

DRAFT



2026-2027 ANNUAL ACTION PLAN

PRESENTED TO:

U.S. DEPARTMENT OF HOUSING & URBAN
DEVELOPMENT

PREPARED BY:

BEVERLY JOHNSON,
NEIGHBORHOOD SERVICES DIRECTOR

MARIA SIACUNCO,
HOUSING SERVICES MANAGER

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I. THE PROCESS

AP-05 EXECUTIVE SUMMARY – 24 CFR 91.200(c), 91.220(b)

1. INTRODUCTION

The City of Pomona's Fourth Year Action Plan for Fiscal Year FY 2026-2027 includes the activities the City will undertake to address its priority needs and local objectives as outlined in the approved 2023-2028 Consolidated Plan. These activities will be addressed using funds received for the FY 2026-2027 program year under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. This Action Plan is a yearly funding plan.

The primary purpose of CDBG funds is to benefit persons who earn less than 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate income areas were determined by the 2020 Census.

CDBG eligible activities include but are not limited to:

- Public Service Activities
- Infrastructure Improvements
- Park Improvements
- Code Enforcement
- Housing Improvement Programs

HOME funds are used for the preservation and creation of affordable housing. Eligible activities include:

- Single-Family Housing Rehabilitation
- Multi-Family Housing Rehabilitation
- First-Time Home Buyer Programs
- Tenant-Based Rental Assistance
- Development of Affordable Housing

ESG funds will be used to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS, as well as administrative activities.

Activities detailed in the Plan will meet one of the following objectives:

- Benefits extremely low-income persons
- Aid in the prevention or elimination of slums or blight
- Meet community development needs having a particular urgency
- Create or preserve affordable housing

- Provide services, shelter, and housing assistance to the homeless and support data collection, recordkeeping, input and management into the Homeless Management Information System (HMIS)

2. SUMMARY OF GOALS, OBJECTIVES AND OUTCOMES

The 2023-2028 Consolidated Plan coincides with HUD's goals to: 1) ensure decent housing; 2) create a suitable living environment; and 3) expand economic opportunities. It further outlines the City's planned goals, objectives and outcomes to meet priority needs. A summary of the City's specific goals, objectives and outcomes are:

GOAL 1: PROMOTE FAIR HOUSING OPPORTUNITY

Objective 1: Further Fair Housing Efforts

Outcome: Availability/affordability/accessibility of decent housing for low-income persons

GOAL 2: EXPAND AFFORDABLE HOUSING SUPPLY

Objective 1: Increase affordable housing opportunities through CHDOs

Outcome: Affordability of decent housing to low-income persons

Objective 2: Increase affordable housing opportunities to first-time homebuyers

Outcome: Affordability of decent housing to low-income persons

Objective 3: Increase the supply of affordable housing through acquisition and rehabilitation

Outcome: Availability/accessibility of decent housing to low-income persons

GOAL 3: CREATE AND PRESERVE AFFORDABLE HOUSING

Objective 1: Preserve existing housing stock through single-family housing rehabilitation

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 2: Preserve at-risk housing stock through Mobile Home Rehabilitation

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 3: Preserve rental housing stock through multi-family housing rehabilitation

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 4: Increase affordable rental housing opportunities through rental assistance

Outcome: Affordability of decent housing to low-income persons

Objective 5: Reduce the number of housing units with lead-based paint and other housing hazards

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 6: Improve access to housing through housing services and counseling

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

GOAL 4: SUPPORT HOMELESS SERVICES ACTIVITIES

Objective 1: Increase access to permanent housing for the homeless through rapid re- housing

Outcome: Availability/accessibility of decent housing to low-income persons

Objective 2: Increase access to housing through rental assistance/homeless prevention activities

Outcome: Availability/accessibility of decent housing for low-income persons

Objective 3: Record homeless statistical data (HMIS)

Outcome: Availability/accessibility of data on suitable living environment for low-income persons

Objective 4: Improve access to homeless essential services through street outreach

Outcome: Availability/accessibility of services for a suitable living environment for low- income persons

Objective 5: Encourage linkage of emergency shelters to permanent housing

Outcome: Availability/accessibility of shelter services for a suitable living environment for low- income persons

GOAL 5: PLANNING AND PROGRAM ADMINISTRATION

Objective 1: Provide administration/management of grant funds and program delivery

Outcome: Availability/accessibility of services for a suitable living environment

GOAL 6: NEIGHBORHOOD PRESERVATION AND ELIMINATE BLIGHTED CONDITIONS

Objective 1: Restore and preserve properties of special historic value

Outcome: Sustainability of decent housing for low-income persons

Objective 2: Conduct code enforcement in targeted areas to prevent slum/blighted conditions

Outcome: Sustainability of decent housing to low-income persons

GOAL 7: SUPPORT ACTIVITIES THAT ASSIST WITH BASIC NEEDS AND PROVIDE QUALITY SERVICES

Objective 1: Provide a range of public services for low- and moderate-income residents, including essential services, homeless prevention initiatives, fair housing programs, recreational opportunities, and more

Outcome: Availability/accessibility of services for a suitable living environment for low- income people

GOAL 8: IMPROVE INFRASTRUCTURE AND PUBLIC FACILITIES

Objective 1: Improve overall infrastructure of low-to-moderate income neighborhoods

Outcome: Availability/accessibility of improved public infrastructure for a suitable living environment for low-income persons

Objective 2: Improve recreational and community facilities located in low-to-moderate income neighborhoods

Outcome: Availability/accessibility of improved parks/neighborhood facilities for a suitable living environment for low-income persons

Objective 3: Improve ADA accessibility throughout the City

Outcome: Availability/accessibility of improved ADA access for a suitable living environment for low-income persons

Objective 4: Improve access to public services for special needs and at-risk population

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

GOAL 9: EXPAND ECONOMIC OPPORTUNITIES/ EMPLOYMENT TRAINING

Objective 1: Increase economic opportunities that create or expand job opportunities

Outcome: Affordability of economic opportunities of jobs for low-income persons

SEE APPENDIX B: SUMMARY OF ANNUAL GOALS AND OBJECTIVES FOR DETAILED INFORMATION ON ACTIVITIES, PROPOSED FUNDING AND PLANNED OUTCOMES

3. EVALUATION OF PAST PERFORMANCE

The City of Pomona is in the fourth year of its current 2023-2028 Consolidated Plan period. It has maximized resources to meet priority community development, and housing needs to ensure decent housing, a suitable living environment, and economic opportunities. During FY 24-25, the City achieved the following, which can be found in the 24-25 CAPER online at the City's website: <https://bit.ly/CDBGPomona>. The FY 25-26 CAPER is still underway.

Housing

- 9 single-family homes were rehabilitated through the Housing Rehabilitation Program utilizing HOME funds.
- 15 homes were rehabilitated through CDBG funds allocated for Housing Improvement Program that included Emergency Repair and Facade Improvements.
- 209 households were assisted through CDBG funds allocated to Fair Housing services.
- 2 first-time homebuyers were provided homeownership assistance (down-payment and/or closing costs) utilizing HOME funds.
- 2 first-time homebuyers were provided homeownership assistance (down-payment and/or closing costs) utilizing CalHOME funds.

Homelessness

- 36 eligible persons were served during FY 2024-2025, with \$102,972 in ESG funds. Funded categories included emergency shelter operations and homeless management information systems.

Public Services

- Over 942 persons were provided public services, including youth services for tutoring, after-school activities, sports programs, dental assistance, outdoor programs, JROTC activities, music program, homeless prevention services and fair housing services.
- Over 27,800 households were reached through social media platforms to collect input on the community needs survey to develop the FY 2026-2027 Annual Action Plan activities. The City received 340 survey responses.

Community Development

- 1,923 residential housing unit inspections for health and safety violations were conducted through the City's Code Enforcement Division.

The City continues to carry out its programs as identified in its approved Consolidated Plan. To date, the City has allocated all funding sources to complete programming outlined in annual Action Plans. The City has provided all requested certifications as required by HUD and has been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

The following summarizes the City's efforts for Citizen Participation and Consultation Process:

Action Plan Development: Citizens were invited to provide input into developing the Action Plan, including identifying priority needs and setting goals and objectives, through the following mechanisms: virtual and in-person community meetings/stakeholder focus groups, community needs surveys, request for funding proposals (RFPs), public comment period, and public hearing process.

Citizen and stakeholder participation in developing the Action Plan was achieved through the use of social media platforms to share informational flyers and videos announcing virtual and in-person community meeting dates, and requesting input through a Community Needs Survey. In addition, English and Spanish surveys were distributed to more than thirteen community service centers and were made available online on the City's website. Surveys and meeting information were also available at the City Hall Housing counter and at all Action Plan-related community meetings. The Community Needs Survey was available online beginning June 2, 2025. The final due date for submission of both online and paper surveys was December 31, 2025. As a result of the outreach efforts, the city received 340 surveys.

Access to Information/Availability to the Public: As required by Federal regulations, the Annual Action Plan was made available at the following locations: Neighborhood Services Department – Housing Services Division- 1st Floor; and the City of Pomona Website.

Evaluation/Review and Comment: Citizens were given the opportunity to review and comment on the Draft One-Year Action Plan between May 14, 2026 and June 15, 2026. The City published

a public notice in the local newspaper informing interested persons about the Action Plan review/comment period.

Public Hearings and/or Meetings: Public hearings provide significant citizen input on proposed programs and activities. A public hearing was held on June 15, 2026, to address housing and community development needs.

Public Notification: To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, notices were published in a local newspaper of general circulation at least thirty (30) days prior to the date of public hearing.

SEE APPENDIX A: CITIZEN PARTICIPATION COMMENTS AND APPENDIX B: PUBLIC NOTICES, SUMMARY OF ANNUAL GOALS & OBJECTIVES, & SURVEY RESULTS

5. SUMMARY OF PUBLIC COMMENTS

The Action Plan was developed with full consideration of public comments, detailed in Appendix A. These comments, gathered from the community needs survey, community meetings, a public hearing on June 15, 2026, and the 30-day comment period, represent vital citizen and stakeholder feedback. High-priority needs identified, particularly concerning eligible CDBG, HOME, and ESG Program activities, have been integrated into the Annual Action Plan.

SEE APPENDIX A: CITIZEN PARTICIPATION COMMENTS AND APPENDIX B: PUBLIC NOTICES, SUMMARY OF ANNUAL GOALS & OBJECTIVES, & SURVEY RESULTS

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All comments were accepted and included in the Annual Action Plan. Based on priority needs, stakeholder feedback, and funding availability, activities mentioned in the comments were considered for funding.

7. SUMMARY

In conclusion, the Citizen Participation component of the Annual Action Plan requires primary outreach to citizens and other stakeholders. The City of Pomona makes every effort to reach the greatest number of people possible to solicit input on community development and housing needs. All public comments received have been incorporated into the development of the FY 2026-2027 Annual Action Plan.

PR-05 LEAD & RESPONSIBLE AGENCIES – 24 CFR 91.200(b)**1. AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN**

A completed Consolidated Plan and Annual Action Plan describes the lead agency responsible for overseeing the development and implementation of the plan, as well as agencies, groups and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The City of Pomona’s Neighborhood Services Department – Housing Services Division is the lead agency in the development and implementation of the Consolidated Plan.

Agency Role	Name	Department/Agency
CDBG Administrator	POMONA	City of Pomona, Neighborhood Services Dept.
HOME Administrator	POMONA	City of Pomona, Neighborhood Services Dept.
ESG Administrator	POMONA	City of Pomona, Neighborhood Services Dept.

Table 1 – Responsible Agencies

2. CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

Maria Siacunco, Housing Services Manager
City of Pomona
Neighborhood Services Department, Housing Services Division
505 S. Garey Avenue, Pomona, CA 91766
Phone: (909) 620-3789

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)**1. INTRODUCTION**

The City of Pomona's Annual Action Plan results from consultation with a broad spectrum of public and private agencies. During the pre-submission phase, the City consulted with several agencies to determine community needs, gaps, and asset inventory. A public notice was published informing Citizens, Community-Based Organizations, City Departments, and the business community of the Annual Action Plan Development process and requirements for submitting project proposals. A needs assessment survey was also distributed citywide to receive community input.

Methods used during the consultation process included hosting stakeholder focus groups with various internal departments, external agencies, and non-profit organizations. In addition, the City held public hearings, and community meetings.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In FY 2026-2027, the City will undertake the following activities to enhance coordination between public and private agencies:

- Continue to be a member of the San Gabriel Valley Consortium on Homelessness.
- Continue to work with the Greater Los Angeles Continuum of Care on regional homeless issues.
- Continue to facilitate the Pomona Continuum of Care meetings and activities.
- Coordinate with Pomona's Promise Board.
- Continue to work with the Pomona Housing Authority to ensure consistency between Consolidated Planning and Authority Planning requirements.
- Coordinate with the Housing Authority to place chronically homeless individuals into permanent supportive housing.
- Continue to promote fair housing.
- Coordinate with the Police Department in the provision of services related to crime prevention, code enforcement and community policing.
- Coordinate with the Public Works Department in the provision of infrastructure delivery.
- Coordinate with the Community Services Division and external agencies in the provision of public services.
- Coordinate to collaborate with the Los Angeles County Childhood Lead Poisoning Prevention Branch, the East Valley Community Health Center and Park Tree Community Health Center for referrals of pre-1978 housing units where children under six years of age have been found to have elevated blood lead levels.

- Coordinate with local government and non-profit agencies for referral to homes of older adults who can benefit from housing modifications to improve accessibility and functional abilities in their home.
- Continue to collaborate with the Southern California Association of Governments (SCAG) to assess regional housing needs as stated in the adopted Housing Element.

Coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Pomona is within the Greater Los Angeles Continuum of Care (COC ID CA-600). The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC. The City attends quarterly COC meetings, Entitlement Cities Meetings, and is a regional representative on the LAHSA Coordinating Council. The City also attends the LAHSA Commission meetings regularly and makes presentations to the Commission on the City's Consolidated Plan, Annual Action Plan and City specific homeless data, issues, challenges and successful efforts. At the quarterly COC Meetings, the City gains information and provides feedback and input to LAHSA's inquiries and plans. The City will also participate in Los Angeles County's new department, Homeless Services and Housing, strategic planning process for addressing and reducing the number of people experiencing homelessness in LA County.

The City participated in the following Point in Time Homeless Counts: 2005, 2007, 2009, 2011, 2015-2020, 2022, 2023, 2024 and 2025. The City hosts a deployment site, assigns a City employee to be the deployment site coordinator, and recruits and trains volunteers. Volunteers are then tasked with counting people experiencing unsheltered homelessness within the City of Pomona's jurisdiction. The City also contributes bed inventory data for the sheltered Point in Time count. In collaboration with LAHSA, the City conducts a demographic survey to provide demographic and subpopulations data at the City level.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City will continue to participate in meetings conducted by the Los Angeles Homeless Services Authority, the LA CoC lead agency, specific to implementation of the Emergency Solutions Grant. The city provides data and input to the CoC ESG planning process. The LA CoC, has adopted a Coordinated Entry System (CES), the Homeless Family Solutions System and the Youth CES. The City of Pomona Homeless Outreach Program is a regional host site for the LA CoC Coordinated Entry System (CES) for this program. The City of Pomona's Housing Stabilization Manager sits on the LAHSA Coordinated Entry System Council and the San Gabriel Valley Council of Governments (SGVCOG) Homelessness Committee and Homeless Workgroup.

The City gathers input from the local Pomona Continuum of Care Coalition (PCOCC). This coalition of about 40 local service providers, residents and homeless individuals includes faith-based groups, non-profit organizations, shelters and transitional housing providers, and state, county and City departments that provide assistance for homeless persons. The City provides community information and feedback presentations at the PCOCC meetings. The City also sends out a survey to the entire community annually to gather community input specific to prioritization of services and housing for the homeless and those at risk of homelessness. The PCOCC hosts an annual Community Input Meeting for the Annual Action Plan.

2. AGENCIES, GROUPS, ORGANIZATIONS THAT PARTICIPATED IN THE PROCESS

The following matrix provides a snapshot of agencies that participated during the consultation process:

24 CFR	Agency Type	Agency Consulted
91.100(a)(1)	Housing Services	• Neighborhood Partnerships Housing Services, Inc. (NPHS)
	Fair Housing Services	• Housing Rights Center (HRC) • Inland Fair Housing & Mediation Board (IFHMB)
	Homeless Services	• Los Angeles Homeless Services Authority (LAHSA) • LA County Homeless Services and Housing • Inland Valley Hope Partners (IVHP) • Pomona Continuum of Care Coalition • House of Ruth, Inc.
	Social/Health Services	• Assistance League of Pomona Valley • Casa Colina Hospital & Centers for Healthcare • Lincoln Avenue Reform Church • City of Pomona Public Works Department • City of Pomona Community Services Dept. • City of Pomona Police Department • Pomona Unified School District (PUSD) • Pomona Youth & Family Master Plan Committee • Services Center for Independent Living • Tri-City Mental Health Clinic • Urban League Workforce Development
91.100(a)(2)	Chronically Homeless	• Pomona Continuum of Care Coalition • Los Angeles Homeless Services Authority (LAHSA) • LA County Homeless Services and Housing

91.100(a)(3)	Lead-Based Paint	• L.A. County Department of Public Health • California Department of Public Health
91.100(a)(4)	Government	• L.A. County • City of Pomona City Council
91.100(a)(5)	Planning Agencies	• Los Angeles County Service Planning Area Committee (SPA 3) • San Gabriel Valley Council of Governments (SGVCOG)
91.100(c)	PHA Plan	• Pomona Housing Authority (PHA)

Table 2 – Agencies, groups, organizations who participated

3. HOW THE AGENCIES/GROUPS/ORGANIZATIONS WERE CONSULTED

The Consultation and Citizen Participation Process provided outreach to various organizations, agencies, service providers and residents, and included the following methods for gathering input:

- Stakeholder Focus Groups
- Public Hearings
- Consultation with Community Based Organizations
- Community Needs Survey

4. IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING:

Various types of agencies were consulted

5. OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA Continuum of Care	Objectives and proposed outcomes of the Continuum of Care goals coincide with the goals of the Annual Action Plan.
Regional Plan	LA County Homeless Services and Housing	A requirement under Measure A funding, the Responsive Regional Plan shows how local jurisdictions and regional partners across the county are working together to prevent and end homelessness and meet Measure A goals.
Homeless Strategic Plan	City of Pomona	Homeless Strategic Plan goals overlap with the goals of LAHSA regarding homeless needs.
ESG Written Standards	LAHSA Continuum of Care	Objectives and goals outlined by the lead CoC agency and align with the City's Strategic Plan and the county's regional plan.
General Plan Housing Element	City of Pomona	The Housing Element includes many goals that are consistent with the Strategic Plan's including promotion of fair housing for all; provision of special needs housing; preservation of existing housing; and production of new affordable housing.

Table 3 – Other local / regional / federal planning efforts

AP-12 PARTICIPATION – 91.105, 91.200(c)**1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION**

The following summarizes the City's efforts for Citizen Participation and Consultation:

Annual Action Plan Development: Citizens were invited to provide input into the development of the Annual Action Plan, including the identification of priority needs and the setting of goals and objectives, through one or more of the following mechanisms: community meetings/stakeholder focus groups, the Community Needs Survey, request for funding proposals (RFPs), public comment period, and the public hearing process. To ensure citizen and stakeholder participation in the development of the Annual Action Plan, outreach efforts included the use of social media platforms to share informational flyers and videos announcing community meeting dates and requesting input through a Community Needs Survey, which reached approximately 27,800 people. Surveys were distributed to more than thirteen community service centers and made available online on the City's website, at the City Hall Housing counter, and at all Annual Action Plan related community meetings. The Community Needs Survey was available online beginning June 2, 2025. The FY 2025–2026 Community Needs Survey was distributed in English and Spanish. The final due date for submission of both online and paper surveys was December 31, 2025. As a result of the outreach efforts, the City received 340 survey responses

Evaluation, Review and Comment: The City provided the public with an opportunity to review and comment on the Draft One-Year Action Plan from **May 14, 2026, through June 15, 2026**. A public notice was published in the local newspaper on May 14, 2026, to announce the start of the review period. Following the comment period, the Plan will be presented to the City Council on June 15, 2026.

Public Hearings and/or Meetings: Public hearings provide a major source of citizen input on proposed programs and activities. One (1) public hearing and six (6) community meetings were held in person and two (2) virtual to address housing and community development needs.

Public Notification: To ensure that all City residents had ample opportunity to take notice of all scheduled public hearings, notices were published in a local newspaper of general circulation at least thirty (30) days prior to the date of public hearing.

SEE APPENDIX A: CITIZEN PARTICIPATION COMMENTS AND APPENDIX B: SUMMARY OF ANNUAL GOALS, SURVEY RESULTS, PUBLIC NOTICES, & RESALE, RECAPTURE GUIDELINES

Access to Information/Availability to the Public: As required by Federal regulations, the Annual Action Plan was made available at the following locations: Neighborhood Services Department, Housing Services Division- 1st Floor; and the City of Pomona Website.

Mode of Outreach	Target of Outreach	Summary of Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reason
Public Hearings	All Stakeholders		See Appendix A	None
Public Meetings	Residents		See Appendix A	None
Survey	Broad Community		See Appendix A	None
Newspaper Ad	Broad Community		See Appendix A	None
Internet Outreach	Broad Community		See Appendix A	None

Table 4 – Citizen Participation Outreach

2. SUMMARY OF CITIZEN COMMENTS

Citizen comments have been taken into consideration in the development of the Action Plan as part of the strategies and activities to meet those community needs. The comments represent those made by stakeholders through the community needs survey and meetings, public council meetings, public hearing and the 30-day comment period. Comments on eligible activities for the CDBG, HOME and ESG Programs were identified as having high priority needs and have been incorporated into the Action Plan.

SEE APPENDIX A: CITIZEN PARTICIPATION COMMENTS

II. ANNUAL ACTION PLAN

INTRODUCTION

The City of Pomona's One Year Action Plan for Fiscal Year (FY) 2026-2027 includes the activities the city will undertake to address its priority needs and local objectives as outlined in its approved five-year Consolidated Plan. These activities will be addressed using funds received during the FY 2026-2027 program year under the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) Programs. The Annual Action Plan is funded yearly.

Activities detailed in the Plan must meet one of the objectives of the funding types. In general, these objectives are:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight;
- Activities that are designed to meet community development needs having a particular urgency; and
- Activities that provide services to the homeless and which prevent homelessness (ESG).

Standard 424 Forms – Application Process

The City's UEI Number is: **QLK7V1HAF1J2**

SEE APPENDIX C: SF-424's & CERTIFICATIONS

AP-15 EXPECTED RESOURCES (91.220 (c)(1,2))

The FY 2026-2027 formula entitlement allocations are as follows: Community Development Block Grant (CDBG) at \$1,621,295.00, HOME Investment Partnerships (HOME) at \$633,468.99 and Emergency Solutions Grant (ESG) Program at \$148,582.00.

2026-2027 ENTITLEMENT ALLOCATIONS & REALLOCATED FUNDS	AMOUNT
Community Development Block Grant (CDBG)	\$1,621,295.00
HOME Investment Partnerships	\$633,468.99
Emergency Solutions Grant (ESG) programs	\$148,582.00
ENTITLEMENT ALLOCATIONS TOTAL	\$2,403,345.99
CDBG Anticipated Program Income	\$0.00
CDBG Carryover/Reprogrammed Funds	\$278,605.00
HOME Anticipated Program Income	\$2,010,973.00
HOME Carryover/Reprogrammed Funds	\$2,737,723.00
ESG Anticipated Program Income	\$0.00
ESG Carryover/Reprogrammed Funds	\$0.00
TOTAL	\$5,027,301.00

Table 6 – Expected Resources – Priority Table

SEE APPENDIX B: SUMMARY OF ANNUAL GOALS AND OBJECTIVES

The following represents descriptions of the Federal entitlement resources expected during FY 2026-2027:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities to low-to-moderate income persons. The categories funding amounts for FY 2026-2027 appear below:

CDBG CATEGORY	AMOUNT	CAP
Administration	\$ 324,259.00	(20% cap)
Public Services & Fair Housing Services	\$ 243,194.00	(15% cap)
Non-Public Service Activities	\$ 1,053,842.00	(No cap)
Total Available Funding:	<u>\$1,621,295.00</u>	

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

HOME funds are awarded to cities on a formula basis and can be used for various housing activities that assist low-to-moderate income households. These activities include new construction, acquisition, rehabilitation, homebuyer assistance, tenant-based rental assistance and program planning/administration. The categories and suggested funding amounts for FY 2026-2027 appear below:

CATEGORY	AMOUNT	CAP
Administration	\$63,346.00	(10% cap)
Community Housing Development Organizations	\$95,020.35	(15% cap)
Eligible HOME projects	\$475,102.64	(no cap)
Total Available Funding:		<u>\$633,468.99</u>

EMERGENCY SOLUTIONS GRANTS (ESG)

ESG funds are awarded to cities on a formula basis to assist individuals and families to quickly regain stability in permanent housing after experiencing homelessness and to prevent homelessness. The categories and suggested funding amounts for FY 2026-2027 appear below:

ESG CATEGORY	AMOUNT	CAP
Administration	\$11,143.00	(7.5% cap)
Emergency Shelter	\$89,149.00	(60% cap)
HMIS	\$48,290.00	(No cap)
Total Available Funding:		<u>\$148,582.00</u>

ESG funds will be utilized primarily for shelter operations. The City did not solicit a Request for Funding Proposals (RFP) for Homeless Services using ESG funds for FY 2026-2027 because funds will be directed to the City's Family Stabilization Hub. The total funding available for ESG activities is \$148,852.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

In addition to the resources indicated above, the City uses a variety of federal, state, local and private resources to achieve housing and community development goals. The following represents other resources that support key programs:

CONTINUUM OF CARE (FORMERLY SUPPORTIVE HOUSING PROGRAM (SHP))

Continuum of Care (CoC) program funds are used to assist individuals and families experiencing homelessness move into permanent housing through the Rapid Re-Housing and Permanent Supportive Housing Programs. The Rapid Re-Housing Program is subcontracted to Volunteers of America of Los Angeles to assist with permanently housing people experiencing homelessness with temporary rental assistance and wrap-around services to transition them to pay full rent at the end

of the program, increasing skills and income with the goal of long-term stability and self-sufficiency. The Permanent Supportive Housing Program is referral based assistance for people experiencing homelessness with a permanent disability that is expected to be indefinite, impairs their ability to live independently and could improve under more suitable housing conditions.

EMERGENCY SOLUTIONS GRANT – RAPID UNSHELTERED SURVIVOR HOUSING (ESG-RUSH)

On January 8, 2025, the President declared a major disaster, DR-4856-CA, for Wildfires and Straight-line Winds that impacted California. The Department of Housing and Urban Development's (HUD) Office of Special Needs Assistance Program awarded \$1 million to the City of Pomona to address the needs of homeless individuals or families or individuals or families at risk of homelessness in areas affected by the major disaster. In May 2026, the City of Pomona submitted a request to HUD to extend the expenditure deadline by a year to ensure maximum spenddown and the completion of the programs funded. The categories and funding amounts for FY 2026-2027 appear below:

ESG-RUSH CATEGORY	AMOUNT	CAP
Administration	\$75,000.00	(7.5% cap)
Homeless Prevention	\$300,000.00	(No cap)
Rapid Rehousing	\$200,000.00	(No cap)
Emergency Shelter	\$425,000.00	(No cap)
Total Available Funding:		<u>\$1,000,000.00</u>

HOME-AMERICAN RESCUE PLAN (HOME-ARP)

On March 11, 2021, Congress approved a \$1.5 trillion American Rescue Plan (ARP). This plan contains \$5 billion for affordable rental housing and homeless assistance through the Home American Rescue Plan (HOME-ARP). Approximately \$197 million in HOME-ARP funds, was allocated to thirty cities in Los Angeles County. These formula block grant funds provide cities with flexible funding to reach populations experiencing homelessness, those currently at risk of becoming homeless and address local affordable housing, non-congregate shelter, and supportive service needs within respective communities.

These funds are not the traditional HOME Program funds but are also administered through HUD and intended to address homelessness. Eligible uses of HOME-ARP funds include the following activities:

1. Administration and Planning;
2. Development and Support of Affordable Rental Housing;
3. Tenant-Based Rental Assistance;
4. Supportive Services for Qualifying Populations; and
5. Acquisition and Development of Non-Congregate Shelter (NCS)

The City of Pomona is using HOME-ARP funds for the major rehabilitation of affordable rental Housing and for Supportive Services.

LEAD HAZARD CONTROL & HEALTHY HOMES (2025)

The Lead Hazard Control and Healthy Homes (LEAC+HH) program is designed to eliminate lead-based paint hazards in privately owned housing that were constructed prior to 1978, giving preference to units with children aged 6 years and below. In conjunction with lead, it further aims to minimize other risks to health and safety to housing occupants such as falls, carbon monoxide poisoning, pests, and entry by intruders. The City of Pomona received \$4,217,433 in Lead Hazard Control and \$730,000 in Healthy Homes supplement funding. These funds will be used to implement the LEAC+HH program from July 1, 2025, through November 30, 2029.

OLDER ADULT HOME MODIFICATION PROGRAM

The program aims to provide no-cost, low barrier, high impact home modifications for elderly people to improve accessibility, reduce falls, increase independence and facilitate aging in place. The City of Pomona received \$1,514,829. The program will assist elderly individuals in 143 housing units (owner- or tenant-occupied) with home modifications so they can stay longer in their homes, as opposed to moving to nursing homes or assisted care facilities. The beneficiary must be a head of household, 62 years old and above, and household incomes cannot exceed 80% of the median income of the Los Angeles County area. These funds will be used to implement the City's Older Adult Home Modification Program from May 1, 2025, through May 1, 2028.

PERMANENT LOCAL HOUSING ALLOCATION (PLHA)

For FY 2026-2027, the City of Pomona will spend remaining funds in the Permanent Local Housing Allocation (PLHA) Program Funding from the State Department of Housing and Community Development. The goal of this program is to make funding available to eligible local governments for housing related projects and programs that assist in addressing the unmet housing needs of the community. The City plans to use these funds for homebuyer assistance, creation or conversion of accessory dwelling units and junior accessory dwelling units to rent to low-income residents, and creation of affordable rental housing.

OTHER FEDERAL RESOURCES:

Housing Choice Voucher Program (Formerly known as Section 8 Rental Assistance)

The Pomona Housing Authority, through its oversight of the Housing Choice Voucher (HCV) rental assistance program, is entitled to administer a maximum of 1,199 housing choice vouchers, including Project Based vouchers. These vouchers provide housing assistance to approximately 2,598 residents of Pomona. Very low-income families choose and lease safe, decent, and affordable privately-owned rental housing, including single- family homes, townhouses, and apartments.

Housing Choice Voucher – Family Self Sufficiency (FSS) Program

FSS is a program that enables HUD assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. This is accomplished by setting goals

and creating a plan for the family, in addition to providing individual case management and mentoring.

Non-Federal Resources/Leveraging

In addition to the Federal resources indicated, the City uses a variety of mechanisms to leverage additional resources. In street reconstruction, other funds besides CDBG are used to fulfill the requirements of the City's pavement management program, such as Gas Tax. In public services, funds are either received as part of the program operation or CDBG funds are used with other forms of funding. In recreation facilities and other construction, the City leverages funds from a variety of sources, such as Parks and Recreation Bond funds. The following represents descriptions of non-Federal resources that support housing and community development needs.

General Funds

The General Operating fund of the City used to account for all the general revenue of the City not specifically levied or collected for other City funds. Major revenue sources included property taxes, utility users and sales taxes, and motor vehicle in-lieu fees.

Gas Tax Funds

The State Gas Tax is revenue received by the city from the State of California and can be used for either street maintenance or construction.

MATCH FUNDS

HOME Match:

The City has a 100% match reduction. Match requirement is \$0.00.

ESG Match:

Federal regulations require a 100% match for ESG funds. The City will ensure there is a 100% match to the ESG entitlement grant. Match used for FY 2026-2027 will be HUD federal family self-sufficiency salary funds and Behavioral Health Services Act funds used for the homeless programs coordinator's salary. The Family Self-Sufficiency Coordinator and Homeless Programs Coordinator work directly with the unhoused population providing case management, self-sufficiency training, security deposit assistance and home furnishings through the Homeless Incentive Program. The coordinators also refer people experiencing homelessness to non-profit organizations who provide direct services and resources to residents for shelters, shared housing or time limited subsidy programs as well as diversion, problem solving and rental arrear assistance programs for the at-risk of homelessness population.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

Not Applicable.

Discussion:

No further discussion.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goal Summary Information

No.	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Goal 1: Promote Fair Housing Opportunity	2026	2027	Affordable Housing	CITY OF POMONA - CITYWIDE	Fair Housing	CDBG: \$32,750	Public service activities for Low/Moderate Income Housing Benefit: 25 Persons Assisted
2	Goal 2: Expand Affordable Housing Supply	2026	2027	Affordable Housing	CITY OF POMONA - CITYWIDE	Housing	HOME: \$2,005,755	Rental units constructed: 1 Household Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Goal 3: Create and Preserve Affordable Housing	2026	2027	Affordable Housing	CITY OF POMONA - CITYWIDE	Housing/ Housing Services	CDBG: \$432,149 HOME: 2,733,489	Public service activities for Low/Moderate Income Housing Benefit: 200 Persons Assisted Homeowner Housing Rehabilitated: 10 Household Unit
4	Goal 4: Support Homeless Activities	2026	2027	Homeless	CITY OF POMONA - CITYWIDE	Homelessness	ESG: \$137,438	Emergency Shelter Operations and HMIS
5	Goal 5: Planning & Program Administration	2026	2027	Program Administration	CITY OF POMONA - CITYWIDE	Administration	CDBG: \$324,259 HOME: \$642,919 ESG: \$11,143	Other: 1 Other
6	Goal 6: Neighborhood Preservation/ Eliminate Blight	2026	2027	Code Enforcement	CITY OF POMONA - CITYWIDE	Code Enforcement	CDBG: \$287,072	Housing Code Enforcement/Foreclosed Property Care: 400 Household Unit
7	Goal 7: Provide Quality Public Services	2026	2027	Non-Housing Community Development	CITY OF POMONA - CITYWIDE	Public Services	CDBG: \$210,444	Public service activities other than Low/Moderate Income Housing Benefit: 519 Persons Assisted

No.	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Goal 8: Improve Public Infrastructure & Facilities	2026	2027	Non-Housing Community Development	CITY OF POMONA - CITYWIDE	Infrastructure and Public Facilities Improvements	CDBG: \$613,226	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150,250 Persons Assisted
9	Goal 9: Expand Economic Opportunities	2026	2027	Non-Housing Community Development	CITY OF POMONA - CITYWIDE	Economic Development/ Repayment of Section 108 Loan	CDBG: \$0	Businesses assisted: 0

1	Goal Name	Goal 1: Promote Fair Housing Opportunity
2	Goal Name	Goal 2: Expand Affordable Housing Supply
3	Goal Name	Goal 3: Create and Preserve Affordable Housing
4	Goal Name	Goal 4: Support Homeless Activities
5	Goal Name	Goal 5: Planning & Program Administration
6	Goal Name	Goal 6: Neighborhood Preserv./ Eliminate Blight
7	Goal Name	Goal 7: Provide Quality Public Services
8	Goal Name	Goal 8: Improve Public Infrastructure & Facilities
9	Goal Name	Goal 9: Expand Economic Opportunities

SEE APPENDIX B: SUMMARY OF ANNUAL GOALS AND OBJECTIVES

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.215(b)

Information on affordable goals and the number of low-income households to be served, are identified the Appendix B: Summary of Annual Goals and Objectives, for each proposed activity. The City will update this table each year in the Annual Action Plan to reflect annual goals and in the CAPER to reflect program accomplishments.

AP-35 PROJECTS/ACTIVITIES (91.220 (D))**INTRODUCTION**

The following represents a summary of the projects /activities to be undertaken during FY 2026-2027 utilizing Federal CDBG, HOME, and ESG funds:

PROJECTS

#	Project Name
1	2026 - CDBG PROGRAM ADMINISTRATION
2	2026 - CDBG ASSISTANCE LEAGUE-OPERATION BELL
3	2026 - CDBG CASA COLINA HOSPITAL & CENTER OF HEALTHCARE-HEALTHY STEPS
4	2026 - CDBG CORE COMMUNITY COLLABORATION – CORE WORKS
5	2026 - CDBG INLAND FAIR HOUSING MEDIATION BOARD-FAIR HOUSING SERVICES
6	2026 - CDBG CS-ENRICHMENT ACTIVITIES FOR THE ELDERLY
7	2026 - CDBG CS-POMONA MUSIC PROGRAM
8	2026 - CDBG NSD-HOMELESS SERVICES
9	2026 - CDBG PD-COMMUNITY PROBLEM ORIENTED POLICING (CPOP)
10	2026 - CDBG DSD-CODE ENFORCEMENT
11	2026 - CDBG NSD-HOUSING SERVICES
12	2026 - CDBG NSD-HOUSING IMPROVEMENT PROGRAM (HIP)
13	2026 - CDBG PW-ADA CURB RAMPS & PATH OF TRAVEL
14	2026 - CDBG PW- PARKS & BUILDINGS REHABILITATION
15	2026 - CDBG PW-STREETLIGHTS
16	2026 - CDBG PW-STREET IMPROVEMENTS
17	2026 - HOME PROGRAM ADMINISTRATION
18	2026 - HOME COMMUNITY HOUSING DEVELOPMENT (CHDO)
19	2026 - HOME FIRST TIME HOMEBUYER PROGRAM
20	2026 - HOME MULTI-FAMILY HOUSING REHABILITATION
21	2026 - HOME SINGLE-FAMILY HOUSING REHABILITATION
22	2026 - HOME TENANT-BASED RENTAL ASSISTANCE (TBRA)
23	2026 - HOME 252 E. 4TH STREET REHABILITATION PROJECT
24	2026 - HESG PROJECTS
25	2026 - ESG-RUSH PROJECTS

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Approximately seventy percent (70%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas. The remaining thirty percent (30%) of funds will benefit low-income residents citywide. One hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

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

AP-38 PROJECT SUMMARY**PROJECT SUMMARY INFORMATION**

1	PROJECT TITLE	2026 - CDBG PROGRAM ADMINISTRATION
	Description	Provide CDBG program administration, management, oversight, monitoring, technical assistance, meetings, preparation and submission of reports.
	Estimated Amount	CDBG: \$324,259
	Goals Supported	Goal 5: Planning & Program Administration
	Priority Needs Assessment	Administration
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Programs will be implemented citywide and the City's population of 150,250 will benefit as a whole.
	Location Description	505 S. Gary Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Program administrative costs for CDBG operations.
	Goal Outcome Indicator	Other
2	PROJECT TITLE	2026 - CDBG ASSISTANCE LEAGUE-OPERATION BELL
	Description	Provide young people with jeans, pants or other gently used clothing that are needed to enhance self-esteem and promote learning while in school.
	Estimated Amount	CDBG: \$ 15,934
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 66 low-income youth.
	Location Description	655 N Palomares St. Pomona, CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Provide clothing to youth to enhance self-esteem and promote learning in school.
	Goal Outcome Indicator	Persons Assisted
3	PROJECT NAME	2026 - CDBG CASA COLINA HOSPITAL & CENTER OF HEALTHCARE-HEALTHY STEPS
	Description	Provide education, essential health supplies, and health kits focused on diabetes prevention.
	Estimated Amount	CDBG: \$ 12,250
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services

	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 300 individuals.
	Location Description	255 E Bonita Ave. Pomona, CA, 91767
	Target Area	City of Pomona - Citywide
	Planned Activities	Provide primarily underserved, low-income individuals with education, essential health supplies, and health kits focused on diabetes prevention. The kits will include diabetes socks, portable glucose meters, antiseptic wipes, bandages, etc.
	Goal Outcome Indicator	Persons Assisted

4	PROJECT NAME	2026 - CDBG CORE COMMUNITY COLLABORATION – CORE WORKS
	Description	Provide youth with professional digital marketing skills
	Estimated Amount	CDBG: \$ 5,142
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 25 low-income people.
	Location Description	363 S. Park Avenue, Suite 104, Pomona, CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Provide underserved youth in professional digital marketing skills while providing valuable marketing services to local nonprofit organizations.
	Goal Outcome Indicator	Persons Assisted

5	PROJECT NAME	2026 - CDBG INLAND FAIR HOUSING MEDIATION BOARD-FAIR HOUSING SERVICES
	Description	Fair Housing counseling, tenant-landlord mediation and other fair housing services
	Estimated Amount	CDBG: \$ 32,750
	Goals Supported	Goal 1: Promote Fair Housing Opportunity
	Priority Needs Assessment	Fair Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 25 low-income persons
	Location Description	1500 South Haven Avenue, Ontario, CA
	Target Area	City of Pomona - Citywide
	Planned Activities	Provide fair housing services which include counseling, mediation, and general housing services to persons
	Goal Outcome Indicator	Persons Assisted

6	PROJECT NAME	2026 - CDBG CS-ENRICHMENT ACTIVITIES FOR THE ELDERLY
	Description	Provide enrichment and cultural activities to seniors
	Estimated Amount	CDBG: \$ 39,039
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 60 low-income persons.
	Location Description	505 S. Gary Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Seniors will benefit by participating in a variety of weekly art and enrichment activities during the Elderly Nutrition Program (ENP).
	Goal Outcome Indicator	Persons Assisted

7	PROJECT NAME	2026 - CDBG CS-POMONA MUSIC PROGRAM
	Description	Provide a music program for low-income youth.
	Estimated Amount	CDBG: \$ 38,520
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 10 low-income youth.
	Location Description	600 Philadelphia Street, Pomona, CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Music lessons and performances for youths who will benefit from participating in intermediate and advanced music lessons.
	Goal Outcome Indicator	Persons Assisted

8	PROJECT NAME	2026 - CDBG NSD-HOMELESS SERVICES
	Description	Homeless Emergency Shelter Operation Activities
	Estimated Amount	CDBG: \$ 26,085
	Goals Supported	Goal 4: Support Homeless Activities Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Homelessness
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 25 low-income persons.
	Location Description	1400 W. Mission Blvd., Pomona, CA 91768
	Target Area	City of Pomona - Citywide
	Planned Activities	Emergency shelter services such as essential services (case management, assessing, arranging, coordinating and monitoring individualized services) and shelter operations (costs to operate and maintain emergency shelter activities).
	Goal Outcome Indicator	Persons Assisted

9	PROJECT NAME	2026 - CDBG PD-COMMUNITY PROBLEM ORIENTED POLICING (CPOP)
	Description	Anti-crime awareness program
	Estimated Amount	CDBG: \$ 73,474
	Goals Supported	Goal 7: Provide Quality Public Services
	Priority Needs Assessment	Public Services
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Provide enhanced community-based policing program citywide to low-income persons.
	Location Description	490 W Mission Blvd, Pomona, CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Provide enhanced community-based policing program citywide to low-income persons.
	Goal Outcome Indicator	Persons Assisted

10	PROJECT NAME	2026 - CDBG DSD-CODE ENFORCEMENT
	Description	Code Enforcement - Provide coordinated and targeted code inspections for violations and health/safety hazards.
	Estimated Amount	CDBG: \$ 287,072
	Goals Supported	Goal 6: Neighborhood Preserv./ Eliminate Blight
	Priority Needs Assessment	Code Enforcement
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 400 housing units will be inspected citywide in eligible areas.
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona – Target Census Tract
	Planned Activities	Inspections for code violations and health/safety hazards
	Goal Outcome Indicator	Household Housing Unit

11	PROJECT NAME	2026 - CDBG NSD-HOUSING SERVICES
	Description	Housing counseling and other services done in connection with HOME Program activities
	Estimated Amount	CDBG: \$ 197,531
	Goals Supported	Goal 3: Create and Preserve Affordable Housing
	Priority Needs Assessment	Housing Services
	Target Completion Date	6/30/2026
	Estimate Client Goal & Type	Approximately 200 low-income households.
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Housing services and counseling to households done in connection with the HOME Program.

	Goal Outcome Indicator	Households Assisted
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12	PROJECT NAME	2026 - CBDG NSD-HOUSING IMPROVEMENT PROGRAM (HIP)
	Description	Homeowner housing improvements and rehabilitation
	Estimated Amount	CDBG: \$ 234,618
	Goals Supported	Goal 3: Create and Preserve Affordable Housing
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 17 low-income households.
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Assist eligible households with corrections to their homes of health and safety deficiencies and minor exterior improvements.
	Goal Outcome Indicator	Households Assisted

13	PROJECT NAME	2026 - CBDG PW-ADA CURB RAMPS & PATH OF TRAVEL
	Description	ADA access improvements throughout the city
	Estimated Amount	CDBG: \$ 96,000
	Goals Supported	Goal 8: Improve Public Infrastructure & Facilities
	Priority Needs Assessment	Infrastructure and public facilities improvements
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Eligible Low-Moderate Income Areas (LMA)
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Sidewalk rehabilitation, new sidewalk, curb and gutter, ADA related upgrades to existing curbs, and alley approaches.
	Goal Outcome Indicator	Persons Assisted

14	PROJECT NAME	2026 - CBDG PW-PARKS & BUILDINGS REHABILITATION
	Description	Rehabilitation of City Parks and Public Facilities
	Estimated Amount	CDBG: \$ 93,265
	Goals Supported	Goal 8: Improve Public Infrastructure & Facilities
	Priority Needs Assessment	Infrastructure and public facilities improvements
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Eligible Low-Moderate Income Areas (LMA)
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Park and public facility activities
	Goal Outcome Indicator	Persons Assisted

15	PROJECT NAME	2026 - CDBG PW-STREETLIGHTS
	Description	City streetlight installation and improvements
	Estimated Amount	CDBG: \$ 196,489
	Goals Supported	Goal 8: Improve Public Infrastructure & Facilities
	Priority Needs Assessment	Infrastructure and public facilities improvements
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Eligible Low-Moderate Income Areas (LMA)
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Installation of the streetlights, underground electrical conduits, pull boxes, service pedestal and foundations, and all related work.
	Goal Outcome Indicator	Persons Assisted

16	PROJECT NAME	2026 - CDBG PW-STREET IMPROVEMENTS
	Description	City street improvements
	Estimated Amount	CDBG: \$ 227,472
	Goals Supported	Goal 8: Improve Public Infrastructure & Facilities
	Priority Needs Assessment	Infrastructure and public facilities improvements
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Eligible Low-Moderate Income Areas (LMA)
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Rehabilitation of residential street segments, full and/or 2-3" surface removal, sidewalk repairs, curb, and gutter, and ADA related upgrades to existing curb ramps.
	Goal Outcome Indicator	Persons Assisted

17	PROJECT NAME	2026 - HOME PROGRAM ADMINISTRATION
	Description	HOME program administration, monitoring, technical assistance, CHDO training, meetings, preparation and submission of reports.
	Estimated Amount	HOME: \$ 642,919
	Goals Supported	Goal 5: Planning & Program Administration
	Priority Needs Assessment	Administration
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Programs will be implemented citywide and the City's population of 150,250 will benefit as a whole.
	Location Description	505 S. Gary Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	General management and program oversight costs for HOME operations.
	Goal Outcome Indicator	Other

18	PROJECT NAME	2026 - HOME COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)
	Description	Home program set-aside of 15% for designated CHDO's.
	Estimated Amount	HOME: \$ 450,849
	Goals Supported	Goal 2: Expand Affordable Housing Supply
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Assist 1 Homeownership units constructed
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	CHDO development eligible project
	Goal Outcome Indicator	Homeownership units constructed

19	PROJECT NAME	2026 - HOME FIRST TIME HOMEBUYER PROGRAM
	Description	Provide homebuyer down payment and closing costs assistance to low-income households
	Estimated Amount	HOME: \$ 1,354,906
	Goals Supported	Goal 2: Expand Affordable Housing Supply
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	To provide home-buyer assistance to 10 low-income households
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Outreach citywide and determine applicant's program qualifications and suitability
	Goal Outcome Indicator	Direct Financial Assistance to Homebuyers

20	PROJECT NAME	2026 - HOME MULTI-FAMILY HOUSING REHABILITATION
	Description	Provide decent housing through rental occupied home repair or rehabilitation
	Estimated Amount	HOME: \$ 215,000
	Goals Supported	Goal 3: Create and Preserve Affordable Housing
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 6 low-income households.
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income people through housing rehabilitation.
	Goal Outcome Indicator	Rental Housing Rehabilitated

21	PROJECT NAME	2026 - HOME SINGLE-FAMILY HOUSING REHABILITATION
	Description	Provide decent housing through owner-occupied home repair or rehabilitation
	Estimated Amount	HOME: \$ 732,569
	Goals Supported	Goal 3: Create and Preserve Affordable Housing
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 8 low-income households.
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income people through housing rehabilitation.
	Goal Outcome Indicator	Homeowner Housing Rehabilitated
22	PROJECT NAME	2026 - HOME TENANT-BASED RENTAL ASSISTANCE (TBRA)
	Description	Provide tenant based rental assistance
	Estimated Amount	HOME: \$ 200,000
	Goals Supported	Goal 4: Support Homeless Activities
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Homeless Prevention Rental Assistance
	Location Description	505 S. Garey Ave, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income people through rental and housing cost assistance.
	Goal Outcome Indicator	Rental Assistance
23	PROJECT NAME	2026 - HOME 252 E. 4TH STREET REHABILITATION PROJECT
	Description	Substantial rehabilitation project of a 12-unit building to create affordable housing.
	Estimated Amount	HOME: \$1,785,920.00
	Goals Supported	Goal 3: Create and Preserve Affordable Housing
	Priority Needs Assessment	Housing
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 12 low-income households.
	Location Description	252 E. 4th Street, Pomona CA 91766
	Target Area	City of Pomona - Citywide
	Planned Activities	Funds to preserve and maintain existing affordable housing stock for low-income people through housing rehabilitation.
	Goal Outcome Indicator	Households Assisted

24	PROJECT NAME	2026 - HESG & ESG-RUSH PROJECTS
	Description	HESG & ESG-RUSH Projects: Administration, Homeless Prevention, HMIS & Emergency Shelter
	Estimated Amount	ESG: \$ 148,582
	Goals Supported	Goal 4: Support Homeless Activities
	Priority Needs Assessment	Homelessness
	Target Completion Date	6/30/2027
	Estimate Client Goal & Type	Approximately 25 beds.
	Location Description	1400 E. Mission Blvd., Pomona, CA 91768
	Target Area	City of Pomona - Citywide
	Planned Activities	To support homeless activities through emergency shelter, admin and homeless management information system (HMIS)
	Goal Outcome Indicator	Persons Assisted

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)**DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED**

As referenced in the City's Assessment of Fair Housing (AFH), Pomona as a whole is an ethnically diverse community, with patterns of ethnic concentration present within particular areas. Concentrations of Hispanic residents are evident throughout Pomona's neighborhoods, specifically central Pomona and neighborhoods along the City's eastern border (which also coincides with the Los Angeles County border), including City Center, Wilton Heights, Lincoln Park, Lincoln Park North, Mission-Reservoir, Pomona Adelante, Philips Blvd., South Pomona, and East Side Pomona. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents. The concentration of Hispanic residents in the City is notably higher than that in surrounding jurisdictions. This pattern of concentration of Hispanic and minority residents also correlates with the City's more affordable for-sale housing values. In March 2026, the median sales price for homes in Pomona was \$690,986, a decrease of close to eight percent from the same month in 2025. However, the City has one of the lowest median home prices among neighboring jurisdictions.

Pomona has historically been a home to Asian and Hispanic minority populations. The San Gabriel Valley (SGV) has an early agricultural history (late 19th century) in its role as part of the Citrus Belt and the California citrus economy, during which Mexican Americans and Asian Americans (Chinese, Japanese, Filipino, South Asian) made up the labor force. Through these early settlement periods, the SGV was divided by race and class and minorities continued to live in ethnic enclaves.

After World War II, a shift from agriculture to manufacturing and technology occurred, and with it came an early wave of Asian Americans and Mexican Americans that then pursued homeownership opportunities in SGV areas that were less restricted by race.

Some disparities remain from these eras of racial and class spatial divisions, as currently notable in the San Gabriel Valley, higher proportions of minorities reside in areas with lower median incomes and lower median home prices. As of 2020-2025, the median household income for the City of Pomona was \$79,479, which is \$10,663 below the Los Angeles County's median household income of \$90,112.

GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
CITY OF POMONA - CITYWIDE	100

Table 1 - Geographic Distribution

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

CDBG funds are expended in each district in accordance with identified priorities/needs. HOME and ESG funds are expended without regard for geographical boundaries. Approximately fifty-seven percent (75%) of CDBG will be targeted at projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. The remaining forty-three percent (25%) of funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide. The City of Pomona continues to expend CDBG funds on a variety of activities that meet underserved needs. These programs provided new or expanded accessibility, affordability and sustainability to decent housing, improved public facilities, and a suitable living environment for low-income people. Such programs included: housing rehabilitation programs, rental assistance, health and public services, graffiti removal, code enforcement, fair housing and mediation services to meet underserved needs.

DISCUSSION

No further discussion.

AP-55 AFFORDABLE HOUSING (91.220 (g))**AFFORDABLE HOUSING**

A detailed outline of Annual Goals and Objectives, including Housing Goals are identified in the Appendix B: Summary of Annual Goals and Objectives planned for FY 2026-2027.

One-Year Goals for the Number of Households to Be Supported	
Homeless	516
Non-Homeless	1,040
Special Needs	87
Total	1,643

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	1523
The Production of New Units	1
Rehab of Existing Units	115
Acquisition of Existing Units	1
Total	1,643

DISCUSSION

The City of Pomona has various programs in place to assist with affordable housing activities.

Housing Authority Division

These programs are administered directly by the Pomona's Housing Authority (PHA):

- Housing Choice Voucher (HCV) Rental Assistance Program: Assists approximately 920 families.
- Emergency Housing Voucher (EHV) Program: Currently assists 78 homeless families however, program funding will end late 2026.
- HUD-VASH Program (Homeless Veterans): Assists 90 homeless veterans. The PHA has also project-based 46 of these vouchers to secure housing.
- Mainstream Vouchers: Assists 63 non-elderly (under 62), disabled, and homeless households.
- Foster Youth Initiative Program: 25 housing choice vouchers to assist homeless foster youth.
- Housing Stability Vouchers: 11 vouchers to assist individuals and families at risk of homelessness, those fleeing domestic violence or other violent crimes, and veterans and their families.

Homeless Services Division

This division focuses on providing housing solutions for homeless households:

- Continuum of Care (COC) Rapid-Re-Housing Program: Assists 200 households.
- COC Permanent Supportive Housing Program: Assists 89 households.

Housing Services Division

These programs use different funding sources to address specific housing needs.

HUD's Community Planning and Development Funded Programs:

- Housing Improvement Program: Assists approximately 8 households.

HUD's Office of Lead Control and Healthy Homes Funded Programs

- Older Home Modification Program: Assists 143 households.
- Lead Education Awareness Control and Healthy Homes Program: Assists 156 households.

HOME Funds:

- Single-Family Housing Rehabilitation Program: Assists 2 households.
- Homebuyer Assistance: Assists 4 households.
- CHDO Program: Assists 1 low-income household with acquiring, rehabilitating, and reselling vacant homes.

SEE APPENDIX B: SUMMARY OF ANNUAL GOALS AND OBJECTIVES

AP-60 PUBLIC HOUSING (91.220 (H))

The City of Pomona does not have any Public Housing. However, the City does have several assisted housing projects that meet affordability gaps, including the following:

- Housing Choice Voucher Program (Formerly Known as Section 8)
- Federally-Assisted Housing Units
- Affordable Rental Housing
- Project Based Vouchers for Veterans

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

Not applicable - The City of Pomona does not manage public housing development.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

Not applicable - The City does not have public housing.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

Not applicable - The City does not have public housing.

DISCUSSION

No further discussion.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (91.220 (I))

The needs of homeless and chronically homeless persons, range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach, assessment and referrals to services and shelters have become a crucial part of connecting people experiencing homelessness with resources available to them. The creation of the Quality-of-Life unit comprised of a mental health evaluation team and facilities employees to help clean any illegal encampments have redirected people living on the street to shelters and ultimately permanent housing. Emergency Solutions Grant funds along with Measure A, Continuum of Care and Behavioral Health Services funds are used to fund the outreach teams and the shelters they refer to. The outreach teams have made it possible to meet the target of clients served. The City also has local non-profit agencies who utilize street outreach teams to make direct contact with the unhoused population and refer them to the services they offer, making this a collaborative effort to address the different types of unhoused populations.

A detailed outline of Annual Goals and Objectives, including actions for ending homelessness, are identified in **Appendix B: Summary of Annual Goals and Objectives**, for each proposed activity.

Addressing the Emergency and Transitional Housing Needs of Homeless Persons

Emergency and Crisis shelter is funded with ESG, Measure A, and Mental Health State Act (MHSA) funds at the City's Hope for Home Homeless Services Center year-round shelter. All programs administered by the City are required to assist clients in developing an individual service plan and transition plan before exiting the program.

The City has designated ESG funds annually to support emergency shelter programming. Numerous other emergency shelters, transitional living centers, residential detoxification programs, and sober living homes located in the City of Pomona.

Homelessness prevention, a component under emergency shelter, may include housing relocation and stabilization services as well as short- and medium-term rental assistance, to prevent an individual or family from becoming homeless. This program will help individuals and families at-risk of homelessness to maintain their existing housing, transition to new permanent housing or affordable housing units.

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.

Chronically homeless is defined as an individual or family that is homeless and resides in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and residing in such a place for at least 1 year or on at least four separate occasions in the last 3 years. The statutory definition also requires that the individual or family has a head of household with a diagnosable substance use disorder, serious mental illness, developmental disability, post traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability.

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 team consists of outreach professionals including the Homeless Encampment Action Response Team (HEART) comprised of police officers and public works professionals. This team also works in partnership with the Pomona Police Department's Mental Health Evaluation Unit (MHEU) who provide mental health services to the community through a partnership with the Los Angeles County Department of Mental Health (LAC DMH). These teams combined make up the Quality of Life Unit. Additional outreach professionals provide services and contact to people experiencing homelessness, those agencies include Volunteers of America of Los Angeles (VOALA), Tri-City Mental Health Services (TCMH), East Valley Community Health Center (EVCHC), and the new department LA County's Homeless Services and Housing outreach team. The Teams meet chronically homeless people where they live. They go to these individuals on a regular basis, getting to know them, their needs and desires and in the process build trust and support. The team has vast connections to service providers within the region and will transport homeless persons to the needed services, benefits and housing. The team assists individuals in filling out paperwork and following up with applications for services.

The Pomona Homeless Outreach Program hosts the LA CoC CES in the eastern region of Service Planning Area (SPA) 3. Outreach workers conduct VI-SPDAT, soon to be completely replaced by the Los Angeles Housing Assessment Tool (LA HAT), surveys that rank the vulnerability of homeless individuals. Homeless families are referred to the Homeless Family Solutions System and unaccompanied youth are referred to the Youth CES. Those ranked with the highest levels of vulnerability and chronic homelessness, are prioritized for housing resources through the CES.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Outreach workers conduct VI-SPDAT surveys that rank the vulnerability of homeless individuals. The City of Pomona's Homeless Strategy identifies local and regional planning strategies for

coordination among agencies to assist persons that have become homeless or are at risk of being homeless. This coordination includes referrals to an extensive network of private agencies that are a part of the City's Continuum of Care Coalition and referrals to the City's Hope for Home, Homeless Service Center that opened in December 2019.

AP-70 HOPWA GOALS– 91.220 (L)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

AP-75 BARRIERS TO AFFORDABLE HOUSING (91.220 (J))

INTRODUCTION:

Currently, the demand for affordable housing in Pomona exceeds the supply, especially for those in the extremely low income, very low and moderate-income categories.

Barriers to affordable housing include:

1. The reluctance of builders to invest in affordable housing projects, especially apartments.
2. The lack of sufficient financial resources for development of affordable units.
3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

Strategy to remove or ameliorate the barriers to affordable housing strategies:

- 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
- Increase awareness and educate public on fair housing and barriers to fair housing

As a recipient of CDBG funds, the City of Pomona is required to develop a fair housing program whose specific actions and procedures will have an impact on preventing, reducing or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.

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 completed Assessment of Fair Housing (AFH) Report, which replaces the original Analysis of Impediments (AI) to Fair Housing Choice. The AFH was adopted in August 2017, and assisted the City in analyzing market conditions and potential housing barriers to better determine fair housing goals for the Consolidated Plan period.

To encourage the development and conservation of affordable housing, the city has adopted several ordinances:

- **Density Incentives** - City of Pomona utilizes the State's density law to provide up to 35 percent of density bonus to facilitate the development of affordable and senior housing
- **Waiver of Fees** - In addition to the density bonus, the City will facilitate the processing of affordable housing projects by waiving fees, when applicable.

- **Relaxed Standards** - Certain development standards may be relaxed if increased density cannot be physically accommodated on the site. The applicant must show that the density bonus cannot be achieved with each waiver before the waiver is allowed:
 1. Parking Requirements
 2. Private Open Space
 3. Common Open Space
 4. Specific Plan Amendments: Downtown Pomona and Pomona Corridors

DISCUSSION:

No further discussion.

AP-85 OTHER ACTIONS – 91.220(k)**INTRODUCTION:**

The following proposed actions will be undertaken to address the areas indicated below:

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

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

Minority/Women-Owned Business Enterprises (M/WBE) Efforts

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:

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

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:

- Monthly review of project expenditure rates.
- Include provisions in annual contracts and MOUs to sub-recipients reiterating Federal requirements for use of CDBG funds, including timely expenditure of funds. 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.
- 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.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

- Acquisition/Rehab for resale or rental housing (to provide affordable units)
- Rental Assistance Programs (to bridge the affordability gap)
- First-Time Homebuyer Program (affordability through down payment assistance)
- Single Rehabilitation Programs (to preserve existing affordable housing stock)
- Multi-Family Rehabilitation Programs (to preserve existing affordable housing stock)
- Affordable Rental Housing Development Projects

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT AND OTHER HAZARDS

- Conduct Lead 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
- Conduct radon and other related housing hazard inspections to create and maintain healthy housing

ACTIONS PLANNED 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 and HOME funds. The Section 3 program is intended to provide employment opportunities for low-income people and qualified Section 3 businesses

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

- The City continues to coordinate with non-profit providers, community and faith-based organizations, public institutions, and City Departments in the development of the Action Plan
- Continue to coordinate with non-profit providers, community and faith-based organizations, public institutions, community residents, and City Departments to ensure quality services to low-income people

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

To enhance coordination between public and private agencies, the City will undertake the following activities.

- Continue to be a member of the San Gabriel Valley Consortium on Homelessness
- Continue to work the Greater Los Angeles Continuum of Care on regional homeless issues

DISCUSSION:

No further discussion.

AP-90 PROGRAM SPECIFIC REQUIREMENTS (91.220 (L) (1,2,4))**INTRODUCTION:**Allocation of Funds

Approximately fifty-seven percent (75%) of CDBG will be targeted to projects that are within target areas/CDBG-eligible areas, including: Community Oriented Policing, Code Enforcement, and Infrastructure/Public Facilities Improvements. Remaining funds will benefit low-income residents citywide. One Hundred percent (100%) of CDBG funds will be dedicated to projects that benefit low-income residents citywide.

Surplus from Urban Renewal Settlements

The City will not have surplus from urban renewal settlements for the CDBG Program.

Grant Funds Returned to the Line of Credit

The City will not have to return any grant funds to the line of credit for the CDBG Program.

Income from Float-funded Activities

The City will not have income from float-funded activities for the CDBG Program.

Funding Urgent-need Activities

Currently, the City does not anticipate funding any urgent-need activities through the CDBG Program 2026-2027. However, if urgent needs do arise, funds will be reallocated to address those needs and will be reported in the Program Year 2026 CAPER.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CF 91.220(L)(1)

The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3.	The amount of surplus funds from urban renewal settlements	0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5.	The amount of income from float-funded activities	0
	Total Program Income:	0

Other CDBG Requirements

1.	The amount of urgent need activities	
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220(L)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Pomona does not use a typical loan or grant instruments or non-conforming loan guarantees. There are no forms of investments to be described for HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Recapture Provisions in First Time Home Buyer Program

The City of Pomona uses the Recapture Provisions at 24 CFR 92.254 (a)(5)(ii)(A)(5) for its First Time Homebuyer Program. This entails recapturing the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit, as well as any equity realized ("Equity Sharing") at the time of sale, after deducting the costs of sale and any eligible home improvement costs, in proportion to the amount of the City loan provided. The equity share owed shall be pro-rated over a 15-Year or 20-Year affordability period based on each full year of occupancy and compliance with the terms of the loan agreement.

The HOME First Time Homebuyer Program recapture guidelines further entail the following: no monthly payments, with the loan due and payable when the property is sold, transferred, refinanced with cash out, a change in title occurs, default on loan, failure to use the property as principal residence or at the end of HOME affordability period. Deed restrictions and Covenants ensure the affordability of the units.

In the event of foreclosure, transfer in lieu of foreclosure, or when the net proceeds of sale are insufficient to repay the City loan due, the homebuyer is obligated to repay the net proceeds received by the homebuyer, if any, from the sale of the HOME-assisted property. The net proceeds of sale is the final amount that is given to the homebuyer as a result of a sale after any first mortgage and closing costs are subtracted from the sale price.

HOME Resale Provisions in First Time Home Buyer Program

The City of Pomona uses the resale provisions at 24 CFR 92.254 (a)(5)(i) specifically for its CHDO project involving the acquisition and rehabilitation of foreclosed and/or vacant properties, to be resold to first time homebuyers. To ensure affordability, the resale provisions require that each HOME-assisted unit sold to an eligible homebuyer is made available for subsequent purchase only to another low-income family having incomes at no more than 80% of the Los Angeles county median income and who will use the HOME-assisted unit as their principal residence. In addition, the price at resale must provide the homeowner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. These provisions are enforced through Homebuyer Covenants, which are recorded against the property.

Fair Return on Investment is defined as the return of the homeowner's original investment plus any eligible capital and curb appeal improvements, less the amount of deferred maintenance that does not meet HUD's Property Standards. The difference shall be multiplied by the percentage change in the consumer price index (CPI) between the initial purchase date and the subsequent sale date. The City of Pomona will be using the CPI for the Los Angeles-Riverside-Orange County area as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Reasonable Range of Low-Income Homebuyers refers to subsequent homebuyers having incomes at no more than 80% of the Los Angeles County median income and who pays no more than 30% of the household's gross income for housing cost.

SEE APPENDIX B: RECAPTURE/ RESALE GUIDELINES

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

For HOME-funded programs, the applicable affordability periods per HOME investment is provided as follows:

Homeownership Assistance HOME amount per unit	Minimum Period of Affordability in Years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Based on the loan amount of \$100,000, the HOME affordability period for the City's First Time Homebuyer Program is 15 years. In this regard, program beneficiaries of the First Time Homebuyer Program must occupy the assisted property for a total of 15 years or 20 years for new construction. The period of affordability for the CHDO project involving the acquisition and rehabilitation of foreclosed or vacant properties for resale to first time homebuyers is fifteen (15) years. In this regard, the provisions involving a fair return on investment to the original owner, and accessibility of the assisted-unit to a reasonable range of low-income homebuyer only apply during this 15-year period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. The City's Housing Rehabilitation Program applies only to single and multi-family residences of up to 11 housing units.

EMERGENCY SOLUTIONS GRANT (ESG) REFERENCE 24 CFR 91.220(L)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Pomona has developed the following standards for providing assistance to the homeless through its Continuum of Care (COC) and Emergency Solutions Grants (ESG) funds as required by 24 CFR Part 576. And 24 CFR Part 578. These standards represent goals for providing services for the community.

Evaluating eligibility for families and individuals

Intake and Assessment: Case managers will review client situation(s), understand eligibility and begin the process of determining homelessness status and necessary services. Any client assessed for potential assistance must meet HUD criteria of homeless or at risk of homelessness. Any new client is encouraged to participate in a complete assessment to understand client needs and barriers. The following outlines the individual characteristics of clients qualifying for homelessness prevention or rapid re-housing.

Coordinating Services: All sub-recipients (shelter, homelessness prevention and rapid re-housing providers) within the City of Pomona Continuum of Care service area are expected to work collaboratively to address the needs of the homeless within the area. To achieve these goals, City of Pomona requires that all sub-recipients service providers will:

- a. Participate in the Pomona Continuum of Care Coalition (PCOCC).
- b. As the Los Angeles Homeless Services Authority rolls out the Coordinated Entry System (CES) and centralized referrals, all sub-recipients and the City of Pomona will participate in the CES.

- c. Establish a staff member as a point of contact for other case managers and members of the service provider Continuum of Care. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any recipient agency.
- d. Attend training for case managers within the homeless provider system.
- e. The City of Pomona, in collaboration with the Pomona Continuum of Care Coalition (PCOCC) and the Los Angeles Homeless Services Authority (LAHSA), will coordinate training for relevant personnel so that clients within the region are receiving the same quality of service across providers.
- f. Members of the Continuum of Care will also participate in regular meetings to share best practices and engage in collective problem solving as the community works toward an integrated system for clients. Each sub-recipient is expected to send at least one staff member to PCOCC meetings and share all lessons learned with all housing case management staff.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system

The Los Angeles County Coordinated Entry System (CES) is a critical component of Los Angeles' countywide systemic response to ending homelessness. The City of Pomona participates in this collaborative network that ensures the highest need, most vulnerable households in the community are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible. The CES Policies and Procedures establishes a set of policies and guiding principles and practices for the Coordinated Entry System service providers and system partners centered around respect, accountability, consistency, and integration. The CES also coordinates street outreach to people experiencing homelessness and uses an assessment survey to triage and prioritize by vulnerability and needs. Housing Navigators help participants collect required documents, identify housing and accompany participants to housing appointments.

Homeless families access the HFSS through LA County's 2-1-1, the County information and referral line. After calling 2-1-1, families are referred to their closest Family Solutions Center (FSC). Families can also be referred directly to the FSC through a partnered homeless shelter or other homeless service provider. Regionally based Family Solutions Centers are the system's primary point of entry. The FSC conducts an assessment to determine the most appropriate housing intervention for a family. Families are connected to services and housing options which help them stay in their local community near friends, family, and other support networks.

Eligibility

There is one major difference between RRH assistance under the ESG Program and the CoC program with regard to eligibility. To receive ESG RRH assistance, an individual or family, must demonstrate at initial evaluation that it is literally homeless (Category 1). To receive CoC-RRH assistance, individuals and families may be defined as homeless under categories 1 and 4 included in the Homeless Definition Final Rule (Categories 1, 2, 3 or 4).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated

The City of Pomona invites local non-profit agencies to submit proposals for funding under the following grants: the Emergency Shelter Grant (ESG), the HOME Investment Partnership Act (HOME), and the Community Development Block Grant (CDBG), a social services component of the Consolidated Plan program. If the agency or organization is applying for two types of service or funding, then two separate proposals are to be enclosed. Additional copies of the proposal could be obtained from CDBG or by simply making a copy of the attached proposal.

To be considered for funding, an organization must have:

1. 501(c) (3) IRS tax status
2. Be in good standing with the State of California
3. Serve low-income residents of Pomona or serve an eligible neighborhood as indicated in the enclosed RFP
4. Have a demonstrated ability to deliver the services proposed

Proposals will be assessed based on content and adherence to HUD national objectives. Proposals will be submitted to the Finance Department Purchasing Division to be date and time stamped. After the deadline has passed, Purchasing will forward the proposal to Housing Services Division Grant Administration staff. Staff reviews proposals to determine eligibility and forwards information to Council for all eligible activities. City Council will review proposals and make funding awards.

A. Background

The Request for Proposal (RFP) announces the availability of funding for the Program Year for the Community Development Block Grant (CDBG) and Emergency Shelter Grant Program (ESG). Programs for the HOME Investment Partnership Act (HOME) are implemented by City staff. All programs are funded and regulated at the federal level by the U.S. Department of Housing and Urban Development (HUD) and administered locally by the City of Pomona, under the auspices of the Community Development Department. The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974. The regulations implementing the CDBG Program are located in the 24 CFR, Part 570. The regulations implementing the ESG Program are

located in the 24 CFR, Part 576 and authorized under the Steward B. McKinney Homeless Assistance Act of 1988. The regulations implementing the HOME Program are located in the 24 CFR, Part 92. The City's objectives of these programs in accordance with national objectives are to: (1) Ensure decent housing, (2) Secure a suitable living environment, (3) Provide economic growth and opportunity, Aid in the elimination of slum and (4) blight, and Respond to an urgent need.

B. Funding Available

The City of Pomona is an ESG Entitlement Program City (cities with population over 50,000). As an ESG Entitlement city, the City of Pomona receives an annual allocation of ESG funds. If funds are to be awarded to sub-recipient agencies, the City will release a Request for Proposals (RFP). Community meeting and informational flyers are distributed annually to notify the public of the funding amount available.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

The City of Pomona and/or its sub-recipients will provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

If the City is unable to meet this board membership requirement, we will instead implement a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

Homeless Participation Plan

In order to, involve homeless individuals and families, the City and/or its sub-recipients will do the following when considering and making policies and decisions in constructing, renovating, maintaining, and operating facilities assisted under ESG, providing services assisted under ESG, and providing services for occupants of facilities assisted under ESG:

1. Inclusion and Consultation through the Pomona Continuum of Care Coalition Meetings
2. Inclusion and Consultation through the Homeless Advisory Committee Meetings
3. Employment or Volunteer Services of Homeless Persons on ESG funded projects, including those involving the construction, renovation or operating of facilities

5. Describe performance standards for evaluating ESG

Staff will use the following information submitted to track expenditure percentages and the

number of persons benefiting from the activity in order to ensure that activity/program goals are being met and that funds are being spent in a timely manner.

1. A description of services provided during the reporting period
2. # of persons served
3. Ethnicity and Race of persons served
4. Income level of persons served
5. Female-Headed Household Status
6. Areas of benefit

The performance standards provide a measure for the City to evaluate each service provider's effectiveness, such as how well the service provider succeeded at:

1. Targeting those who need the assistance most;
2. Reducing the number of people living on the streets or emergency shelters;
3. Shortening the time people spend homeless; and
4. Reducing each program participant's housing barriers or housing stability risks.

Also, in order to successfully record performance outcomes, the CoC system requires that once a household is enrolled in a program, non-domestic violence agencies must complete an initial HUD Intake Assessment within the Homeless Management Information System (HMIS). Performance outcomes are reported to the City using the HMIS generated ESG reports.

Domestic Violence Organizations will provide the same data utilizing their similar data systems.

DISCUSSION:

No further discussion.

APPENDICES

APPENDIX A

CITIZEN PARTICIPATION COMMENTS

APPENDIX B

(1) SUMMARY OF ANNUAL GOALS AND OBJECTIVES

(2) SURVEY RESULTS

(3) PUBLIC NOTICES

(4) RESALE/RECAPTURE GUIDELINES

APPENDIX C

SF-424's & CERTIFICATIONS

APPENDIX D

HOME-ARP ALLOCATION PLAN