



CITY OF POMONA COUNCIL REPORT

August 5, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Benita De Frank, Neighborhood Services Director

SUBJECT: ADOPT RESOLUTION NO. 2019-116 AUTHORIZING THE ACCEPTANCE OF TWO MEASURE H GRANT AWARDS FROM LOS ANGELES COUNTY FOR CITY PLANNING AND HOMELESS PROGRAM IMPLEMENTATION TOTALING \$1,366,754 AND AMENDING THE CITY'S 2019-20 OPERATING BUDGET BY APPROPRIATING THE GRANT FUNDS

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2019-116 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF TWO MEASURE H GRANT AWARDS FROM LOS ANGELES COUNTY FOR CITY PLANNING AND HOMELESS PROGRAM IMPLEMENTATION TOTALING \$1,366,754 AND AMENDING THE CITY'S FY 2019-20 OPERATING BUDGET BY RECEIVING AND APPROPRIATING THE GRANT FUNDS

- 2) Authorize the City Manager to execute the contracts and other documentation requested for acceptance and implementation of the grant awards, subject to approval as to form by the City Attorney.

EXECUTIVE SUMMARY:

The City of Pomona applied for and was awarded two grants totaling \$1,366,754 in Los Angeles County, Measure H Homeless Initiative funds. The first grant, the City of Pomona Priority Area 1 Grant, in the amount of \$297,500, was awarded to conduct a local land use/zoning ordinances review and a feasibility of use review of the Pomona Housing Successor Agency owned properties. The second grant, the Tri City Cohort Priority Area 1 and Priority Area 2 Grant, in the amount of \$1,069,254, was a multi-jurisdictional application awarded to the three cities of Pomona, Claremont and LaVerne, with Pomona as the lead applicant. This grant was awarded to expand homeless prevention services, increase access to interim housing and enhance the system of services to homeless families and individuals within the three cities.

FISCAL IMPACT:

Adoption of the attached resolution will allow the City of Pomona to receive and appropriate \$297,500 in Measure H funding (139-1791-XXXXX-65404) to implement Priority Area 1 services and to receive and appropriate \$1,069,254 in Measure H funding (139-1791-XXXXX-65405) to implement Priority Area 1 and Priority Area 2 services, acting as the fiscal agent for the Tri Cities Cohort, bringing a combined amount of \$1,366,754 in Measure H Homeless Initiative funding to enhance the City's current efforts to address homelessness.

PREVIOUS RELATED ACTION: On December 18, 2017, City Council adopted a resolution authorizing the acceptance of \$70,000 in Measure H Homeless Initiative City Planning Grant Funds to enhance the City of Pomona's Homeless Strategic Plan – "A Way Home". On July 2, 2018, City Council adopted a resolution authorizing the submission of the "City of Pomona Enhanced Strategic Plan to Prevent and Combat Homelessness" to the Los Angeles County, Chief Executive Office, outlining enhancements to the City of Pomona's "A Way Home" Strategic Plan.

DISCUSSION:

In 2017, the Board of Supervisors approved Measure H Homeless Initiative (HI) funding to cities to develop their own homelessness plans. In 2018, 41 cities throughout Los Angeles, including the City of Pomona, submitted their homelessness plans to the County. In September 2018, the Board of Supervisors approved \$9 million in Measure H funding for the Homeless Initiative and United Way Home for Good Funders Collaborative (Home for Good) to issue a Request for Proposals (RFP) for those eligible cities to implement their homelessness plans, either as individual cities or multi-jurisdictional partners.

The Home for Good RFP outlined two priority areas that would be considered for funding. Priority Area 1 focused on increasing the supply of interim and permanent housing for people experiencing homelessness and Priority Area 2 focused on enhancing the service system for those experiencing or at-risk of homelessness.

In response the Home for Good RFP, the City of Pomona submitted two applications.

City of Pomona: Individual Priority Area 1 Application

The City of Pomona proposed and was awarded \$297,500 in funding to 1) conduct a review of local land use and zoning ordinances; and, 2) conduct a scattered site feasibility study to determine the highest and best use of 13 Pomona Housing Successor Agency owned properties, including their potential to be used for housing for people experiencing homelessness. These analyses will be based on a variety of factors such as current and potential use, market value, and the cost of renovation and rehabilitation.

The review of local land use and zoning ordinances will assist the City in determining next steps to meet the growing need for the development of all levels of housing. The review of the Pomona Housing Successor Agency owned properties will provide the City with information necessary to establish the best and most productive use of the properties, to meet the long term affordability covenants of the properties as required by the funding used to acquire the properties. The outcome of both reviews will be brought to City Council to determine next steps.

This application addressed two near-term goals outlined in “A Way Home: Community Solutions for Pomona’s Homeless”— establish a clear correlation between the Regional Housing Needs Assessment requirement and affordable housing development (Strategy A.2.6) and create a plan to develop housing for different sub-population types (Strategy A.2.8). The projects also address the Los Angeles County Homeless Initiative Strategy goals related to using public land (F6) and preserving and promoting affordability for housing for homeless households (F7). The review of land use/zoning ordinances addresses inclusionary zoning (F3), accessory dwelling unit programs (F4), and incentive zoning/value capture (F5).

Tri-Cities Cohort: Multi-Jurisdictional Partnership Priority Area 1 and Priority Area 2 Application

The City of Pomona (as fiscal agent), along with the cities of Claremont and LaVerne proposed and were awarded \$1,069,254 in funding to develop programming and services efforts in both Priority Area 1 and Priority Area 2.

Background

The three cities that make up the Tri-Cities Cohort (Pomona, Claremont and LaVerne) have a long history of collaboration to strengthen the sub-regional continuum of care for people experiencing homelessness. Through the development of individual city strategic plans and through a collaborative outreach effort with Tri City Mental Health Center, the sub-region’s designated mental health authority, the cities established collaborative goals and activities to address homelessness within the Tri-Cities area of San Gabriel Valley.

Most notably, these goals and activities focus on 1) exploring the establishment of a Regional Housing Trust Fund to further the development of affordable housing within the region and sub-region; 2) expanding access to shelter for individuals and families, including transitional age youth and seniors; 3) expanding short-term emergency services to prevent people from falling further into homelessness; and, 4) enhancing services for homeless families and individuals provided through Tri City Mental Health Center, the “Collaborative Community Response to Claremont Homelessness” and partners of the Pomona Continuum of Care Coalition.

Priority Area 1

With the awarded funding, the Tri-Cities Cohort will hire a development consultant to assess whether the cities should form or participate in a regional or sub-regional Housing Trust Fund. The consultant will conduct a literature review and stakeholder interviews to identify best practices, opportunities, and challenges related to developing housing trust funds as a solution to homelessness. The research will explore the purpose of a trust, who it would serve, what types of projects and programs would be eligible for funding, how it would be administered, and other topics. The study will also explore existing financial resources and necessary policy changes. Findings will be shared with key stakeholders to create recommendations to the Cities on their role in a Housing Trust Fund. This effort aligns with HI strategy F7, “Preserve current affordable housing and promote the development of affordable housing for homeless families and individuals.”

In addition, the Tri-Cities Cohort will establish an interim housing program for individuals and families referred by first responders and staff departments of the three cities to Tri-City Mental Health Center Navigators (established under Priority Area 2 funding). This will bridge the gap between when households identify as homeless or housing insecure and when they can self-resolve or access the County's Coordinated Entry System's resources. The availability of short-term motel vouchers, will provide respite to six families at a time, with each city's organization having access to vouchers. The Tri-Cities have partnered with two motels located in Claremont to make these new interim housing resources available. In addition, the Tri-Cities will lease six beds—two per City—at Hope for Home, the interim housing site in Pomona, increasing the Hope for Home bed count by six. Through Tri City Mental Health Center, the three cities will also work to find housing solutions for homeless transitional age youth through the CES and David and Margaret Home located in LaVerne. The effort aligns with HI strategies E7, “Strengthen the Coordinated Entry System,” and E8, “Enhance the Emergency Shelter System.”

Priority Area 2

The Tri-Cities Cohort will implement six integrated activities that comprise a pilot program to strengthen the continuum of care for the over 800 people experiencing homelessness within their sub-region of the San Gabriel Valley, of which 698 are homeless with Pomona. These activities will complement both County and City service systems by enabling Tri-City Mental Health Center (TCMHC)—the sub-region's public mental health authority—to hire four dedicated full-time Homeless Resource Community Navigators to provide a 24-hour response to homelessness. Other proposed activities include providing showers in the City of Claremont for people experiencing homelessness, expanding storage services at Hope for Home for the belongings of people experiencing homelessness and launching a local homeless prevention program for families in need in all three cities. These efforts align with HI Strategies E6 (“Countywide Outreach System”) and E7 (“Strengthen the Coordinated Entry System”).

CONCLUSION

Together, the award of these grants and the funding provided will enhance the services available to those experiencing homelessness and will further assist the City of Pomona in meeting the goals outlined in the City's strategic plan to address homelessness – “A Way Home”.