>	<u>CitiHousing Real Estate Services</u>
<u>Cristian</u>	<u>Ahumada</u>	<u>Clifford Beers Housing, Inc.</u>
<u>Vanessa</u>	<u>Luna</u>	<u>Clifford Beers Housing, Inc.</u>
<u>Michael</u>	<u>Raley</u>	<u>Clifford Beers Housing, Inc.</u>
<u>Lori</u>	<u>Koester</u>	<u>Corporation for Better Housing</u>
<u>Mee Heh</u>	<u>Risdon</u>	<u>CSH</u>
<u>Gabriele</u>	<u>Hooks</u>	<u>CSH</u>
<u>Lindsay</u>	<u>Kerby</u>	<u>CSH</u>
<u>John T.K.</u>	<u>Muhammad</u>	<u>Development Consultants</u>
<u>Monique</u>	<u>Hastings</u>	<u>DOMUS Development</u>
<u>Alice</u>	<u>Salinas</u>	<u>East LA Community Corporation</u>
<u>Jacqueline</u>	<u>Monterrosas</u>	<u>East LA Community Corporation</u>
<u>Jacqueline</u>	<u>Argueta</u>	<u>East LA Community Corporation</u>
<u>Antonio</u>	<u>Ramon</u>	<u>East LA Community Corporation</u>
<u>Ramon</u>	<u>Mendez</u>	<u>Enterprise Community Partners</u>
<u>Marc</u>	<u>Tousignant</u>	<u>Enterprise Community Partners</u>
<u>Tom</u>	<u>Willard</u>	<u>Foundation for Affordable Housing</u>
<u>Deborrah</u>	<u>Willard</u>	<u>Foundation for Affordable Housing</u>
<u>Elva</u>	<u>Grant</u>	<u>Housing Alternatives Inc.</u>
<u>Rochelle</u>	<u>Mills</u>	<u>Innovative Housing Opportunities</u>
<u>ANJELA</u>	<u>PONCE</u>	<u>Integrity Housing</u>
<u>Steve</u>	<u>Eglash</u>	<u>Insite Development</u>
<u>Roger</u>	<u>Kinoshita</u>	<u>Jamboree</u>
<u>John</u>	<u>Okura</u>	<u>Jamboree Housing Corporation</u>
<u>Laura</u>	<u>Archuleta</u>	<u>Jamboree Housing Corporation</u>
<u>Chris</u>	<u>Burns</u>	<u>KDF Communities</u>
<u>Julie</u>	<u>Romey</u>	<u>Keyser Marston Associates, Inc.</u>
<u>Elizabeth</u>	<u>Tracey</u>	<u>LeSar Development Consulting</u>
<u>Rebecca</u>	<u>Clark</u>	<u>LINC Housing</u>
<u>Suny</u>	<u>Chang</u>	<u>LINC Housing</u>
<u>Michael</u>	<u>De la Torre</u>	<u>LINC Housing</u>
<u>Luis</u>	<u>Rodriguez</u>	<u>LINC Housing Corp.</u>
<u>Will</u>	<u>Sager</u>	<u>LINC Housing Corporation</u>
<u>Alexandra</u>	<u>Dawson</u>	<u>LISC</u>
<u>David</u>	<u>Grunwald</u>	<u>Los Angeles Housing Partnership</u>
<u>Alexander</u>	<u>Russell</u>	<u>Many Mansions</u>
<u>Doug</u>	<u>Shoemaker</u>	<u>Mercy Housing</u>
<u>Ed</u>	<u>Holder</u>	<u>Mercy Housing</u>
<u>Erika</u>	<u>Villablanca</u>	<u>Mercy Housing California</u>
<u>Eric</u>	<u>Ahn</u>	<u>Meta Housing Corp</u>
<u>Aaron</u>	<u>Mandel</u>	<u>Meta Housing Corp.</u>
<u>Taylor</u>	<u>Rasmussen</u>	<u>Meta Housing Corporation</u>
<u>Tim</u>	<u>Soule</u>	<u>Meta Housing Corporation</u>

Table 2.2-1: Stakeholders List

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>
<u>Doug</u>	<u>Bigley</u>	<u>Meta Housing Corporation</u>
<u>David</u>	<u>Bigley</u>	<u>Meta Housing Corporation</u>
<u>Toni</u>	<u>Mize</u>	<u>National CORE</u>
<u>Katie</u>	<u>Viventi</u>	<u>New Directions for Veterans</u>
<u>Al</u>	<u>Marshall</u>	<u>Pacific National Development</u>
<u>Danavon</u>	<u>Horn</u>	<u>PALM Communities</u>
<u>Joel John</u>	<u>Roberts</u>	<u>PATH Ventures</u>
<u>Allison</u>	<u>Riley</u>	<u>PATH Ventures</u>
<u>Jesus</u>	<u>Hernandez</u>	<u>PATH Ventures</u>
<u>Amy</u>	<u>Anderson</u>	<u>PATH Ventures</u>
<u>Greg</u>	<u>Hall</u>	<u>PATH Ventures</u>
<u>Chad</u>	<u>Horsford</u>	<u>PATH Ventures</u>
<u>Adriana</u>	<u>Quiquivix</u>	<u>People Assisting the Homeless Ventures</u>
<u>Rose</u>	<u>Olson</u>	<u>Related</u>
<u>Rick</u>	<u>Vogel</u>	<u>Related</u>
<u>Alan</u>	<u>Greenlee</u>	<u>SCANPH</u>
<u>Lisa</u>	<u>Payne</u>	<u>SCANPH</u>
<u>Maira</u>	<u>Sanchez</u>	<u>SCANPH</u>
<u>Nicky</u>	<u>Viola</u>	<u>Shelter Partnership</u>
<u>Steve</u>	<u>Renahan</u>	<u>Shelter Partnership, Inc.</u>
<u>Joseph</u>	<u>Corcoran</u>	<u>Single Room Occupancy Housing Corporation</u>
<u>Alex</u>	<u>Lantsman</u>	<u>Single Room Occupancy Housing Corporation</u>
<u>Peggy</u>	<u>Lichthart</u>	<u>Single Room Occupancy Housing Corporation</u>
<u>Ryan</u>	<u>Izell</u>	<u>Union Station Homeless Services</u>
<u>Kaye</u>	<u>Mondell</u>	<u>Urban Housing Communities</u>

City of Pomona Housing Element Workshop



City of Pomona
Housing Element Update

You are invited....

To attend our Housing Element Update Workshop to provide input that will inform residential development decision-making.

The City of Pomona has begun the process of updating the General Plan Housing Element and wants to hear from you. This is your chance to learn about the Housing Element, identify challenges that should be addressed, and tell us what's important to you!



Ganesha Community Center
1575 N. White Avenue,
Pomona

Tuesday, June 19, 2018
From 2:00 pm to 4:00 pm

For more information about the Housing Element Update, please contact Mario Suarez, Dev. Services Director with the City of Pomona at (909) 620-2421

To review the Housing Element, please go to:

http://www.ci.pomona.ca.us/mm/Housing_Element_Amendment_2013-2021_March_2018.pdf

Housing Element Workshop

Meeting Sign-In

Date: June 19, 2018

Time: 2:00 pm – 4:00 pm

Print Name	Organization	Title	Phone	E-Mail
1. ADAM DONNER	KON	REN		ADAM@POMONA.PRES.ORG
2. PAUL DEIBEL	KON			padeibel@msn.com
3. Gustavo Almarosa	AMCAL Housing	Project Manager	949-825-5241	Gustavo@amcalhousing.org
4. Arnold Lopez	AMCAL Housing	Project Manager	949-484-7119	ALopez@amcalhousing.org
5. Rebecca Gifford	KON	Lead Organizer	909 575 7100	rebgifford@gmail.com
6. Ann Tomkins				atankins@earthlink.net
7. Lori Kanyama	Sadlon Associates Lions Club	Consultant ^{to} City	909 363 5430	loritcmh@windspring.com
8. Anne Henderson	Pomona's Promise		909 815 4238	ahenderson13@ca.rr.com
9. Mark Warren	BMR Rentals	Owner	909-622-6215	Mark@BMRRentals.com
10.				
11.				
12.				
13.				
14.				
15.				

Summary of Public Comments

The following is a brief summary of comments received at the June 19 meeting:

Constraints

- Density: Ideal – 100 total units (40-50 per acre)
- Size of lots
- Funding - Highly competitive process for funding
- Parking requirements/layout – may be more flexible for special needs population
- Retail space requirements/non-residential component in mixed-use zone. The mandated retail stays vacant and often gifted to community based organizations and nonprofits)
- Difficulty in building on underutilized property (such as adding accessory units) due to requirement of bringing existing unit/building to code
- Land cost
- Processing time
- Nimby mentality (not in my backyard)
- Education and conversations around homelessness
- Accessory Dwelling Units (ADUs) - Must be owner occupied and most owners are not aware of what they can do
- Educate (ICON)
 1. Mixed income housing
 2. Cost increase driving residents out
 3. Income levels
 4. Inclusion money
 5. As new projects come in money is allocated (opportunities)

Areas for Opportunity in Pomona

- Identifying sites based on amenities – such as proximity to grocery stores, health care, frequency of transit during peak hours
- Development standards
- Zoning (zone changes adds time and creates uncertainty of process)
- Funding dictates/guides what can be done – Projects need to be transit oriented
- Use existing infrastructure
- Pricing of land key factor
- Efficient projects meeting requirements (ie near school, parks, grocery, pharmacy)
- City approach should be economically prudent

Density Bonus Wish List

- Incentives

1. Density -allow max
2. Parking (\$25k) decrease number
3. Reduction in amount of retail space

Family Housing

- Demand- key factor
- City needs to make family housing a priority
- City provides funding or owns land and leases it out
- Cheaper building 2-3 bedrooms

Miscellaneous

- Secure money for affordable housing
- Increase number of housing units for mentally ill
- Need for more permanent and supportive housing
- Tri-City serves as a funder
- Develop housing near Pomona transit
- Education and visuals to combat Nimbys –give affordable housing a face
- Property values increase near project sites
- Look at Berkeley Report
- Need resident education for new residents (supportive services)
- On site management
- Provide community space
- Historical preservation – use existing and repurpose (City needs to allow)
- Requirement of inclusionary housing
- Look at San Diego
 1. Temporary housing
 2. Expedited process
 3. Lower rate near transit
 4. Inventory of vacant lots
 5. Leasing of City owned lots

City Council Meeting – September 10, 2018

The City Council reviewed the various components of the proposed expansion to the Emergency Shelters (ES) Overlay and provided direction to staff. As revised the proposed expansion is included in this Draft Housing Element. A member of the public also spoke in support of the proposed expansion.

Homeless Coalition Meeting - September 20, 2018

Summary of comments to be provided.

Planning Commission Meeting - September 26, 2018

Summary of comments to be provided.

City Council Meeting – October 15, 2018

Summary of comments to be provided.