

# CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

FY 2018 /2019

**DRAFT**

*Presented to:*  
The Department of Housing and Urban  
Development (HUD)

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As Adopted by City Council on: TBD

## TABLE OF CONTENTS

<b>CR – 00: ADMINISTRATION</b>	<b>4</b>
GRANTEE AND ESG CONTACT INFORMATION	4
REPORTING PERIOD	4
<b>CR – 05: GOALS AND OUTCOMES</b>	<b>5</b>
PROGRESS MADE IN CARRYING OUT PLANNED ACTIVITIES	5
COMPARISON OF PROPOSED VERSUS ACTUAL OUTCOMES, PRIORITY NEEDS AND SPECIFIC OBJECTIVES	5
<b>CR – 10: RACIAL AND ETHNIC COMPOSITION</b>	<b>6</b>
FAMILIES ASSISTED	6
<b>CR – 15: RESOURCES AND INVESTMENTS</b>	<b>7</b>
RESOURCES FOR FY 2018-2019	7
GEOGRAPHIC DISTRIBUTION	12
LEVERAGING	13
HOME MATCH REPORT	13
MATCH CONTRIBUTION	14
HOME PROGRAM INCOME	14
MINORITY BUSINESS ENTERPRISES AND WOMEN-OWNED BUSINESS ENTERPRISES	14
MINORITY OWNERS OF RENTAL PROPERTY	16
RELOCATION AND REAL PROPERTY ACQUISITION	16
<b>CR – 20: AFFORDABLE HOUSING</b>	<b>16</b>
EVALUATION OF THE CITY’S PROGRESS IN PROVIDING AFFORDABLE HOUSING	16
NUMBER OF HOUSEHOLDS	17
NUMBER OF HOUSEHOLDS SUPPORTED	17
DIFFERENCE BETWEEN GOALS & OUTCOMES; PROBLEMS MEETING GOALS	17
HOW OUTCOMES WILL IMPACT THE FUTURE OF ANNUAL ACTION PLANS	18
NUMBER OF EXTREMELY LOW, LOW AND MODERATE-INCOME PERSONS SERVED BY EACH HOUSING ACTIVITY	18
NUMBER OF PERSONS SERVED	20
NUMBER OF PERSONS SERVED	20
<b>CR – 25: HOMELESS AND OTHER SPECIAL NEEDS</b>	<b>21</b>
REACHING OUT TO HOMELESS PERSONS AND ASSESSING NEEDS	21
ADDRESSING EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS	21
HELPING HOMELESS PERSONS TRANSITION TO PERMANENT HOUSING	21
HELPING LOW-INCOME PERSONS AVOID HOMELESSNESS	22
HOMELESS DISCHARGE COORDINATION POLICY	24
<b>CR – 30: PUBLIC HOUSING</b>	<b>25</b>
ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING	25

ACTIONS TAKEN TO ENCOURAGE PARTICIPATION OF PUBLIC HOUSING RESIDENTS .....	25
ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHA'S .....	25
<b>CR – 35: OTHER ACTIONS .....</b>	<b>25</b>
ACTIONS TO REMOVE BARRIERS TO AFFORDABLE HOUSING.....	25
ACTIONS TO MEET UNDERSERVED NEEDS.....	26
ACTIONS TO REDUCE LEAD-BASED PAINT AND OTHER HAZARDS.....	26
ACTIONS TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES.....	26
ACTIONS TO DEVELOP INSTITUTIONAL STRUCTURE .....	26
ACTIONS TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE AGENCIES .....	28
ACTIONS TO OVERCOME THE EFFECTS OF IMPEDIMENTS TO FAIR HOUSING CHOICE .....	29
<b>CR – 40: MONITORING .....</b>	<b>30</b>
MONITORING STANDARDS AND PROCEDURES .....	30
CITIZEN PARTICIPATION PLAN .....	33
EFFORTS TO PROVIDE CITIZENS NOTICE AND REASONABLE OPPORTUNITY TO COMMENT ON PERFORMANCE REPORTS .....	36
<b>CR – 45: COMMUNITY DEVELOPMENT BLOCK GRANT .....</b>	<b>37</b>
<b>GOALS &amp; STRATEGY .....</b>	<b>37</b>
CHANGES IN PROGRAM OBJECTIVES .....	37
ASSESSMENT EFFORTS IN CARRYING OUT PLANNED ACTIONS .....	37
IMPACT ON IDENTIFIED NEEDS .....	37
BARRIERS TO FULFILLING STRATEGIES .....	37
BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI) .....	38
BEDI ACCOMPLISHMENTS AND PROGRAM OUTCOMES .....	38
ECONOMIC DEVELOPMENT ACTIVITIES FOR LOW TO MODERATE- INCOME PERSONS .....	38
LOW/MOD LIMITED CLIENTELE ACTIVITIES.....	39
PROGRAM INCOME .....	39
PRIOR PERIOD ADJUSTMENTS.....	39
LOANS AND OTHER RECEIVABLES .....	39
LUMP SUM AGREEMENTS .....	40
CDBG-FUNDED HOUSING REHABILITATION.....	40
<b>CR – 50: HOME PROGRAM .....</b>	<b>40</b>
HOME PROJECTS INSPECTED DURING FY 17-18 BASED ON SCHEDULE IN 92.504(D)40	
AFFIRMATIVE MARKETING EFFORTS FOR HOME UNITS .....	41
HOME PROGRAM INCOME USED FOR PROJECTS DURING FY 17-18 .....	43
ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING.....	43
<b>CR – 55: HOPWA.....</b>	<b>44</b>
HOPWA ASSISTANCE.....	44
<b>CR – 60: ESG SUBRECIPIENTS .....</b>	<b>44</b>
ESG SUBRECIPIENT INFORMATION .....	44

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ESG REPORTING PERIOD .....	45
ESG SUBRECIPIENT FORM FOR ADDITIONAL INFO .....	45
<b>CR – 65: ESG PERSONS ASSISTED .....</b>	<b>45</b>
NUMBER OF PERSONS SERVED FOR HOMELESS PREVENTION ACTIVITIES .....	45
NUMBER OF PERSONS SERVED FOR RAPID RE-HOUSING ACTIVITIES.....	45
NUMBER OF PERSONS SERVED FOR SHELTER ACTIVITIES.....	45
NUMBER OF PERSONS SERVED FOR STREET OUTREACH ACTIVITIES .....	45
TOTAL NUMBER OF PERSONS SERVED WITH ESG FUNDS .....	45
GENDER – FOR ALL ESG BENEFICIARIES .....	46
AGE – FOR ALL ESG BENEFICIARIES .....	46
SPECIAL POPULATIONS SERVED.....	46
<b>CR – 70: ESG SHELTER ASSISTANCE PROVIDED .....</b>	<b>47</b>
SHELTER UTILIZATION .....	47
<b>CR – 75: ESG EXPENDITURES .....</b>	<b>47</b>
ESG EXPENDITURES FOR RAPID RE-HOUSING.....	47
ESG EXPENDITURES FOR EMERGENCY SHELTER .....	47
OTHER GRANT EXPENDITURES .....	47
TOTAL ESG GRANT FUNDS EXPENDED.....	48
MATCHING FUNDS .....	48
TOTAL OF ALL SOURCES OF FUNDS EXPENDED ON ESG ACTIVITIES .....	48
<b>COMBINED PUBLIC NOTICE.....</b>	<b>51</b>
<b>APPENDIX A: TABLE 1 – STATEMENT OF SPECIFIC ANNUAL OBJECTIVES &amp; RELATIONSHIP TO 5-YEAR GOALS .....</b>	<b>51</b>
<b>APPENDIX B: REQUIRED REPORTS .....</b>	<b>51</b>



## CITY OF POMONA

2018-2019

### Consolidated Annual Performance and Evaluation Report (CAPER)

This CAPER covers the fifth program year of the City's 5-Year (2018-2023) Consolidated Plan (ConPlan). The CAPER includes narrative responses to CAPER questions that Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) Grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

It provides a summary of the actions taken to meet the housing and community development needs identified in the FY 2018-2019 Annual Action Plan for use of federal funds. The CAPER also identifies non-federally funded activities that assisted in meeting the City's goals of providing decent housing, creating a suitable living environment and expanding economic opportunities.

#### CR – 00: ADMINISTRATION

The City of Pomona's Neighborhood Services Department – Housing Division is the lead agency in the development and implementation of the Consolidated Plan, Annual Action Plan and CAPER.

#### GRANTEE AND ESG CONTACT INFORMATION

Grantee:	City of Pomona	DUNS #:	07-412-7481
CDBG Contact:	Beverly Johnson		
HOME Contact:	Beverly Johnson		
ESG Contact:	Beverly Johnson		

#### REPORTING PERIOD

The reporting period, per Federal guidelines for this CAPER is the Program Year (PY) 2018, which is the City's Fiscal Year that began July 1, 2018 and ended June 30, 2019.

The HUD ESG CAPER 2018 was added as an attachment to the IDIS system.



## CR – 05: GOALS AND OUTCOMES

### PROGRESS MADE IN CARRYING OUT PLANNED ACTIVITIES

The FY 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved 2018-2019 Consolidated Plan for HUD Entitlement Programs. The City is pleased to report significant progress in meeting goals, despite the continued reduction of Federal funds and other financial resources. The number of residents benefiting from CDBG, HOME and ESG program funds has exceeded expectations for providing services to low income residents. The City also worked with community agencies, internal departments and the general public to meet ConPlan goals.

See Appendix A: Table 1 – Statement of Specific Annual Objectives, Outcomes and Relationship to Five-Year Consolidated Plan Goals for CDBG, HOME and ESG for progress made in carrying out planned activities in the 2018-2019 Annual Action Plan.

### Standardized Reallocation Process and Amendments to the Five-Year Consolidated Plan/Annual Action Plan

During the fiscal year, the City assessed the status of its CDBG, HOME and ESG funded activities and projects. As a result, public hearings were conducted to amend the Annual Action Plan as necessary. These actions allowed the City to reprogram funds to provide funding to projects ready to move forward and to encourage timely expenditure of funds. All actions support the City's Five-Year community development and housing objectives as identified in the City's Consolidated Plan.

Date	Project/Activity	General Description
1/28/19	Amendment to Consolidated Plan 2018-2023 and FY 18-19 Annual Action Plan	Miscellaneous Appropriation/Reallocation of Funds

### COMPARISON OF PROPOSED VERSUS ACTUAL OUTCOMES, PRIORITY NEEDS AND SPECIFIC OBJECTIVES

See Appendix A: Table 1 – Statement of Specific Annual Objectives, Outcomes and Relationship to Five-Year Consolidated Plan Goals for CDBG, HOME and ESG activities and other leveraging funding sources.

**ASSESS HOW THE JURISDICTIONS USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED**

The City's use of funds is based on several factors including, but not limited to priority needs, Consolidated and Action Plan Objectives and available financial resources. Through the various meetings with community stakeholders, residents and non-profit agencies, the City works to identify the high priority community development and housing needs. Subsequently, annual funding may be limited and addressing specific objectives with high priority needs is given special attention by the City Council. The City Council assesses the highest needs, along with the available resources and the specific objectives to be achieved and allocates funding to agencies that submitted proposals that identified with the goals and objectives outlined in the City's Consolidated Plan. Technical assistance workshops are held for agencies wishing to submit proposals to ensure that they understand the priorities and objectives outlined in the City's Consolidated Plan and those having high priority needs.

**CR – 10: RACIAL AND ETHNIC COMPOSITION**

**PERSONS ASSISTED**

	CDBG (HIP)	CDBG (PS)	HOME (FTHB)	HOME (TBRA)	HOME (REHAB)	HOME (CHDO)	ESG
<b>RACE:</b>							
White	1	101	1				163
Black or African American	2	129					52
Asian		29					5
American Indian or Alaskan Native	1	11					6
Native Hawaiian or Other Pacific Islander		1					1
American Indian/Alaskan Native & White		5					
Asian & White		2					
Black/African American & White		4					
Amer. Indian/Alaskan Native & Black/African American		2					
Unknown			3				1
Other multi-racial	3	2			3		3

	CDBG (HIP)	CDBG (PS)	HOME (FTHB)	HOME (TBRA)	HOME (REHAB)	HOME (CHDO)	ESG
<b>ETHNICITY:</b>							
Hispanic	3	1383	3		3		104
Not Hispanic	5	353	1				127
<b>TOTAL</b>	<b>8</b>	<b>1736</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>231</b>

## NARRATIVE

The table above depicts the racial and ethnic breakdown for all beneficiaries of CDBG, HOME and ESG Program activities for FY 2018-2019. Also under Public Services but not included in the above table, is Community Problem Oriented Police (CPOP). CPOP received \$77,883 and served 101,200 persons.

Besides Public Services, there are four (4) Non-Public Service City applicants that received funding for their CDBG activities. They are the following:

<b>Non Public Service:</b>	<b>Funding Received</b>	<b>Assisted/Projects Completed</b>
Code Compliance	\$400,000	CDBG #Units Inspected 1,976
Housing Improvement	\$100,721	# Units Rehabilitated 3
Housing Services	\$117,756	# of Persons Assisted 481
Public Works	\$779,520	# of Persons projects in progress

## CR – 15: RESOURCES AND INVESTMENTS

### RESOURCES FOR FY 2018-2019

<b>2018-19 ENTITLEMENT ALLOCATIONS &amp; REALLOCATED FUNDS</b>	<b>AMOUNT ALLOCATED</b>	<b>ACTUAL EXPENDITURES W/ (CARRYOVERS AND REALLOCATED FUNDS)</b>
Community Development Block Grant (CDBG)	\$2,167,226	pending
HOME Investment Partnerships	\$803,709	pending
Emergency Solutions Grant (ESG) programs	\$181,281	pending
<b>ENTITLEMENT ALLOCATIONS TOTAL</b>	<b>\$3,152,216</b>	
FY 2017-18 CDBG Program Income	108,129	
FY 2017-18 HOME Program Income	423,728	
FY 2017-18 ESG Carryover	131,040	
FY 2017-18 HOME Carryover/Reprogrammed	1,044,158	
<b>GRAND TOTAL</b>	<b>\$4,859,361</b>	<b>pending</b>



<b>OTHER FEDERAL FUNDS (SOURCE OF FUNDS)</b>	<b>AMOUNT</b>
Housing Choice Voucher Program	\$11,219,187
COC - PSH	\$1,082,827
Continuum of Care Program (CoC) – Street Outreach Rapid Rehousing Program	\$124,436
Continuum of Care Program (CoC) - Operation Porchlight Rapid Rehousing	\$422,416
Lead Hazard Control and Healthy Homes Grant Program	\$787,805
<b>TOTAL</b>	<b>\$13,636,374</b>

## **NARRATIVE**

The tables above identify Federal entitlement and competitive grant resources provided to the City during FY 2018-2019 to meet housing and community development needs:

### **Federal Resources**

The following represents descriptions of the Federal resources available during FY 18-19:

#### Housing Choice Voucher (HCV)

The Pomona Housing Authority, through its oversight of the Housing Choice Voucher (HCV) rental assistance program, is entitled to administer housing choice vouchers, administer Port-In vouchers, and a Continuum of Care formerly known as Shelter Plus Care grant. Eligibility for a HCV is based on the total annual gross income. In general, the family's gross income must not exceed fifty percent (50%) of median income as specified by HUD. By law, a HA must provide seventy-five percent (75%) of its vouchers to applicants whose incomes do not exceed thirty percent (30%) of the area median income.

#### VASH Vouchers

The City of Pomona was awarded 30 Project Based-Veterans Affairs Supportive Housing Vouchers (PB-VASH) and 30 (HUD-VASH) vouchers a total of 60. The HUD-VASH Program combines the Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Affairs (VA) at its medical centers and in the community.

HUD-VASH assists homeless veterans and their families afford decent, safe, and sanitary housing through the distribution of housing vouchers. Beneficiaries are selected based on certain requirements including health care eligibility, homelessness status, and income.

#### Continuum of Care – Permanent Supportive Housing (CoC-PSH)

Promotes community-wide commitment to the goal of ending homelessness; provides funding for efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families to minimize trauma and dislocation; promotes access to and effective utilization of mainstream programs; and optimizes self-sufficiency among individuals and families experiencing homelessness.

#### **City of Pomona Receives the following Grants through the CoC Competition**

##### **1. Permanent Supportive Housing (Formerly Shelter Plus Care)**

Permanent Supportive Housing (PSH) is housing with indefinite leasing or rental assistance paired with supportive services to assist homeless person with a disability or families with an adult or child member with a disability achieve housing stability.

##### **2. Rapid Re-Housing**

Rapid Re-Housing (RRH) rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Rapid re-housing programs help families and individuals living on the streets or in emergency shelters solve the practical and immediate challenges to obtaining permanent housing while reducing the amount of time they experience homelessness, avoiding a near-term return to homelessness, and linking to community resources that enable them to achieve housing stability in the long-term.

##### **a. Pomona Homeless Outreach**

The Pomona Homeless Outreach Program consists of a mobile Outreach Team and The Homeless Services Coordinator. The team provides street outreach by vehicle and by foot. Street Outreach, Case Management, and referrals are provided to homeless families and individuals through this program. Homeless clients are provided guidance in the identification of barriers to overcoming homelessness and the development of a plan to

address these challenges. The team then assists clients at a highly supportive level to address those needs which may include accessing mainstream services, increasing income, developing self-determination, and accessing shelter and housing. With the funding of the COC-RRH Pomona Operation Porchlight, the City has additional resources to financially assist the homeless transition to permanent housing, funding for security deposits and short to medium term rental assistance is available to give families a hand up to obtaining permanent housing.

#### **b. Pomona Operation Porchlight**

The program works in coordination with the Pomona Homeless Outreach Program and provides financial assistance in the form of security deposits and short to medium term assistance to provide families with the financial boost to afford permanent housing, the amount of assistance varies on a case by case basis. The financial assistance paired with Life Skills classes, case management, resource referrals and goal planning to help the family to succeed.

### **3. HOME Tenant-Based Rental Assistance**

HOME Investment Partnerships Program (HOME) permits Participating Jurisdictions (PJs) to create flexible programs that provide assistance to individual households to help them afford the housing costs of market-rate units. These programs are known as "tenant-based rental assistance," or TBRA.

- TBRA programs help individual households, rather than subsidizing particular rental projects.
- TBRA assistance moves with the tenant—if the household no longer wishes to rent a particular unit, the household may take its TBRA and move to another rental property.
- The level of TBRA subsidy varies—the level of subsidy is based upon the income of the household, the particular unit the household selects, and the PJ's rent standard (rather than being tied to the PJ's high and low HOME rents).
- The assistance is time limited assistance (maximum of 12 months) of tiered assistance to the family that provides step down assistance to help families transition off the assistance.

The Program aims to assist 10 homeless individuals and families in Pomona to obtain permanent housing by providing security deposit assistance and short to medium term rental assistance catered to each family's individual needs and challenges. The program also provides life skills classes, one on one case

management, goal planning and various referrals to services to help the family's address all their needs.

#### Office of Lead Hazard Control and Healthy Home Grant Program (OLHCHH)

The City was awarded funding of \$1,676,489 in November 2016 by the Office of Lead Hazard Control and Healthy Homes. During FY 2018, activities focused on the remediation of lead and healthy homes hazards. There were thirty (30) housing units that were tested positive for lead based paint hazards, while thirty-four (34) housing units received lead remediation assistance. Majority (23 housing units) of the homes assisted were rental properties. Healthy homes assistance was provided to twenty-seven (27) housing units, that included installation of heaters, smoke and carbon monoxide detectors and ground fault circuit interrupters in the kitchen and in bathrooms.

**Other Federal resources included Stimulus funding that was awarded to the City of Pomona in FY 2009-2010 and implemented under the FY 2018-2019 Action Plan:**

#### Funding under the Housing and Economic Recovery Act of 2008 (HERA) - Neighborhood Stabilization Program 1

The City of Pomona received \$3,530,825 in funding through HUD's Neighborhood Stabilization Program (NSP1) under the Housing and Economic Recovery Act of 2009. The NSP grant was awarded by HUD in March 2009 and funding was utilized to meet the primary objectives of the program which was to mitigate the negative impacts of the foreclosure crisis and housing market collapse and to stabilize and revitalize communities with the greatest needs. The funds have been used for the acquisition, rehabilitation and/or demolition of foreclosed, abandoned or vacant properties; new construction on foreclosed sites; and direct homeownership assistance. The City has also received a total of \$1,424,619 in generated program income from the proceeds of the NSP1 Acquisition, Rehabilitation and Resale program.

The combined NSP1 program funds and program income has resulted in the acquisition of thirteen foreclosed properties with a total of 16 units rehabilitated and 1 new single family home constructed (9 sold, 6 leased and 2 converted into a Community Center) and 2 direct homeownership.

In August 2017, the City amended the Consolidated Plan and FY 2017-18 Annual Action Plan to appropriate the remaining \$584,424 of NSP1 program funds and program income acquisition and redevelopment of public facilities. The acquisition of the property was completed in September 2017, was the last activity under the NSP 1 and the City will now work with HUD in the closeout procedures.

### Funding Under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act) NSP3

In October 2010, the City was allocated \$1,235,629 from the third round of NSP funds under HERA, as amended with funds provided under the Dodd-Frank Act. To use the NSP3 funds, a project must be used to address vacant and abandoned foreclosed properties within HUD-eligible targets area small enough to ensure that the NSP3 investments have a chance of making an impact. At least 25% of the funds must be restricted for housing reserved for persons whose income is at or below 50% of the area median income.

Since the inception of the NSP3 Program, the City has purchased four single-family properties and has rehabilitated and sold three properties to qualified very low - to moderate income homebuyers. Two of the four properties purchased are located in both NSP1 and NSP3 target areas and were jointly funded. This project also included the construction of new single-family home completed in September 2017. The unit was sold to a household with an income at 50% of the area median income. Generated program income from the sale of properties has been utilized to continue the program.

Through the Notice of Neighborhood Stabilization program and closeout requirements, the City will request to HUD review and approval to transfer the remaining NSP 3 program income to the Community Development Block Grant Program.

### **GEOGRAPHIC DISTRIBUTION**

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

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

### **PRIORITY LOCATION OF INVESTMENTS**

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

## LEVERAGING

The City of Pomona leveraged Federal Resources with other public and private resources to assist the City in reaching its community development goals identified in the FY 2018-2019 Action Plan. This allows the City to reinforce coordination of activities between and among agencies and to leverage additional resources.

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

- Fund 226 Senior Citizen Nutrition Grant
- State Gas Tax Revenue Fund
- Cal Home Grant Funds
- General Funds

The CDBG Program did not require matching funds, but was leveraged by the above-mentioned funding sources. The HOME Program did not require matching funds due to a 100% match reduction determination by HUD. Lastly, the ESG 100% match requirement was satisfied by subrecipient agencies using private and public funds as match. (See Homeless Section)

No publicly-owned land or property located within the City's jurisdiction was used to address any identified needs identified in the plan.

## HOME MATCH REPORT

Due to the level of poverty within the City of Pomona, the City is a 100 percent match reduction community. This means that the City is not required to provide non-Federal match funds. Matching information below is based on carryover information for the prior year's CAPER.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$961,282
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$961,282
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$961,282



## MATCH CONTRIBUTION

There were no other match contributions to the HOME Program during FY 2018-2019.

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	0	0	0	0	0	0	0	0

## HOME PROGRAM INCOME

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
282,643	441,852	124,294	0	599,201

## MINORITY BUSINESS ENTERPRISES AND WOMEN-OWNED BUSINESS ENTERPRISES

Minority and Women-Owned Business provisions are included in the City's purchasing/procurement policies. In order to promote the use of minority and women-owned businesses, the City takes the following actions:

1. Maintain and update periodically qualified minority and women-owned businesses on a Bidder List.
2. Disseminate information regarding City bidding procedures and practices to the minority business community.
3. Require that the City's Minority Business Questionnaire be included with all City bids and Requests for Proposals.
4. Provide access to the Ethnic/Women Business and Professional directory to area businesses and contractors upon request.

The City continues to conduct outreach to minority business and women-owned business enterprises (MBE/WBE).

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	3				2	1
Dollar Amount	121,937				112,937	9,000
Sub-Contracts						
Number	1					
Dollar Amount	5,000					
	Total	Women Business Enterprises	Male			
Contracts						
Number	3		3			
Dollar Amount	121,937		121,937			
Sub-Contracts						
Number	1		1			
Dollar Amount	5,000		5,000			

For FY 18-19, three (3) HOME – funded rehabilitation projects were completed.

## MINORITY OWNERS OF RENTAL PROPERTY

The City did not provide HOME funds for rental assistance during FY 18-19.

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

## RELOCATION AND REAL PROPERTY ACQUISITION

During FY 2018-2019, there was no voluntary or involuntary displacement that would trigger the requirements, of the Uniform Relocation Act. The City of Pomona's policy is to minimize displacement, whether permanently or temporarily, of person(s) from projects funded with Federal funds, such as: Property Acquisition, Single or Multi-Family Rehabilitation and Demolition. If the City undertakes any of these activities with funds provided under the CDBG or HOME Programs, the City would follow the Uniform Relocation Assistance and Real Property Act of 1978 (URA) and Section 104 (d) of the Housing and Community Development Act of 1974

## CR – 20: AFFORDABLE HOUSING

### EVALUATION OF THE CITY'S PROGRESS IN PROVIDING AFFORDABLE HOUSING

The following sections summarize the progress in meeting proposed goals for providing affordable housing, including the number of extremely low, low and moderate-income households that were assisted during the reporting period by income level.

This includes assistance under the following housing programs:

- CDBG: Housing Improvement Program
- Cal HOME: Mobile Home Rehabilitation Program
- HOME: Single-Family Rehabilitation Program
- HOME: Multi-Family/Rental Rehabilitation
- Cal HOME: Mortgage Assistance Program
- HOME: Mortgage Assistance Program
- HCV: Rental Assistance

- ESG: Rental Assistance/Shelter
- NSP: Acquisition/Rehabilitation
- CHDO: Acquisition/Rehabilitation

#### NUMBER OF HOUSEHOLDS

	One-Year Goal	Actual
# of homeless households to be provided affordable housing units	28	pending
# of non-homeless households to be provided affordable housing units	1,013	pending
# of special needs households to be provided affordable housing units		pending
<b>Total</b>	<b>1,041</b>	<b>pending</b>

#### NUMBER OF HOUSEHOLDS SUPPORTED

	One-Year Goal	Actual
# of households supported through rental assistance	1,018	pending
# of households supported through the production of new units	1	pending
# of households supported through rehab of existing units	20	pending
# of households supported through the acquisition of existing units	2	pending
<b>Total</b>	<b>1,041</b>	<b>pending</b>

#### DIFFERENCE BETWEEN GOALS & OUTCOMES; PROBLEMS MEETING GOALS

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

The following activities were conducted in FY 2018-2019 to preserve existing affordable housing stock through homeowner rehabilitation and preventing slum/blight through Code Enforcement Activities in targeted areas, as well as assisting with housing affordability:

Activity	Accomplishment Data
Code Enforcement Inspections	1,976 housing units inspection in eligible areas
Housing Improvement Program	8 housing units rehabilitated
Mortgage Assistance	5 housing units (4HOME & 1 CALHOME)
CHDO Activity (Acquisition & Rehab of Existing Housing)	\$83,368 awarded to a CHDO for acquisition and rehab activity
Housing Rehabilitation	5 housing units rehab (3 HOME & 2 Cal HOME)

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

#### **HOW OUTCOMES WILL IMPACT THE FUTURE OF ANNUAL ACTION PLANS**

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

#### **NUMBER OF EXTREMELY LOW, LOW AND MODERATE-INCOME PERSONS SERVED BY EACH HOUSING ACTIVITY**

The following table illustrates the numbers of persons assisted by income level through the various City housing programs.

**FY 2018-2019-Households (HH) Assisted by Income Level**

Type Of Program	Total HH Assisted	ELI (0% - 30% of Median)	VLI (31%- 50% of Median)	LI (51%- 80% of Median)	MI 81%- 120% of Median)
Housing Improvement Program (Emergency Repair & Façade)	8	1	2	5	0
Cal HOME Mobile Home – Substantial Rehab.	2	0	0	2	0
HOME funded Single-Family Rehab Loans	3	1	0	2	0
RDA Low/Mod Rehab Loans (120% of AMI)	N/A	N/A	N/A	N/A	N/A
CalHOME Mortgage Assistance Program (MAP 80% of AMI)	1	0	0	1	0
HOME Mortgage Assistance Program (MAP 80% of AMI)	4	0	0	4	0
HOME Multi-Family Rehab (Rental Units)	N/A	N/A	N/A	N/A	N/A
Mortgage Assistance Program (RDA 120% of AMI)	N/A	N/A	N/A	N/A	N/A
Rental Assistance through Housing Choice Vouchers (HCV) Pomona Housing Authority (PHA)	<sup>1</sup> 913	476	35	120	268

- **SECTION 215:** During FY 2018-2019, the City of Pomona provided homeownership assistance through down payment and/or closing costs to 4 first-time homebuyers utilizing CALHOME funds. An additional 8 owner-occupied units were rehabilitated under the Cal HOME Housing Rehabilitation Program.
- **NEEDS OF PERSONS WITH DISABILITIES:** Approximately 10,246 persons over the age of sixty-five, 6.7 % of Pomona's population, are living with a disability. Non-residential and housing assistance are provided to persons with disabilities through the following agencies: Services Center for Independent Living, the Department of Social Services, and the Casa Colina Rehabilitation Center. In addition to adult care, Casa Colina has residential facilities available at alternate campuses for those disabled with brain injuries and developmental disabilities.

<sup>1</sup> Rental Assistance, Section 8 HCV: 905 were awarded to the PHA under HUD's Annual Contribution Contract (ACC), but on average 913 were assisted during FY 18-19. In addition, 21 Section 8 HCV portability vouchers were administered for a total of 934. Of the 934 assisted, 69 families that were previously aided were subsequently terminated during the reporting period.

<sup>2</sup> Family Self Sufficiency (FSS) assisted 41 participants. Of those 41 active participants, 22 maintain escrow accounts and 3 have graduated from the program.



- **“WORST-CASE NEEDS”**: Worst case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing or have been involuntarily displaced. The City of Pomona served the worst-case needs in FY 2018-2019 by providing the following:

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

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

**Involuntarily Displaced**: During the reporting period, there was no voluntary or involuntary displacement through the City's Federal Entitlement Programs.

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

#### NUMBER OF PERSONS SERVED

# of Persons Served	CDBG Actual	HOME (FTHB)
Extremely Low-Income	1	
Low-Income	7	
Moderate-Income		4
<b>Total</b>	<b>8</b>	<b>4</b>

#### NUMBER OF PERSONS SERVED

ESG-ONLY	
# of Persons served with Rental Assistance funded w/ ESG where the housing units meet affordable housing standards at 24 CFR 92.252	0

## **CR – 25: HOMELESS AND OTHER SPECIAL NEEDS**

### **REACHING OUT TO HOMELESS PERSONS AND ASSESSING NEEDS**

Outreach and Assessment is provided through the Pomona Homeless Assistance Program (HAP) and the Pomona Homeless Outreach Team through the Coordinated Entry System (CES). These programs are funded with Emergency Solutions Grant and Continuum of Care Permanent Supportive Housing funds and are administered by the City. Several of the local non-profits also have outreach teams specific to the field of endeavor (mental health, substance abuse, HIV/AIDS, etc.).

### **ADDRESSING EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS**

Emergency and Transitional shelters are funded through the City with ESG and COC funds. In 2018-2019 the City funded one (1) emergency shelter . All programs administered by the City are required to assist clients in developing individual service plans and transition plans before exiting the program.

#### **Emergency Winter Shelter**

The City annually hosts a Winter Shelter Program. The City designated ESG funds to support the Winter Shelter for 2018 – 2019. Numerous other emergency shelters, transitional living centers, residential detoxification programs, and sober living homes are located in the City of Pomona.

### **HELPING HOMELESS PERSONS TRANSITION TO PERMANENT HOUSING**

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

A vital component of the housing first approach is low barrier, high tolerance services and housing. Pomona Homeless Outreach CoC funded program practices low barrier and high tolerance housing options and educates landlords and service providers in this practice through presentations at local coalition meetings. A key practice for low barrier housing enrollment is active participation in the Los Angeles County Coordinated Entry System (CES). Pomona Homeless

Street Outreach hosts and operates the CES in the eastern region of Service Planning Area 3 within the LA COC.

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

To help homeless persons transition to permanent housing, the Pomona Homeless Outreach Team also provides assistance to individuals and families experiencing homelessness. The Pomona Homeless Outreach Team provides the following services to homeless adults and children: outreach assessments, linkages to necessary housing resources/referrals, assistance with housing security deposits and utility assistance, food and furniture assistance and transportation assistance.

The Outreach Team works in tandem with the CoC-RRH Pomona Porchlight Program that has resources to financially assist the homeless transition to permanent housing, funding for security deposits and short to medium term rental assistance is available to give families a hand up to obtaining permanent housing.

### **HELPING LOW-INCOME PERSONS AVOID HOMELESSNESS**

In order to prevent families and individuals from falling into homelessness, the City of Pomona utilizes the County of Los Angeles 211 to access homeless prevention program. Based upon annual income guidelines, families that are faced with imminent eviction or termination of utilities may receive rental assistance and security deposit assistance to move into a more affordable unit, or assistance with utility deposits/costs.

Volunteers of America Los Angeles (VOALA) was contracted to provide homeless prevention service in Pomona.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

A Chronically homeless person or family has been living in a place not meant for human habitation, a safe haven, or emergency shelter continuously for at least one year or on at least four separate occasions in the last three years. Such persons or families must also be diagnosed with a specific disabling condition. These combined factors often lead to isolation and a survival mentality. Moving people from chronic homelessness to living in and maintaining housing requires multi-level solutions. In addition to suitable, acceptable and affordable housing, on-going supportive services are required to help the individual learn to live in the mainstream of society, to develop goals, and a budget addressing disabling conditions, and often modify behaviors developed for survival on the streets. Addressing chronic homelessness requires consistent and patient outreach.

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

Addressing comprehensive layered solutions to chronic homelessness, the City has developed and maintains a complete Continuum of Care, from outreach and assessment to permanent affordable housing. The Pomona Homeless Outreach Team is comprised of approximately four workers who are trained and experienced with connecting homeless individuals to various resources to assist them in becoming permanently housed. The team works in tandem with several programs including the Homeless Encampment Action Response Team (HEART) that was created to cleanup illegally dumped materials and homeless encampments. The City identified the need to create HEART due to the influx of homeless encampments that were being established throughout the city. The City was utilizing existing staff to cleanup up encampments which were established in designated "High" and "Very High" fire severity areas where drought conditions exist. This was redirecting valuable resources and services away from the day-to-day tasks. CalRecycle awarded a total of \$416,483 to the City to address illegal dumping and homeless encampment cleanups.

This team works hand in hand with the Pomona Homeless Outreach team to help provide a multi-tier approach to helping the homeless in our community.

In addition to intensive services and case management, the City participates in the LA County Homeless Family Solutions System and Youth CES. Above and beyond providing referrals to these systems, the City and ESG and COC Subrecipients participate in CES system planning and case management meetings.

To shorten the time that homelessness is experienced, Pomona programs practice shelter diversion. Additionally, ready access to assistance through the Pomona Homeless Street Outreach program and the City of Pomona Homeless Assistance program help those finding themselves facing homelessness for the first time to quickly identify and contact appropriate assistance. A direct line for assistance is provided in City Hall. The City of Pomona produces and provides homeless and homelessness prevention information including contacts on the City of Pomona and the Pomona Continuum of Care Coalition webpages. The City also produces information cards and brochures which are liberally distributed at coalition meetings, within City Hall, during active outreach, and at service provider's offices including, but not limited to, the Department of Public Social Services and the Department of Public Health offices.

Going forward, the Pomona Housing Authority is dedicating a portion of Housing Choice Vouchers to be set aside as special purpose vouchers for homeless individuals and families.

## **HOMELESS DISCHARGE COORDINATION POLICY**

The City of Pomona continues to address discharge planning practices and strategies through collaboration with local and county agencies including law enforcement, social services, mental health, public health, and community services. Coordinated street outreach teams collaborate with agencies working with homeless individuals being released from local jails, hospitals, domestic violence (DV) shelters and the foster care system.

Tri-City Mental Health Center, East Valley Community Health Center and Prototypes provide medical, mental health and substance abuse care for persons experiencing homelessness in the City of Pomona. Additionally, local partners collaborate with county-wide agencies including the Los Angeles Homeless Services Authority (LAHSA) outreach teams and the Department of Health Services to form multidisciplinary outreach teams. Multidisciplinary outreach teams are composed of a mental health clinicians, substance use counselors, peer navigators, housing navigators, and nurse/medical staff. These specialty teams are geared to work with homeless individuals who are less likely to seek homeless services on their own, and need a lot of outreach support and other specialties (mental health, substance use, medical need). These teams provide outreach and intensive case management to homeless individuals including those being released from institutions in Pomona.

These agencies participate in proactive planning and coordination efforts to prevent individuals from being discharged into homelessness. This collaborative discharge planning effort prevents homeless individuals from entering a "revolving door" in and out of homelessness and successfully reintegrates individuals into their communities with the goal of preventing the homeless individuals from falling into homelessness. The City of Pomona continues to

strategize with these collaborative partners to develop effective Discharge Planning Guidelines.

## **CR – 30: PUBLIC HOUSING**

### **ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING**

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

### **ACTIONS TAKEN TO ENCOURAGE PARTICIPATION OF PUBLIC HOUSING RESIDENTS**

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

### **ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHA'S**

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

## **CR – 35: OTHER ACTIONS**

### **ACTIONS TO REMOVE BARRIERS TO AFFORDABLE HOUSING**

- Continue to seek additional funding resources to address affordable housing
- Maintain/improve conditions of existing stock through housing rehabilitation programs
- Increase the supply of affordable housing through new construction
- Increase the supply of affordable housing through rental assistance
- Increase affordable housing opportunities through homebuyer assistance
- Continue to work with non-profit and for-profit housing developers to create affordable housing
- Amend Zoning Ordinance to address provisions for emergency shelters
- Promote the Housing Choice Voucher Program to property owners throughout the City as a means of expanding locational choices for voucher recipients
- Update the City's Limited English Proficiency (LEP) Plan to reflect changing demographics in the community and adjust language skills of staff and outreach materials accordingly



## **ACTIONS TO MEET UNDERSERVED NEEDS**

The City of Pomona continues to expended CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low income persons. Such programs included: homeownership assistance, housing rehabilitation programs, rental assistance, health and public services, code enforcement, and fair housing services.

## **ACTIONS TO REDUCE LEAD-BASED PAINT AND OTHER HAZARDS**

- Conduct Inspections and Risk Assessments in conjunction with all housing programs affected by Federal Lead-Based Paint regulations at 24 CFR 35, 24 CFR 570.608 and 24 CFR 982.401.
- Remediate and/or abate lead hazards when identified.
- Conduct healthy homes assessment using the healthy homes rating system (HHRS) method and address critical home hazards.

## **ACTIONS TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES**

- Fund public service programs that assist extremely low and low -income persons, including but not limited to employment/training programs, food programs, free or low price health services programs, etc.
  - Continue to fund the Housing Choice Voucher (Formerly Known as Section 8) and Family Self-Sufficiency programs for low-income persons to improve their economic status and lessen need for subsidy
- Continue the Section 3 program that applies to construction projects funded with CDBG funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

## **ACTIONS TO DEVELOP INSTITUTIONAL STRUCTURE**

The City has an inclusive institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low- to- moderate- income residents change, the demand for types of services and programs will also change. This

may result in future revisions to the Consolidated Action Plan through amendments and substantial amendments, as necessary.

The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Consolidated Plan Action Plan.

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

### **Gaps in Service Delivery**

- Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework;
- Because of the high cost of housing production and construction, look for additional ways to develop units;
- Look at the needs of the senior population and plan for future services;
- Look at the needs of youth and family populations and plan for future programs and services that coincide with the City of Pomona Youth and Family Master Plan.

### **Integrated Approach/Vision and Regional Connections**

The City of Pomona has integrated several required programs and plans with its Consolidated Action Plan to ensure that all aspects of City government and related agencies (e.g., non-profit providers, private businesses and others) work together on a uniform vision for the benefit of the residents of the City of Pomona. Programs and activities funded reflect goals and objectives that are contained in these plans. Some of these plans and programs are as follows: the Housing Element, the Youth and Family Master Plan, Capital Improvements Plans and others. These plans have been created with input from the public, other City departments and divisions, the policy of Los Angeles, LAHSA and other agencies and non-profit providers.

In addition, resources and programs are coordinated through the Continuum of Care and through regional work with non-profit organizations that provide activities to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Consolidated Plan Action Plan section on homelessness and the Continuum.

### **Organizational Structure**

City Council is responsible for funding awards, policy creation and oversight of the programs. City staff is responsible for draft funding allocations and geographic distribution of the City's CDBG and other housing funds,

management of the CDBG budget, administration of CDBG Programs, administration of HOME-funded activities, ESG-funded

Activities and development, implementation and/or monitoring of other housing programs, including residential rehabilitation and home buyer opportunities. The majority of staff responsible for implementation of CDBG, HOME and ESG Programs are in the Community Development Department's Housing Division of the Planning and Housing Department and include: CDBG Administration, HOME Administration and Homeless Programs Administration. These units have a single Housing Manager to help coordinate efforts between the units and with other divisions and departments within the City.

### **CONTINUUM OF CARE STRATEGY**

The City of Pomona participates in the Greater Los Angeles Continuum of Care, sitting on the Coordinating Council and attending quarterly Service Planning Area (SPA 3) meetings. City participation in the Continuum of Care Homeless Count. The City along with CoC is facilitated by the City's Homeless Services Coordinator. The City also participated in quarterly Entitlement City meetings facilitated by the COC Lead Agency.

### **ACTIONS TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE AGENCIES**

In Fiscal 18-19, the City conducted the following activities to enhance coordination and eliminate gaps in the institutional structure:

- Continued to be a member of the San Gabriel Valley Consortium on Homelessness, sitting as an Advisor to the Board of Directors;
- Continued to work with the Greater Los Angeles Continuum of Care on regional homeless issues;
- Continued to facilitate the Pomona Continuum of Care Coalition meetings and activities;
- Continued to work with the Pomona Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements;
- Coordinated with the Housing Authority to place chronically homeless individuals into permanent supportive housing with Continuum of Care Permanent Supportive Housing;
- Continued to promote fair housing;
- Host & participates in the Coordinated Entry Systems for Individuals, Families and Youth;

- Coordinated with the Police Department in the provision of services related to crime prevention, code enforcement and community policing;
- Coordinated with the Public Works Department in the provision of infrastructure delivery; and
- Coordinated with the Community Services Department and external agencies in the provision of public services.

## **ACTIONS TO OVERCOME THE EFFECTS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

### **Definition of Fair Housing**

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

### **Impediments to Fair Housing Choice**

Impediments are defined as:

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

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

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

- Amend Zoning Ordinance to address provisions for emergency shelters

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

## **CR – 40: MONITORING**

### **MONITORING STANDARDS AND PROCEDURES**

Programs administered and monitored by the City include the following:

- CDBG
- HOME
- ESG
- NSP
- LEAD Grant
- CoC

#### Monitoring Standards and Procedures

The City will use various types of monitoring standards to ensure compliance with Federal regulations governing the use of CDBG funds. Monitoring procedures include: monthly desk audits, review of monthly/quarterly performance reports, review of monthly/quarterly financial billing, and on-site inspections. Performance of planned projects and activities of these funds are monitored depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance.

The following is a description of the types of monitoring performed by staff:

- Performance monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Section 3 Compliance
- Environmental Review Compliance

Monitoring includes: on-site visits, interviews, telephone contacts, and reports. The Subrecipient Agreement is used to measure funded agency compliance.

The City operates in accordance with the monitoring plan developed for CDBG and HOME Programs, including an annual single audit in conformance with CFR

Part 200. The Project Monitors also monitor all activity of the program on a monthly basis, while financial management is monitored jointly by the Project Monitor, Supervisor, and the City's fiscal department.

**A. Performance Monitoring Reporting/Tracking Systems**

Performance is tracked and reported as stated above. The labor compliance officers and/or representative review reports. Any discrepancies are addressed with the appropriate entities. Records on performance are kept in the project file. Accuracy of data is confirmed by site visits and monitoring.

**B. Financial Monitoring**

All project costs are paid on a reimbursement basis, rather than paid in advance. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A current report of program activities must also be attached to the draw down request.

The combination of data from the request and the program activities report provides the data necessary to input data into the IDIS system. Collecting this data during the program year is very helpful in compiling reports. By requiring documentation in association with reimbursement, the City's Planning and Housing Department - Housing Division and Finance Department are able to closely monitor program requirements and ensure program goals are being met.

**C. Davis-Bacon Compliance Monitoring**

Davis-Bacon regulations require contractors and subcontractors to pay a certain wage to employees in various labor classifications. These regulations are a requirement of CDBG and HOME Program Subgrantee Agreements. All applicable CDBG and HOME Program projects are monitored regarding their conformance with Davis-Bacon requirements.

The lead person in Community Services or Public Works checks the state board to ensure contractors selected are licensed. The debarred list from the HUD Home Page is also used. Once the contractor is selected, the contractor signs a contract. The City representative conducts a preconstruction conference, reviews contractor and subcontractor payrolls, and makes site visits and interviews contractor/subcontractor employees. Interview forms are compared with appropriate payrolls to ensure hours and pay is



correct. All paperwork requirements are kept by the City. Site visits give staff the visual perspective of project progress and confirm reported performance and supplement written reports. Site visits are made to see how services are delivered to clients, provide technical assistance, and inspect progress of construction projects.

#### **D. Environmental Review Compliance**

Each project that is budgeted is first reviewed for compliance with the National Environmental Protection Agency regulations (NEPA). California Environmental Quality Act (CEQA) regulations may also apply. Projects that are community service in nature are exempt from NEPA. Projects that require further investigation are researched using input from Environmental Regulatory Agencies. For projects that fall in this category, a description of the project is sent to the State Office of Historic Preservation and to other applicable regulatory agencies for consultation. Once required consultations have been completed and any mitigation measures identified, the City prepares the appropriate paperwork, including the Statutory Worksheet and publishes a combined NOI/RROF and/or a Finding regarding impacts (if the project is an Environmental Assessment [EA]).

Once environmental clearance has been obtained, the project can move forward to City Council and/or bid, etc., as appropriate. The supervisor monitors all Environmental Reviews.

#### **E. Other Monitoring Standards**

##### Compliance with Housing Codes/Property Standards:

In order to ensure compliance with local housing codes, the City takes the following actions:

1. Incorporates local housing codes in written rehabilitation standards.
2. Inspects work write-ups to ensure specifications meet code.
3. Performs on-site property inspections to ensure property standards and local housing codes are actually met.
4. Maintains an inspection checklist in project files.

##### Timeliness of Expenditures

The City will implement the following actions as a part of its policy and procedures to ensure timely expenditure of CDBG funds:

1. Monthly review of project expenditure rates.

2. Include provisions in annual contracts and MOUs to subrecipients reiterating Federal requirements for use of CDBG funds, including timely expenditure of funds.
3. Group infrastructure projects together for design and bidding to help expedite processing and ensure timely completion of projects and expenditure of CDBG funds. The projects will be grouped together for bidding and design based on similar work, but tracked individually during the construction phase for status, compliance with labor standards and expenditures.
4. Evaluate infrastructure projects on a quarterly basis for status/progress and completion; CDBG funds will be transferred from stalled or slow-moving projects, subject to Council approval, to projects that are progressing toward construction.

## **CITIZEN PARTICIPATION PLAN**

### **Summary of the Citizen Participation Process**

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

The complete Citizen Participation Plan included in the Appendices shall be adopted as part of the Consolidated Plan Development Process.

The following is a summary of the Citizen Participation Plan Process for development of the Consolidated Plan:

#### **Plan Development**

Citizens were invited to provide input into development of the 5-Year Strategic Plan, including identification of priority needs and setting goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, community needs survey, study sessions, public comment period and public hearing process.

In addition, citizens were afforded an opportunity to provide input on the development of the 1-Year Action Plan, including priority-funding requests through a Request for Proposals (RFP) process, the public comment period and the public hearing process. A public notice was posted to the City's website regarding development of the Plan and requesting community input.

Also, the public is afforded a 15-day comment period to comment on the CAPER. A public hearing is also held regarding the performance report where additional public input may be received.

### Implementation

The City of Pomona encouraged community involvement in the development of the 2018-2023 Consolidated Plan. The Consolidated Plan development process included consultation with government agencies, service providers and city residents in an effort to identify housing and community development needs.

### Public Hearings and/or Meetings

Public hearings provide a major source of citizen input on proposed programs and activities. The City conducted a public hearing and held a public Council meeting in order to address housing and community development needs. Both were held before the proposed Consolidated Plan/Annual Plan was adopted.

### Public Notification

To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

### Access to Meetings

All public hearings were conducted at the following location:

City of Pomona  
City Hall Council Chambers  
505 S. Garey Avenue  
Pomona, CA 91766

Spanish translation is available at all public hearings if requested 72 hours in advance of meeting.

This location is in compliance with the Americans with Disabilities Act (ADA).

### Evaluation/Review and Comment

Citizens were given the opportunity to review and comment on the Draft CAPER from August 22, 2019 through September 9, 2019. The City published a public notice in the local newspaper informing interested persons about the CAPER review/comment period (see appendices for a copy of the public notice).

### Access to Information/Availability to the Public

As required by Federal regulations, the Consolidated Plan, the Annual Action Plan, the CAPER, and substantial amendments are made available at the following locations:

Pomona City Hall Departments

1. City Hall Clerk's Office – 2<sup>nd</sup> Floor
2. Neighborhood Services Department Counter – 1<sup>st</sup> Floor
3. City Website: [www.ci.pomona.ca.us/index.php/government/city-departments/community-development/housing](http://www.ci.pomona.ca.us/index.php/government/city-departments/community-development/housing)

### Written Comments

Public comments were solicited for the Draft Consolidated Plan through public notices for the public hearings. All comments were considered and submitted as part of the final Consolidated Plan.

### Substantial Amendments

Substantial amendments to the Consolidated Plan/Action Plan are defined as:

- Cancellation of an activity previously described in the Plans
- Undertaking an activity not previously described in the Plans
- Substantially changing the purpose, scope, location, or beneficiaries of an activity

A substantial change in funding is herein defined as any amendment that exceeds 50 percent of the project/activity award for that program year.

In the event that an amendment to the Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner:

- a. Publication of Information for 30-day Comment Period
- b. Adoption of change through public hearing process

### Technical Assistance

The City conducted two (2) technical assistance workshops during the development of the Consolidated Plan to assist agencies or City departments choosing to assist low-income persons develop proposals for the CDBG, HOME and ESG Programs.

The technical assistance included:

- Providing information on Federal programs, including the amount of Federal funds available
- A review of proposal guidelines and requirements for submission of proposals
- Answering questions regarding the Consolidated Plan Development process and/or the proposal process

### Complaints/Grievance Procedure

Citizens are encouraged to submit concerns or complaints in writing. All complaints should be submitted to:

City of Pomona  
Neighborhood Services Department  
Housing Division  
505 S. Garey Avenue  
Pomona, CA 91769.

During the actual development of the Consolidated Plan submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

### **EFFORTS TO PROVIDE CITIZENS NOTICE AND REASONABLE OPPORTUNITY TO COMMENT ON PERFORMANCE REPORTS**

To provide notice to citizens, the City published a Notice of a Public Hearing and 15-day comment period to receive comments on the performance report.

To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

## **CR – 45 COMMUNITY DEVELOPMENT BLOCK GRANT**

### **GOALS & STRATEGY**

The City has successfully continued to implement programs and activities to address the priority housing and community development needs identified in its Five-Year Consolidated Plan and FY 2018-2019 Annual Action Plan. The projects and activities funded through the City's allocation of Community Development Block Grant (CDBG) Program are consistent with the priorities, needs and goals outlined in the Consolidated Plan. The City funds programs to assist with affordable homeownership and home improvement, infrastructure and public facilities improvements serving low and moderate-income neighborhoods, as well as public service agencies to serve the low and moderate-income and special needs populations. The Consolidated Plan Table 1: Statement of Specific Annual Objectives in Relationship to 5-Yr Goals in Appendix A outlines, in summary form, the projects and activities funded during this fiscal year, as well as identify the progress made toward meeting the goals in the Five-Year Consolidated Plan.

### **CHANGES IN PROGRAM OBJECTIVES**

During FY 2018-2019, there were no changes in program objectives. The City continues to aggressively monitor performance indicators developed to assess whether or not changes in program objectives are necessary.

### **ASSESSMENT EFFORTS IN CARRYING OUT PLANNED ACTIONS**

The City of Pomona pursued all resources indicated in the Consolidated Plan. To date, the City has allocated all funding sources to complete programming as outlined in its Annual Action Plan. The City has provided all requested certifications in its Action Plan for consistency in HUD programs, in a fair and impartial manner for applications from other entities which it stated it would support and the City did not hinder Consolidated Plan implementation through either willful action or through inaction.

### **IMPACT ON IDENTIFIED NEEDS**

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

### **BARRIERS TO FULFILLING STRATEGIES**

The CDBG Program did not experience any major barriers to fulfilling the strategies identified in the FY 2018-2019 Annual Action Plan.



The greatest barrier to fulfilling strategies has been the lack of available private and public funds to address the demand. This includes, but is not limited to, for youth services, senior services, public infrastructure and facilities improvements, housing rehabilitation and lead-based paint remediation.

### **BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI)**

N/A – The City does not have any Brownfields.

### **BEDI ACCOMPLISHMENTS AND PROGRAM OUTCOMES**

N/A – The City does not have any Brownfields.

### **ECONOMIC DEVELOPMENT ACTIVITIES FOR LOW TO MODERATE-INCOME PERSONS**

Although the City does not utilize its CDBG monies to fund economic development activities, the City strongly supports economic development efforts through Business Assistance.

The City Manager's Office and the Deputy City Managers are responsible for providing business assistance and referrals to business owners looking to expand, locate, or improve their business in Pomona. Business assistance takes many forms – from providing basic information to referral to the appropriate financial/governmental institutions (e.g., Small Business Administration, HUD, Los Angeles CDC, Inland Valley Economic Development Corporation, and the Chamber of Commerce).

During FY 2011-2012, the City received authorization from HUD to establish the Business Assistance Program, funded under the Section 108 Loan Guarantee Program. In FY 2014-2015, two small businesses that received Section 108 Loans at below market rates to promote economic development for business expansion, job retention and job creation were in repayment phase. Each business received a loan in the amount of \$100,000, to be repaid annually over ten years.

Also the City is growing with new businesses and as with all new businesses, some have new hires and statistics which are still pending. Others are awaiting business licenses and are not yet operational. The City will be requesting information on the number of low-income hires.

## **LOW/MOD LIMITED CLIENTELE ACTIVITIES**

The City served limited clientele in the presumed eligible category in its homeless and battered women programs that were available citywide. CDBG public service subrecipient agencies and departments use a means test for households/persons who are not presumed eligible or must demonstrate a defined low-moderate income or proof of residency in a low-moderate area for area activities. All CDBG funds (100%) were used to benefit low to moderate-income persons.

## **PROGRAM INCOME**

As of June 30, 2018, Program Income in the amount of \$45,636 was derived from loan repayments under the CDBG Program. There was no income from the sale of real property or prior period adjustments. No loans were written off. There are no CDBG-funded parcels for sale and no lump sum draw down payments were made. Program income received was posted to the IDIS system and program income received from CDBG loan repayments was allocated to the Emergency Shelter Annex for facility improvements.

## **PRIOR PERIOD ADJUSTMENTS**

There were no disallowed costs or prior period adjustments during FY 18-19.

## **LOANS AND OTHER RECEIVABLES**

### ***CDBG Loans***

The two small businesses that received Section 108 Loans at below market rates are Freddie's Auto Repair and Village Car Wash. Each business received a loan in the amount of \$100,000, to be repaid annually over ten years.

There were no other loans for property acquired or rehabilitated using CDBG funds.

### ***HOME Loans***

Loans were made under the Homeowner Rehabilitation and First-time Homebuyer Programs. These were regular deferred loans. The City of Pomona does not use atypical loans or grant instruments or non-conforming loan guarantees.

### ***ESG Loans***

This category of reporting does not apply to any of the projects funded by ESG for this reporting period. No loans were made under the ESG Program.

## **LUMP SUM AGREEMENTS**

**There were no lump sum agreements or drawdowns during the reporting period.**

## **CDBG-FUNDED HOUSING REHABILITATION**

The following CDBG-funded housing improvement/rehabilitation activities were completed in FY 2018-2019 to preserve existing affordable housing stock. No other public or private funds were involved in these projects.

### **Housing Improvement Programs**

The Housing Improvement Program assists qualified homeowners with emergency health and safety repairs minor exterior improvements and roof repair or replacement. A maximum of \$5,000 may be granted to correct building code violations and make handicap modifications pursuant to ADA requirements; and up to \$10,000 maybe granted for roof repair or replacement. This program is funded by Community Development Block Grant Funds (CDBG). During FY 18-19 funding was limited to \$100,721, which rehabilitated 8 housing units.

<b>Activity</b>	<b>Accomplishment Data</b>	<b>CDBG Funding</b>
<b>Housing Improvement Program</b>	<b>8 housing units rehabilitated</b>	<b>\$ 60,343</b>

## **CR – 50: HOME PROGRAM**

### **HOME PROJECTS INSPECTED DURING FY 18-19 BASED ON SCHEDULE IN 92.504(D)**

The City of Pomona has seven (7) properties in its multi-unit rental HOME-assisted housing portfolio. Desk and on-site inspections were conducted for Park Avenue Supportive Housing Project in March 2019 and Prototypes Pomona Housing in April 2019. There were no negative findings/concerns. Based on supporting documentation presented the monitoring indicated that these agencies were in compliance with income and rent restrictions. Minor repairs were needed for a unit at the Park Avenue Supportive Housing Project, which the Tri-City Mental Health Center immediately corrected. Desk review and on-site monitoring was also conducted in April 2019 for HOME-assisted, privately-owned rental housing units located at: 1630-1636 Reservoir; 192 Pasadena; 463-467 San Francisco; and 1054 Pasadena. The monitoring indicated that the properties, totaling 26 HOME-assisted units, were in compliance with income and rent restriction. Minor repairs were also required, which were addressed by the property owners. TELACU La Esperanza is scheduled for monitoring in September 2019.

## **AFFIRMATIVE MARKETING EFFORTS FOR HOME UNITS**

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

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

Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market to the available housing without regard to: race, color, national origin, sex, religion, familial status, or disability. The City of Pomona's affirmative fair housing marketing procedures are as follows:


### **1. METHODS FOR INFORMING THE PUBLIC, OWNERS, POTENTIAL TENANTS AND HOMEBUYERS ABOUT FAIR HOUSING LAWS AND THE CITY'S AFFIRMATIVE MARKETING PLAN**

- A. The City of Pomona, Community Development Department Housing Division shall be responsible for implementing the City's Affirmative Fair Housing Marketing Plan.
- B. Recipients of CDBG and/or HOME funds shall be informed of the City's Affirmative Fair Housing Marketing Plan by having this policy referenced in the agreement with the City for the receipt of funds and making compliance with this plan a requirement for the duration of the agreement.
- C. The City shall continue to fund outside agencies to provide fair housing information/referral and case investigation services and tenant/landlord information/referral and mediation services.
- D. The City shall require its fair housing agency to develop an outreach plan each year, which will include advertisements in local newspapers, public service announcements, distribution of fair housing brochures at relevant events, community presentations, and other outreach activities to inform the community about fair housing rights and responsibilities.
- E. The City shall carry out an annual review to ensure that owners of CDBG and/or HOME funded housing are aware of and are complying with the City's Affirmative Fair Housing Marketing Plan.

- F. The City shall periodically post flyers, which describe fair housing laws and services, at the City hall information desk, which is open to the public.
- G. The Plan will be included as part of the City's Consolidated Plan One-Year Action Plan. Any changes or updates will be incorporated as part of the approval of the One-Year Action Plan which is subject to the public hearing procedure.

**2. DESCRIPTION OF WHAT ORGANIZATIONS AND THE CITY WILL DO TO AFFIRMATIVELY MARKET HOUSING ASSISTED WITH CDBG AND/OR HOME FUNDS**

It is the City of Pomona's policy to require that each agency administering a housing program or developing a housing project funded with CDBG and/or HOME funds:

- A. Use the "Equal Housing Opportunity" logotype  or slogan on all correspondence and advertising.
- B. Announce the housing opportunity in at least two of the local publications, such as Inland Valley Daily Bulletin, Pomona Pastime, La Voz, and and/or television stations (English and Spanish); and other types of media including publications of limited circulation such as neighborhood-oriented newspapers, religious publications, and publications of local real estate industry groups. If the project funded by CDBG or HOME is a special needs project which caters to certain population, the agency receiving funding must announce the housing opportunity at the location(s) or publications that serve the specific clientele.
- C. Provide written information about the Fair Housing Laws and Fair Housing brochures to sponsors of housing projects and to potential clients.
- D. Circulate flyers to City hall information desk, senior center, parks and recreation centers, local nonprofit agencies, libraries, religious assemblies and neighborhood assemblies to advertise housing opportunities at least six weeks prior to the opening of any waiting lists.
- E. Use affirmative fair housing marketing practices in soliciting renters or buyers, in determining their eligibility, and concluding all transactions.

- F. Relationship Building-Community Based Organizations/Referral Agencies: The organization must also develop strategic relationships with community based organizations and referral agencies to provide fair housing opportunities. The relationship building shall consist of:
- Developing close relationships with local and regional agencies.
  - Attending local community events, fairs and/or meetings.
  - Making client referrals as appropriate.

**The City of Pomona shall carry out the following:**

- A. Post flyers of upcoming housing opportunities at the City Hall information desk, parks and recreation centers, and the library. Post fair housing flyers at the Housing Division in the City Hall. Advertise the housing opportunities in the local publications and in the utility bills.
- B. Maintain and make available to interested parties a listing of the affordable housing stock, funded through the CDBG and/or HOME Programs, which includes information about whom to contact regarding the availability of housing and the estimated month and year (if known) when applications will be accepted from prospective new tenants.
- C. Require the participating lenders for the First-Time Homebuyer Mortgage Assistance Program to post Fair Housing Posters at the offices and provide Fair Housing Brochures to potential clients.

**HOME PROGRAM INCOME USED FOR PROJECTS DURING FY 18-19**

There was a total of \$12,049 in HOME Program Income used during FY 18-19 which were utilized for single family rehabilitation. This partially assisted two (2) homeowners.

**ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

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

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



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**CR – 55: HOPWA****HOPWA ASSISTANCE**

N/A – The City does not receive HOPWA funding.

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**CR – 60: ESG SUBRECIPIENTS****ESG SUBRECIPIENT INFORMATION**Basic Grant Information

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

ESG Contact Name

Prefix	Ms.
First Name	Beverly
Last Name	Johnson
Suffix	
Title	Housing Services Manager

ESG Contact Address

Street Address 1	505 S. Garey Avenue
Street Address 2	
City	Pomona
State	CA
Zip Code	91769
Phone Number	909-620-2433
Extension	
Fax Number	909-620-4567
Email Address	<a href="mailto:Beverly_Johnson@ci.pomona.ca.us">Beverly_Johnson@ci.pomona.ca.us</a>

ESG Secondary Contact

Prefix	Mrs.
First Name	Donyielle
Last Name	Holley
Suffix	
Title	Housing Programs Supervisor
Phone Number	909-620-2571
Extension	
Email Address	<a href="mailto:Donyielle_Holley@ci.pomona.ca.us">Donyielle_Holley@ci.pomona.ca.us</a>

## ESG REPORTING PERIOD

The ESG reporting period for this CAPER and all Subrecipients is July 1, 2018 – June 30, 2019.

## ESG SUBRECIPIENT FORM FOR ADDITIONAL INFO (See the following page)

Subrecipient or Contractor Name: Volunteers of America of Los Angeles  
City: Los Angeles  
State: United States  
Zip Code: 90010  
DUNS Number: 07-2926041  
Is subrecipient a VAWA-DV provider:  
Subrecipient Organization Type: Non-Profit  
ESG Subgrant or Contract Award Amount: Emergency Shelter \$189,412

## CR – 65: ESG PERSONS ASSISTED

### NUMBER OF PERSONS SERVED FOR SHELTER ACTIVITIES

Number of Persons in Households	Total
Adults	231
Children	0
Don't Know/Refused	0
Missing Information	0
<b>Total</b>	<b>231</b>

### TOTAL NUMBER OF PERSONS SERVED WITH ESG FUNDS

Number of Persons in Households	Total
Adults	231
Children	0
Don't Know/Refused	0
Missing Information	0
<b>Total</b>	<b>231</b>

## GENDER – FOR ALL ESG BENEFICIARIES

Number of Persons in Households	Total
Male	142
Female	88
Transgender	1
Unknown	0
<b>Total</b>	<b>231</b>

## AGE – FOR ALL ESG BENEFICIARIES

Number of Persons in Households	Total
Under 18	0
18-24	14
25-34	32
35-44	36
45-54	57
55-61	60
62+	32
Don't Know/Refused	0
Missing Info	0
<b>Total</b>	<b>231</b>

## SPECIAL POPULATIONS SERVED (*PENDING DATA*)

### Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	0	0	10	10
Victims of Domestic Violence	0	0	62	62
Elderly	0	0	32	32
HIV/AIDS	0	0	6	6
Chronically Homeless	0	0	106	106

<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	115	115
Chronic Substance Abuse	0	0	33	33
Other Disability	0	0	98	98
<b>Total (unduplicated if possible)</b>	<b>0</b>	<b>0</b>	<b>462</b>	<b>462</b>

#### CR – 70: ESG SHELTER ASSISTANCE PROVIDED

##### SHELTER UTILIZATION

Number of New Units – Rehabbed	pending
Number of New Units – Conversion	pending
Total Number of bed - nights available	pending
Total Number of bed - nights provided	pending
Capacity Utilization	pending

#### CR – 75: ESG EXPENDITURES

##### ESG EXPENDITURES FOR EMERGENCY SHELTER

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Essential Services			0
Operations			\$180,374
Renovation			0
Major Rehab			0
Conversion			0
<b>Subtotal</b>			0

##### OTHER GRANT EXPENDITURES

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Street Outreach ESG			0
HMIS			\$58,916
Administration			\$13,596

### TOTAL ESG GRANT FUNDS EXPENDED

Total ESG Funds Expended	FY 2016	FY 2017	FY 2018
			\$252,886

### MATCHING FUNDS- WAITING ON FINAL NUMBERS

	FY 2016	FY 2017	FY 2018
Other Non-ESG HUD Funds			pending
Other Federal Funds			pending
State Government			pending
Local Government			pending
Private Funds			pending
Other			pending
Fees			pending
Program Income			pending
<b>Total Match Amount</b>			pending

### TOTAL OF ALL SOURCES OF FUNDS EXPENDED ON ESG ACTIVITIES

Total Amount of Funds Expended on ESG Activities	FY 2016	FY 2017	FY 2018
			pending

## COMBINED PUBLIC NOTICE



### CITY OF POMONA

#### 10-DAY NOTICE OF PUBLIC HEARING AND NOTICE OF A 15-DAY PUBLIC COMMENT PERIOD

#### **THIS IS A NOTICE OF A PUBLIC HEARING AND NOTICE OF A 15-DAY PUBLIC COMMENT PERIOD FOR THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) COVERING FISCAL YEAR 2018-2019**

Notice is hereby given that the City of Pomona's Neighborhood Services Department has completed the Consolidated Annual Performance Evaluation Report (CAPER) for fiscal year 2018-2019, which covers July 1, 2018 through June 30, 2019. The CAPER outlines the City's overall use of Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME) and Emergency Solutions Grant (ESG) funds received from the Department of Housing and Urban Development (HUD) to meet housing and community development needs outlined in the Consolidated Plan. The City's overall objective in the CDBG and HOME programs are the development of viable communities by providing decent housing, a suitable living environment and expansion of economic opportunities primarily for low to moderate income persons. The overall objective of the ESG program is to provide shelter, essential services and homeless prevention services to the homeless.

All persons interested in **reviewing** the DRAFT CAPER may inspect copies online by following the link at [www.ci.pomona.ca.us/index.php/government/city-departments/community-development/housing](http://www.ci.pomona.ca.us/index.php/government/city-departments/community-development/housing) beginning Thursday, August 22, 2019 through Monday, September 9, 2019 at the following locations:

1. City of Pomona City Hall Offices, 505 S. Garey Ave, Pomona, CA 91766 during the following hours: Monday through Thursday 7:30 am – 6:00 pm, at the following locations:
2. Neighborhood Services Department – Housing Division Counter, 1<sup>st</sup> floor

All persons interested in **commenting** on the DRAFT CAPER are invited to attend a public hearing on Monday, September 9, 2019 at 7:00 p.m. to be held in the City Council Chambers. The Chambers are accessible to the disabled. In compliance with the Citizen Participation Plan and the American with Disabilities Act (ADA), if you require special assistance, please contact Isabel Abundis at 909-620-3772, or Veronica at 909-620-2467 at least 72 hours prior to the meeting to ensure that the City can work with you to make reasonable accommodations.



Non-English speaking persons or persons with Limited English Proficiency contact Isabel Abundis at (909) 620-3772 or [Isabel\\_abundis@ci.pomona.ca.us](mailto:Isabel_abundis@ci.pomona.ca.us) for assistance or to access documents in another language.

Written comments or questions regarding the CAPER may be directed to Beverly Johnson, Housing Services Manager, 505 S. Garey Avenue, Pomona, CA 91766 or by phone at (909) 620-2433. Comments on the CAPER will be accepted through Monday, September 9, 2019.

**Published Thursday, August 22, 2019**

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## **APPENDIX A: TABLE 1 – STATEMENT OF SPECIFIC ANNUAL OBJECTIVES & RELATIONSHIP TO 5-YEAR GOALS**

- Statement of Specific Annual Objectives & Relationship to 5-Year Goals

## **APPENDIX B: REQUIRED REPORTS**

- Integrated Disbursement & Information System (IDIS) Financial Summary Report (PR26)

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Goals	Specific Annual Objectives (Outcome/Objective)	Eligible Activity	Priority Need Level (High, Medium, Low)	Source of Funds	2018-2019 Funding Amount / re-allocation	Amount Expended	Performance Indicators	Year	Expected Number	Actual Number
DH-1: Availability/Accessibility of Decent Housing										
DH-1.1	Availability/Accessibility to Decent Housing by providing housing counseling activities that assist low to moderate income persons resolve tenant/landlord disputes.	Fair Housing (Public Service)	High	CDBG	\$20,000	\$20,000	Number of persons served	2018	500	195
								2019	500	
								2020	500	
								2021	500	
								2022	500	
DH-1.2	Availability/Accessibility to Decent Housing by working with CHDOs to produce housing units for low to moderate income persons.	CHDO Set-Aside	High	HOME	\$231,891	\$83,368 awarded to CHDO for acquisition & rehab for sale housing	Number of units assisted	2018	8	1
								2019	2	
								2020	1	
								2021	1	
								2022	1	
DH-1.3	Availability/Accessibility to Decent Housing by preserving existing housing stock through homeowner housing rehabilitation.	Homeowner Rehabilitation Loan Program	High	HOME	\$908,670	\$121,937	Number of units rehabilitated	2018	8	4
								2019	4	
								2020	4	
								2021	4	
								2022	4	
DH-1.4	Availability/Accessibility to Decent Housing by preserving at-risk housing through homeowner rehabilitation.	Homeowner Rehabilitation Loan Program	High	CalHOME (State)	\$228,802	\$32,368	Number of units rehabilitated	2018	0	2
								2019	0	
								2020	0	
								2021	0	
								2022	0	
DH-1.5	Availability/Accessibility to Decent Housing through homebuyer assistance.	Mortgage Assistance Program	High	CalHOME (State)	\$0	\$60,000	Number of households assisted	2018	0	1
								2019	0	
								2020	0	
								2021	0	
								2022	0	
DH-1.6	Provide Affordability to Decent Housing by preserving the affordable rental housing stock for low to moderate income persons.	Rental Housing Rehabilitation	Medium	HOME	\$0	\$0	Number of units rehabilitated	2018	0	0
								2019	0	
								2020	0	
								2021	0	
								2022	0	
DH-1.7	Availability/Accessibility to Decent Housing by preserving existing housing stock through Lead and other Health Hazard mitigation and education.	Lead Hazard Control and Healthy Homes Grant Program	Medium	Lead Hazard Control Grant (HUD)	\$787,805	\$425,870	Number of units rehabilitated	2018	24	61
								2019	40	
								2020	8	
								2021	0	
								2022	0	

[illegible]

## DH-2: Affordability of Decent Housing

[illegible]

DH-2.7	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low to moderate income persons.	Rental Assistance	High	Sec 8, FSS,VASH	\$11,796,478	pending	Number of households assisted	2018	939	913
								2019	903	
								2020	903	
								2021	903	
								2022	903	
DH-2.8	Provide Affordability to Decent Housing by providing rental assistance and supportive services to low to moderate income persons.	Rental Assistance	High	CoC -PSH (Permanent Supportive Housing)	\$1,082,287	\$1,082,287	Number of households assisted	2018	80	153
								2019	80	
								2020	80	
								2021	80	
								2022	80	
DH-3: Sustainability of Decent Housing										
DH-3.1	Provide Sustainability of Decent Housing through Code Enforcement targeted at eliminating slum and blight in specific neighborhoods/areas.	Code Enforcement	High	CDBG	\$400,000	pending	Number of units inspected	2018	400	1,976
								2019	400	
								2020	400	
								2021	400	
								2022	200	
DH-3.2	Provide Sustainability of Decent Housing by preserving and restoring properties of special historic value for low to moderate income households	Historic Preservation	Medium	CDBG	\$0	\$0	Number of housing units assisted	2018	0	0
								2019	0	
								2020	0	
								2021	0	
								2022	0	
SL-1: Availability/Accessibility of Suitable Living Environment										
SL-1.1	Availability/Accessibility to a Suitable Living Environment through public services that benefit low to moderate income persons throughout the City.	Public Services	High	CDBG	\$217,201	pending	Number of persons served	2018	1000	1,736
								2019	1000	
								2020	1000	
								2021	1000	
								2022	1000	
SL-1.4	Availability/Accessibility to a Suitable Living Environment by improving public infrastructure to benefit low to moderate income persons.	Infrastructure Improvements	High	CDBG	\$779,520	pending	Number of projects/# of persons in area	2018	1	pending
								2019	1	
								2020	1	
								2021	1	
								2022	1	
SL-1.5	Availability/Accessibility to a Suitable Living Environment by providing emergency shelter operations to homeless low to moderate income persons.	Emergency Shelter	High	ESG	\$209,457	\$180,374	Number of persons served	2018	175	213
								2019	175	
								2020	175	
								2021	175	
								2022	175	

SL-1.6	Availability/Accessibility to a Suitable Living Environment by providing essential services to homeless low to moderate income persons.	Street Outreach	High	ESG	\$0	\$0	Number of persons served	2018	0	0
								2019	0	
								2020	0	
								2021	0	
								2022	0	
SL-1.7	Availability/Accessibility to a Suitable Living Environ by improving Parks and Facilities.	Facility/Park Improvements	High	CDBG	\$0	\$0	Number of projects	2018	0	0
								2019	1	
								2020	1	
								2021	1	
								2022	1	
SL-2: Affordability of Suitable Living Environment										
SL-2.1	Provide Affordability to for a Suitable Living Environment by providing housing services, including housing counseling and case management in conjunction with HOME funded Programs.	Housing Services	High	CDBG	\$404,569	pending	Number of households counseled	2018	75	481
								2019	75	
								2020	75	
								2021	75	
								2022	75	
SL-3: Sustainability of Suitable Living Environment										
SL-3.1	Provide Sustainability of a Suitable Living Environment through a Community Policing Program aimed at reducing crime and improving living environments Citywide.	Community Policing (Public Service)	High	CDBG	\$77,883	\$77,883	Number of persons served	2018	10000	101,200
								2019	10000	
								2020	10000	
								2021	10000	
								2022	10000	
EO-2: Affordability of Economic Opportunities										
EO-2.1	Affordability of Economic Opportunities by repayment of a Section 108 Loan used to assist businesses.	Business Assistance	High	CDBG	\$10,700	\$10,700	N/A	2018	N/A	N/A; Section 108 Loan Payment
								2019	N/A	N/A; Section 108 Loan Payment
								2020	N/A	N/A; Section 108 Loan Payment
								2022	N/A	N/A; Section 108 Loan Payment
								2017	N/A	N/A; Section 108 Loan Payment





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2018  
POMONA , CA

DATE: 08-22-19  
TIME: 15:21  
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	2,167,226.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	29,887.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,197,113.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,032,190.87
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,032,190.87
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	402,131.65
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,434,322.52
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	762,790.48

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,032,190.87
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,032,190.87
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	186,899.66
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	186,899.66
32 ENTITLEMENT GRANT	2,167,226.00
33 PRIOR YEAR PROGRAM INCOME	182,161.42
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,349,387.42
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	7.96%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	402,131.65
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	402,131.65
42 ENTITLEMENT GRANT	2,167,226.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,167,226.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.56%



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TIME: 15:21  
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	38	2012	6241615	2018 - Public Facilities Improvement: CSC Emergency Shelter Parking Annex	03C	LMC	\$150,000.00
					03C	Matrix Code	\$150,000.00
2016	30	1907	6218239	Alley Improvements (Citywide)	03K	LMA	\$1,840.19
2016	30	1907	6278615	Alley Improvements (Citywide)	03K	LMA	\$9,028.91
2017	25	1923	6218239	Alley Improvements 2017	03K	LMA	\$701.60
2017	25	1923	6278615	Alley Improvements 2017	03K	LMA	\$1,586.78
2018	27	2001	6278615	Street Improvements (2018)	03K	LMA	\$1,992.42
					03K	Matrix Code	\$15,149.90
2017	24	1955	6218239	PW: ADA Path of Travel (2017)	03L	LMA	\$1,975.21
2017	24	1955	6278615	PW: ADA Path of Travel (2017)	03L	LMA	\$1,952.38
					03L	Matrix Code	\$3,927.59
2018	3	1977	6219331	Assistance League Operation Bell (2018)	05D	LMC	\$3,065.44
2018	3	1977	6241532	Assistance League Operation Bell (2018)	05D	LMC	\$2,627.52
2018	5	1979	6241532	Claremont AfterSchool Program:PASS (2018)	05D	LMC	\$5,000.00
2018	10	1984	6219331	Lincoln Avenue Church: After School Program (2018)	05D	LMC	\$1,600.50
2018	10	1984	6241532	Lincoln Avenue Church: After School Program (2018)	05D	LMC	\$1,430.00
2018	11	1985	6241532	Pomona Hope - Year-Round with Pomona Hope (2018)	05D	LMC	\$4,000.00
2018	12	1986	6241532	Pomona Unified School District: JROTC Leadership Program (2018)	05D	LMC	\$3,570.37
2018	13	1987	6219331	CS: Youth Employment (2018)	05D	LMC	\$2,486.27
2018	13	1987	6241532	CS: Youth Employment (2018)	05D	LMC	\$2,912.90
2018	14	1988	6219331	CS: Youth Orchestra Program - Philadelphia (2018)	05D	LMC	\$2,588.91
2018	14	1988	6241532	CS: Youth Orchestra Program - Philadelphia (2018)	05D	LMC	\$1,884.10
2018	15	1989	6219331	CS:D1-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,142.03
2018	15	1989	6241532	CS:D1-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$10,089.76
2018	16	1990	6219331	CS: D2-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,941.70
2018	16	1990	6241532	CS: D2-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$7,466.59
2018	17	1991	6219331	CS:D3-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,778.40
2018	17	1991	6241532	CS:D3-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$408.56
2018	18	1992	6219331	CS:D4-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,679.23
2018	18	1992	6241532	CS:D4-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$1,215.43
2018	19	1993	6219331	CS:D5-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,113.99
2018	19	1993	6241532	CS:D5-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$6,027.31
2018	20	1994	6219331	CS:D6-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,058.97
2018	20	1994	6241532	CS:D6-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$6,150.85
					05D	Matrix Code	\$86,238.83
2018	22	1996	6219331	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$30,485.49
2018	22	1996	6241532	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$25,209.79
2018	22	1996	6279349	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$22,187.72
					05I	Matrix Code	\$77,883.00
2018	6	1980	6241532	Fair Housing Services - Housing Rights Services (2018)	05J	LMC	\$12,204.42
2018	7	1981	6241532	Fair Housing Services - Inland Fair Housing Board (2018)	05J	LMC	\$3,287.01
					05J	Matrix Code	\$15,491.43
2018	2	1975	6219331	Assistance League Dental Center (2018)	05M	LMC	\$1,260.00
2018	2	1975	6241532	Assistance League Dental Center (2018)	05M	LMC	\$2,100.00
					05M	Matrix Code	\$3,360.00



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DATE: 08-22-19  
TIME: 15:21  
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	9	1983	6219331	Inland Valley Hope Partners - Betta Food Center (2018)	05W	LMC	\$1,963.20
2018	9	1983	6241532	Inland Valley Hope Partners - Betta Food Center (2018)	05W	LMC	\$1,963.20
					05W	Matrix Code	\$3,926.40
2018	23	1969	6219685	H.I.P. - Bascom, Thomas & Michelle	14A	LMH	\$4,800.00
2018	23	1970	6219685	H.I.P. - Roldan, Moises & Soledad	14A	LMH	\$5,000.00
2018	23	1971	6219685	H.I.P. - Brown, Betty	14A	LMH	\$5,000.00
2018	23	1973	6219685	H.I.P. - Uiagalelei, David & Tulei	14A	LMH	\$6,950.00
2018	23	1974	6219685	H.I.P. - Jacobs, Elmer & Rachel	14A	LMH	\$5,000.00
2018	23	2009	6219685	H.I.P. - Rose, Annette	14A	LMH	\$4,895.00
					14A	Matrix Code	\$31,645.00
2018	35	2002	6219331	CDBG Lead Services (2018)	14I	LMH	\$275.00
2018	35	2002	6279349	CDBG Lead Services (2018)	14I	LMH	\$340.00
					14I	Matrix Code	\$615.00
2018	24	1997	6219331	Housing Services (2018)	14J	LMH	\$102,657.94
2018	24	1997	6241532	Housing Services (2018)	14J	LMH	\$61,712.15
2018	24	1997	6279349	Housing Services (2018)	14J	LMH	\$121,758.22
					14J	Matrix Code	\$286,128.31
2018	25	1998	6219331	Code Enforcement (2018)	15	LMA	\$62,484.04
2018	25	1998	6241532	Code Enforcement (2018)	15	LMA	\$54,833.48
2018	25	1998	6279349	Code Enforcement (2018)	15	LMA	\$240,507.89
					15	Matrix Code	\$357,825.41
Total							\$1,032,190.87

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	1977	6219331	Assistance League Operation Bell (2018)	05D	LMC	\$3,065.44
2018	3	1977	6241532	Assistance League Operation Bell (2018)	05D	LMC	\$2,627.52
2018	5	1979	6241532	Claremont AfterSchool Program:PASS (2018)	05D	LMC	\$5,000.00
2018	10	1984	6219331	Lincoln Avenue Church: After School Program (2018)	05D	LMC	\$1,600.50
2018	10	1984	6241532	Lincoln Avenue Church: After School Program (2018)	05D	LMC	\$1,430.00
2018	11	1985	6241532	Pomona Hope - Year-Round with Pomona Hope (2018)	05D	LMC	\$4,000.00
2018	12	1986	6241532	Pomona Unified School District: JROTC Leadership Program (2018)	05D	LMC	\$3,570.37
2018	13	1987	6219331	CS: Youth Employment (2018)	05D	LMC	\$2,486.27
2018	13	1987	6241532	CS: Youth Employment (2018)	05D	LMC	\$2,912.90
2018	14	1988	6219331	CS: Youth Orchestra Program - Philadelphia (2018)	05D	LMC	\$2,588.91
2018	14	1988	6241532	CS: Youth Orchestra Program - Philadelphia (2018)	05D	LMC	\$1,884.10
2018	15	1989	6219331	CS:D1-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,142.03
2018	15	1989	6241532	CS:D1-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$10,089.76
2018	16	1990	6219331	CS: D2-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,941.70
2018	16	1990	6241532	CS: D2-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$7,466.59
2018	17	1991	6219331	CS:D3-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,778.40
2018	17	1991	6241532	CS:D3-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$408.56
2018	18	1992	6219331	CS:D4-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$2,679.23
2018	18	1992	6241532	CS:D4-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$1,215.43
2018	19	1993	6219331	CS:D5-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,113.99
2018	19	1993	6241532	CS:D5-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$6,027.31
2018	20	1994	6219331	CS:D6-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$5,058.97
2018	20	1994	6241532	CS:D6-After School Rec. & Athletics & Arts Program (2018)	05D	LMC	\$6,150.85
					05D	Matrix Code	\$86,238.83
2018	22	1996	6219331	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$30,485.49
2018	22	1996	6241532	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$25,209.79
2018	22	1996	6279349	PD: Community Problem Oriented Policing (2018)	05I	LMA	\$22,187.72
					05I	Matrix Code	\$77,883.00

