

# Appendix E

*REVIEW OF PAST PERFORMANCE*





## A. Review of Past Performance

The following chart is a review of the City of Pomona’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the fifth cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5th Cycle Housing Element.

### *Program Evaluation*

The City has demonstrated a significant effort in working towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed an update of development impact fees, identified appropriate zones to accommodate emergency shelters, and revised parking standards to support and encourage multifamily development. The City made substantial progress towards 30 of its programs and has identified those programs as continued for the sixth cycle, due to their success in the fifth cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related action in meeting the housing needs of special needs populations. The table below provides an overview of the City’s prior program accomplishments; achievements related to special needs populations are summarized below:

- **Seniors:** The City of Pomona and Pomona Housing Authority (PHA) actively support Pomona’s senior population through financial investment, programs, and services. The Housing Improvement Program has provided \$62,311 in the rehabilitation of 12 units, including units for senior and disabled populations. Improvements include window replacements, plumbing repair, heating and air system replacement, bathroom repair, and ADA accessibility improvements. PHA also provides 60 Veterans Affairs Supportive Housing (VASH) vouchers to homeless veterans, totaling \$577,290 in annual financial support, which is inclusive of the senior veteran population. The City’s updated Accessory Dwelling Unit (ADU) ordinance, first adopted in 2019 and subsequently amended to maintain consistency with State law, has accelerated the production of ADUs citywide, including conversions and additions to support the senior population’s demand for multi-generational living. The City intends to survey ADU permit applicants at the Planning Division public counter to establish a baseline understanding of the drivers for ADU permit applications. Based on Staff review and conversations with applicants, however, the City is seeing evidence of ADU permits to support housing solutions for the senior population.
- **Persons with Disabilities:** PHA’s Housing Improvement Program provided \$62,311 in the rehabilitation of 12 units, which included ADA accessibility improvements to support housing for persons with disabilities. PHA provides 63 Mainstream vouchers totaling \$1,823,881 in annual financial support, which is targeted to non-elderly disabled persons and homeless families ages 18 to 62. In 2018 and 2019, 17



vouchers were administered to this target population, and in 2020 and 2021 this allocation increased by 46 vouchers to a total of 63. In 2017 and 2019, the City completed a Capital Improvement Program project totaling \$1,597,055 of street rehabilitation and improvements, including reconstruction of sidewalk, curb, and gutter to support ADA path of travel for persons with disabilities.

- **Large Households:** 26 percent of Pomona households are considered “large,” which is defined as 5 or more individuals per household. The average household size in 2019 was 3.77, which is almost one person per household more than the Los Angeles County average. Many of these households are also considered “overcrowded,” which is defined as more than one person living per room within a house. 31.3 percent of households are considered overcrowded, compared to 21.8 percent in Los Angeles County. Two out of every three of these overcrowded households are renters as opposed to homeowners. The City’s updated Accessory Dwelling Unit (ADU) ordinance, first adopted in 2019 and subsequently amended to maintain consistency with State law, has accelerated the production of ADUs citywide. Since 2018, the City has processed an average of 15 to 18 ADU permit applications per month. The majority of these ADUs are conversions of existing garages to support livability for Pomona’s large households, or to accommodate multi-generational living, which is also a driver of large household size.

**Farm workers:** Data on the number of farm workers is compiled at a State and County level only, making it difficult to determine the estimated number of farm workers residing in Pomona. For reference, within Los Angeles County, there were a total of 3,266 hired farm workers in 2017. Nonetheless, farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next. According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) in Los Angeles County earned a median annual income of \$25,294. This annual income would place each individual or household in the very low-income bracket for Pomona. Therefore, the City can support its undetermined number of farmworkers reasonably through programs and services targeting low and extremely low-income households, as discussed under the Extremely Low-Income population subsection.

- **Single-Parent Households:** Compared to the County, Pomona single-parents female households living in poverty represent a total of the population that is twice as much as Los Angeles County. The City’s Family Self-Sufficiency Program helps households, including single-parent households, achieve economic independence and self-sufficiency. There are currently a total of 78 participants enrolled in the program. PHA provides 905 housing choice vouchers totaling \$16,348,122 in annual funding. These vouchers support, among other target populations, low-income single-parent households in Pomona.



- Un-Housed:** PHA provides 60 Veterans Affairs Supportive Housing (VASH) vouchers to homeless veterans, totaling \$577,290 in annual financial support. PHA also provides 63 Mainstream vouchers totaling \$1,823,881 to homeless families ages 18 to 62. In 2021, PHA added 78 new emergency housing vouchers totaling \$1,623,396 for the homeless and those at-risk of homelessness. Beyond this, Permanent Housing (PH) including Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) are the current preferred housing programs for moving homeless participants out of homeless shelters. PH provides affordable housing tied to supportive services, such as ongoing addiction or mental health treatment, case management and help with life skills. Pomona's Strategic Plan to Address Homelessness was adopted by City Council in January 2017. In 2018, the City of Pomona began construction on a homeless shelter (Hope for Home) for Crisis Housing. The Hope for Home Service Center opened in December 2018 and is committed to moving participants out of crisis housing into PH within 90 to 120 days.
- Extremely low income households:** PHA provides 905 housing choice vouchers totaling \$16,348,122 in annual funding. These vouchers support, among other target populations, extremely low income households in Pomona. In 2021, PHA added 78 emergency housing vouchers totaling \$1,623,396 that includes households at risk of housing instability, which constitute extremely low income households. PHA's Housing Improvement programs provides 20 grants annually to the elderly, disabled, and extremely low- and lower-income households for code corrections and accessibility improvements.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Program 1.1</b> Require new development to fund its “fair share” of parks, sidewalks, pedestrian amenities and street lighting.	Review impact fees to ensure that they cover the cost of constructing and maintaining the City’s public service standards (2015). Update the fee schedule if warranted (2015).	The City is currently working to update development impact fees and anticipates issuing an RFP in the coming months to hire a consultant study this issue and provide recommendations.	<b>Completed</b> The City of Pomona has successfully reviewed and updated impact fees during the 5 <sup>th</sup> Cycle.
<b>Program 1.2</b> Improve neighborhoods exhibiting substandard conditions and declining private investments.	The City through the various HUD funded programs (CDBG and NSP) and other capital improvement programs, identifies on an annual basis area of greatest needs; and subject to availability of funding provides appropriate programs to upgrade the substandard	<u>2018</u> <ul style="list-style-type: none"> <li> <b>Housing Improvement Program:</b> 12 units; \$62,311. Work included: windows replacement, plumbing repair, heating and/or air system replacement,             </li> </ul>	<b>Continued</b> The City of Pomona recognizes the importance of maintaining neighborhoods for



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	<p>conditions. For eligible properties, owners are referred to City rehab loan and grant assistance programs and once properties are cited, they are given sufficient time for compliance (ongoing).</p> <p>As needed, fund capital improvements, establish partnerships with community groups and businesses, and make policy changes to improve substandard neighborhoods (ongoing).</p> <p>Subject to need and funding availability, continue to provide CDBG funds for the construction of capital improvement projects within CDBG eligible areas (ongoing).</p>	<p>bathroom repair and ADA improvements.</p> <ul style="list-style-type: none"> <li>• <b>Lead Education Awareness Control Program:</b> 32 units with younger children; \$286,346.</li> <li>• <b>Healthy Homes Program:</b> 15 units; \$57,130. Work included: installation of GFIs and carbon monoxide detectors, removal of mold and tripping hazards.</li> <li>• <b>CHDO:</b> Acquisition, Rehab and Resale of 246 Newman Ave to a low-income first-time homebuyer. Both projects completed by Shield of Faith Economic Development Corporation.</li> <li>• <b>CALHOME Rehab:</b> 2 units; \$60,090.</li> </ul> <p>The City accomplished the following Capital Improvement Projects (CIP) utilizing federal and state funds for 2017 and 2018: Street Improvements &amp; Rehabilitation Project (64807 &amp; 67914) Improvements included pavement rehabilitation and replacing with new asphalt. Portland Cement Concrete (PCC) was used for the reconstruction of curb, gutter, sidewalk, curb ramps, alley approaches and related work. Improvements to drainage were made if needed to meet American Disability Act (ADA) requirements. In addition, existing sidewalk that</p>	<p>all sectors of the Community. The City will continue to provide funding and programs to update substandard conditions.</p>



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		<p>was broken and uplifted, not adequate for ADA compliant path of travel was removed and replaced. Sidewalk Improvements (67919) the project provided a path of travel for pedestrians. The work provides access from the north and south side of Penmar Lane. Improvements included grading, asphalt, pavement, sidewalk, curb and draining. \$1,597,055</p> <p><u>2019</u></p> <ul style="list-style-type: none"> <li>• <b>Lead Education Awareness Control Program:</b> 29 units with younger children; \$246,380.</li> <li>• <b>Healthy Homes Program:</b> 28 units, \$156,005. Work included: installation of GFCIs and carbon monoxide detectors, removal of mold and tripping hazards.</li> <li>• <b>CHDO:</b> Acquisition of 2253 S Palomares Street. Rehabilitation in progress for resale to a low-income first-time homebuyer. These projects completed by Shield of Faith Economic Development Corporation.</li> <li>• <b>HOME Rehab:</b> 4 units; \$176,592</li> <li>• <b>CALHOME Rehab:</b> 4 units; \$113,556.</li> </ul>	
<p><b>Program 1.3</b> Continue providing grants to the elderly, the disabled and</p>	<p>Via the CDBG-funded Housing Improvement Program, continue providing 20 grants a year to the elderly, the disabled and extremely low- and</p>	<p>All housing programs are continuously promoted using the City website, through bilingual brochures available at City Hall, the library, and</p>	<p><b>Continued</b> The City will continue to provide</p>



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<p>lower-income households for code corrections and accessibility improvements.</p>	<p>lower-income households for code corrections and accessibility improvements. All housing programs are promoted using the City website; bilingual brochures available at City Hall, the library, and other City facilities; and presentations at neighborhood meetings (ongoing).</p>	<p>other City facilities, and presentations at neighborhood meetings.</p> <p><u>2018</u></p> <ul style="list-style-type: none"> <li>• 2 of the 12 units completed involved handicap accessibility improvements for a bathroom and ADA repairs.</li> </ul>	<p>financial assistance to elderly, disabled, and lower-income households to address code corrections and improve accessibility.</p>
<p><b>Program 1.4</b> Continue providing low-interest loans and/or grants for the rehabilitation of housing that serves lower-income households.</p>	<p>Through the Homeowner Rehabilitation Loan Program funded with set-aside and HOME funds, continue providing 15 low-interest loans per year to qualified extremely low-, low-, and moderate-income homeowners for rehabilitation, code deficiency repairs and general improvements of single-family units and mobile homes. In exchange for funding, affordability covenants are placed on the units (ongoing).</p> <p>Continue the recently established rental rehabilitation program funded with federal HOME funds Rehabilitate 20 units per year and will include covenants to guarantee affordability (ongoing).</p>	<p><u>2018</u></p> <ul style="list-style-type: none"> <li>• <b>CALHOME:</b> 2 units; \$60,090</li> </ul> <p><u>2019</u></p> <ul style="list-style-type: none"> <li>• <b>HOME:</b> 4 units; \$176,592.</li> <li>• <b>CALHOME:</b> 4 units; 228,802.</li> </ul>	<p><b>Continued</b> The City will continue to provide funding assistance to qualifying households for home rehabilitation.</p>
<p><b>Program 1.5</b> Provide resources to owners of affordable units for the installation of energy and</p>	<p>Inform owners, renters and developers of affordable units about available conservation programs via mailings and the City website (ongoing).</p>	<p>The Housing Division informs owners and developers of Energy Star requirements for use of Federal funds and recommends the use of</p>	<p><b>Continued</b> The City recognizes the importance of conservation and</p>



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<p>water retrofits, ensuring that they first take advantage of any funding made available by public utilities for that purpose. (CDBG and HOME funded projects are conditioned to meet energy star standards.)</p>	<p>Continue providing energy/water conservation and recycling information at public counters and on the City website. Encourage the use of Green Building Standards on proposed developments via materials provided at public counters and on the City website (ongoing).</p>	<p>energy efficient windows for housing rehabilitation programs.</p> <p><b>2018</b></p> <ul style="list-style-type: none"> <li>• <b>Housing Improvement Program:</b> Of the 12 housing units completed in CY 2018, 6 utilized Energy Star standards for windows and heating and cooling system.</li> <li>• <b>CalHome Program:</b> CY 2018: 1 unit of the 2 units completed utilized Energy Star standard for windows.</li> </ul>	<p>will continue to provide homeowners with resources for energy and water retrofits.</p>
<p><b>Program 1.6</b> Continue supporting citizen efforts to designate new local historic districts and landmarks.</p>	<p>Provide assistance with understanding and complying with district and landmark designation processes, pursuant to the City's Historic Preservation Ordinance. Such assistance has enabled property owners to complete the historic landmark designation process, which is a prerequisite to submitting a Mills Act Program application for properties located outside of designated historic districts. To facilitate the processing of Mills Act Program applications for eligible properties, the City will continue to offer one-on-one assistance at the public counter and via scheduled appointments as well as maintaining on the City's website up-to-date Mills Act Program application guides in both English and Spanish (ongoing).</p>	<p>The City offers ongoing historic landmark designation process and the Mills Act Program to interested residents/applicants. Services are offered in English, Spanish, and Korean.</p>	<p><b>Continued</b> The City will continue to support residents' efforts at preserving historical districts and landmarks throughout the City of Pomona.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 1.7</b> Revise residential development standards to include design elements that invite pedestrian use and walkability.</p>	<p>Amend the Zoning Ordinance to require and encourage these design elements (2018).</p>	<p>The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update, ordinance will be amended to include design elements in residential development standards that invite pedestrian use and walkability.</p>	<p><b>Continued</b> The City will continue to review and revise residential development standards. This will be completed by July 2023.</p>
<p><b>Program 1.8</b> Make information on affordable housing opportunities available to lower-income households.</p>	<p>List the addresses and building management contact information of affordable housing units on the City website. Distribute the list to community and housing organizations annually. The list is also available at the Housing Division Housing counter (ongoing).</p> <p>Maintain and make available to the public existing new and substantially rehabilitated income-restricted units. A list of units acquired and substantially rehabilitated under the Neighborhood Stabilization Program are made available at the Housing counter and posted on the City website (ongoing).</p>	<p>Ongoing distribution of affordable housing listings are provided at the Housing Division counter.</p>	<p><b>Continued</b> The City will continue to assist lower-income households in receiving information about affordable housing opportunities throughout the City of Pomona.</p>
<p><b>Program 2.1</b> Amend the Density Bonus Ordinance to comply with the most recent State law and promote the use of</p>	<p>Amend Section .520 of the Zoning Ordinance pertaining to density bonuses (2014). Create material outlining the provisions of the amended Density Bonus Ordinance and promoting its use with qualifying multi-family</p>	<p>The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update, the City will update the Density Bonus Ordinance (Section .520 Density Bonus) to comply with the most</p>	<p><b>Modified</b> The City will amend the Density Bonus Ordinance to comply with the latest State</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
density bonuses and related incentives to increase the supply of affordable housing.	housing developments (2014). Post information on the City's website and distribute it at the Planning Division counter and during pre-application Development Review meetings (ongoing).	recent State law. The City is currently implementing the State Law for projects utilizing the Density Bonus. Once the City adopts its own ordinance, the City will provide a handout outlining and promoting the provisions of the Density Bonus Ordinance.	law requirements (AB 2345).
<p><b>Program 2.2</b> Consider the development of housing on City-owned parcels Downtown and along commercial corridors.</p>	<p>Evaluate City and Successor Agency-owned parcels to determine their suitability for residential projects, taking noise levels and land use designations into consideration (2014). If these parcels are sold for private development, state a preference or requirement for the construction of a residential component. Include this preference or requirement in the evaluation criteria for any associated Request for Proposal.</p> <p>Explore the feasibility of creating transitional housing for people moving out of homeless shelters.</p> <p>Work with local organizations that serve the homeless to determine the level of need for this program, possible components and cost.</p>	<p>Since the demise of Redevelopment in 2012, all of the Successor Agency/Redevelopment Agency parcels have been sold to private entities, which some have resulted in the development of housing.</p> <p><b>2019</b></p> <ul style="list-style-type: none"> <li>No Housing Successor agency owned parcels were sold or developed.</li> </ul>	<p><b>Continued</b> The City will continue to investigate the practicability of creating transitional housing and work with local organizations that serve the homeless to determine the level of need for this program.</p>
<p><b>Program 2.3</b> Explore the feasibility of creating transitional housing</p>	<p>This program will be explored through the recently established Homelessness Advisory Committee. The Committee first convened in November 2015 to begin strategic planning</p>	<p>Permanent Housing (PH) including Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) are the current preferred housing programs for moving homeless participants out</p>	<p><b>Modified</b> The City will continue to explore the feasibility of</p>



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for people moving out of homeless shelters.	process to address homelessness. The committee and their four established working groups will work with local organizations that serve the homeless to determine the level of need for this program, possible components and cost. The working groups will present goals and strategies that will be presented to the City Council in the framework of a Strategic Plan to address and mitigate homelessness in Pomona. (2016-2017)	of homeless shelters. PH provides affordable housing tied to supportive services, such as ongoing addiction or mental health treatment, case management and help with life skills. Pomona's Strategic Plan to Address Homelessness was adopted by City Council in January 2017. In 2018, the City of Pomona began construction on a homeless shelter (Hope for Home) for Crisis Housing. The Hope for Home Service Center opened in December 2018 and is committed to moving participants out of crisis housing into PH within 90 to 120 days.	creating transitional housing for people moving out of homeless shelters, as part of the Homelessness Strategic Plan. This will include seeking more interim, transitional, and permanent supportive housing solutions.
<p><b>Program 2.4</b> Undertake a review of City codes and regulations to better facilitate the provision of a variety of housing types and to ensure compliance with recent State and Federal housing law.</p>	<p>The Planning Division reviewed the Zoning Code and the Pomona Corridors Specific Plan and identified that the Zoning Code and the Corridor Specific Plan need to be amended in order to be compliant with the State's SB2 requirements. There on April 18, 2016 the City Council approved Code Amendment to add definitions for Emergency Shelters, Supportive Housing, Transitional Housing and Target Population. At the same meeting, the City Council also amended the Pomona Corridors Specific Plan to add an Emergency Shelter (ES) overlay district to the property addressed at 1390 E. Mission Boulevard. On September 11, 2017, the City Council further amended the Pomona Corridors</p>	<p>The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update process, definitions of mobile homes and manufactured housing will be revised Amend the ZO to revised definitions and development standards of mobile home and manufactured housing in conformance with Government Code Section 65852.3.</p>	<p><b>Continued</b> The City will continue to maintain compliance with recent State and Federal housing law by reviewing City codes and regulations.</p>



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	<p>Specific Plan to designate ES overlay to a second parcel at 1400 E. Mission Boulevard for the specific purpose of building a year-round emergency shelter. Table 10.4-3 identifies the Emergency Shelter sites and bed count capacities.</p> <p>Furthermore, the City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update process, definitions of mobile homes and manufactured housing will be revised Amend the ZO to revised definitions and development standards of mobile home and manufactured housing in conformance with Government Code Section 65852.3.</p> <p>The City is proposing to expand the Emergency Shelter (ES) Overlay (see Program 2.18) where emergency shelters would be added as a permitted use by right</p>		
<p><b>Program 2.5</b> Continue promoting the City’s First Time Homebuyer Program which assists with down payments and closing costs.</p>	<p>Assist approximately 6 low - and/or moderate-income buyers per year (ongoing).</p>	<p><u>2018</u></p> <ul style="list-style-type: none"> <li>• HOME: 2 loans; \$200,000</li> <li>• CalHome: 3 loans; \$158,000</li> </ul> <p><u>2019</u></p> <ul style="list-style-type: none"> <li>• HOME: 2 loans; \$195,000</li> </ul>	<p><b>Continued</b> The City will continue to endorse City’s First Time Homebuyer Program.</p>



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<p><b>Program 2.6</b> Continue working with selected mobile home parks to correct health and safety problems related to infrastructure, upkeep, illegal/inferior construction and aesthetics.</p>	<p>The CalHome Mobile Home Program helps provide funding for extremely low- and low-income mobile homeowners by providing deferred, low-interest rehabilitation loans. The loans are available to help correct code violations, address health and safety issues, and improve property condition. Subject to funding availability, the intent is to assist approximately 10 extremely low- and low-income mobile homeowners per year (ongoing).</p>	<p><u>2018</u></p> <ul style="list-style-type: none"> <li>• <b>CalHome:</b> 2 units; \$60,090</li> </ul> <p><u>2019</u></p> <ul style="list-style-type: none"> <li>• <b>CalHome:</b> 3 units; \$87,441</li> </ul>	<p><b>Continued</b> The City will continue to provide funding to selected mobile home parks to fix health and safety problems.</p>
<p><b>Program 2.7</b> Continue the City’s Family Self-Sufficiency Program which fosters homeownership among Section 8 recipients.</p>	<p>Assist Family Self-Sufficiency participants with achieving economic independence and self-sufficiency. Currently, 78 participants are enrolled in the program (ongoing).</p>	<p>27 participants have successfully completed and graduated the program</p>	<p><b>Continued</b> The City will continue to aid in City’s Family Self-Sufficiency Program.</p>
<p><b>Program 2.8</b> Continue contributing funding and technical assistance to qualified non-profit Community Housing Development Organizations (CHDOs).</p>	<p>As CHDO set-aside funds become available, work with certified CHDOs to review proposed projects and provide gap funding for the development of approximately 8 affordable housing units. In addition, provide technical assistance to approximately 5 interested non-profit organizations, including information on HOME program requirements, eligible uses of funds, monitoring, and CHDO capacity building. Each CHDO Request for Proposal for rental housing development will continue to include criteria prioritizing projects that incorporate</p>	<p><u>CY 2018</u></p> <ul style="list-style-type: none"> <li>• 1 project involving the acquisition and rehabilitation of 246 Newman Ave., that was sold to a low-income First Time Homebuyer. Both projects completed by Shield of Faith Economic Development Corporation.</li> </ul> <p><u>CY 2019</u></p> <ul style="list-style-type: none"> <li>• 1 project acquired at 2253 S Palomares Street. Unit rehabilitation in progress, to be resold to a low-income first-time homebuyer once completed. These</li> </ul>	<p><b>Continued</b> The City will continue to assist in finance and technical assistance to nonprofit housing development organizations.</p>



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	housing for extremely low-income households (ongoing).	projects are undertaken by Shield of Faith Economic Development Corporation.	
<p><b>Program 2.9</b> Continue cooperating with all community stakeholders to identify priority housing issues and needs.</p>	Annually, identify housing issues and needs through surveys and the City's community input activities, as part of the Consolidated Plan process (ongoing).	<p>The Housing Division is continually conducting surveys and Point-In-Time homeless counts to assess the housing issues and needs of the City.</p> <p>For CY 2017 and 2018, the Housing Division conducted stakeholder meetings and distributed a community needs survey citywide to garner input on priority housing and community needs.</p> <p><b>Survey Responses:</b></p> <ul style="list-style-type: none"> <li>• 2017 - 899 respondents</li> <li>• 2018 - 823 respondents</li> </ul>	<p><b>Continued</b> The City will continue to work with community stakeholders to prioritize housing issues and needs.</p>
<p><b>Program 2.10</b> Efficiently administer the HUD Housing Choice Voucher Program.</p>	Continue allowing the direct dispersal of Housing Choice Voucher Program rental certificates and vouchers (ongoing).	<p>Housing Choice Voucher Program rental certificates and vouchers are an ongoing program at the Housing Division. The Housing Authority continuously looks for funding opportunities to increase the total number of vouchers awarded through HUD.</p> <p><b>2018</b></p> <ul style="list-style-type: none"> <li>• 30 VASH vouchers were awarded and 17 housing vouchers for non-elderly, homeless adults were awarded.</li> </ul>	<p><b>Continued</b> The City will continue to permit the dispersal of HUD vouchers.</p>
<p><b>Program 2.11</b></p>	Work with owners of bond-financed projects to ensure continued affordability by adopting refinancing and refunding policies, monitoring	All affordable housing projects in the City continued to be monitored.	<p><b>Continued</b> The City will continue to monitor</p>



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<p>Preserve the affordability of bond-financed housing development.</p>	<p>expiring regulatory agreements and developing individual project plans to maintain affordable units (ongoing).</p>		<p>and preserve the affordability of bond-financed housing development.</p>
<p><b>Program 2.12</b> Preserve the affordability of residential rental properties at risk of converting to market-rate rents.</p>	<p>Monitor projects with owners who provide notice of the intent to opt out of assisted rental housing contracts. Inform residents and owners of affordable units about alternatives to market-rate conversions (ongoing).</p> <p>Provide technical assistance to developers and non-profits interested in acquiring or maintaining units at risk of conversion (2017).</p> <p>Provide for targeted outreach to owners of these units to encourage the extension and or renewal of deed restrictions and or covenants.</p>	<p>All affordable housing projects in the City continued to be monitored.</p>	<p><b>Continued</b> The City will continue to monitor and preserve the affordability of residential rental properties at risk of converting to market-rate rents.</p>
<p><b>Program 2.13</b> Support the creation of workforce housing throughout the City, but especially in particularly suitable areas such as the Downtown transit-oriented development (TOD) district and the neighborhoods located within a quarter mile</p>	<p>To encourage the construction of residential projects at densities high enough to facilitate the development of a thriving Downtown TOD district and development along commercial corridors, the City is processing a Zoning Text Amendment to establish a minimum density of 40 units per acre within the Downtown TOD area. This Text Amendment is anticipated to be completed by the end of 2018 (tentatively scheduled for the October 10, 2018 Planning</p>	<p>The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City’s major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among</p>	<p><b>Continued</b> The City will continue to support the creation of workforce housing throughout Pomona.</p>



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of the northern Metrolink station.	Commission meeting and November 5, 2018 City Council meeting).	the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides opportunities for development and redevelopment along the City’s main corridors providing for minimum densities and design standards for mixed use development. Finally, the City Council adopted the City’ Accessory Dwelling Unit (ADU) ordinance, bringing the City’s Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City’s housing stock.	
<p><b>Program 2.14</b> Facilitate lot consolidation in order to accommodate larger-scale well-designed developments.</p>	<p>Provide technical assistance regarding the lot consolidation process to interested parties (ongoing).</p> <p>Provide the residential sites inventory to interested developers and assist in identifying sites with lot consolidation potential. (At least annually and ongoing).</p> <p>Process lot consolidation applications concurrent with other applications for the development (ongoing).</p>	<p>Planning offers on-going technical assistance regarding lot consolidation and continues to provide residential sites inventory to interested developers. Planning will explore additional incentives to facilitate lot consolidation.</p>	<p><b>Continued</b> The City will continue to facilitate lot consolidation for the purpose of accommodating larger-scale developments.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
	As part of comprehensive Zoning Code update, explore additional incentives to facilitate lot consolidation.		
<p><b>Program 2.15</b> Facilitate multi-family residential development in MF zones by reducing parking requirements. Currently multi-family development in the R-3 zone (15-30 units per acre) requires two garage parking spaces per unit regardless of unit size. This parking standard could be considered a potential constraint to multifamily development.</p>	<p>Amend the Zoning Code (within 180 days from adoption of Housing Element) to modify parking standards for multi-family development in the R-3 zone to mirror the R-4 zone as follows:</p> <ul style="list-style-type: none"> <li>• Studio unit: 1.0 space</li> <li>• One-bedroom unit: 1.5 spaces</li> <li>• Two-bedroom unit: 2.0 spaces</li> <li>• Each additional bedroom above two bedrooms: 0.5 space</li> <li>• Garage parking is not required</li> </ul>	<p>The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City’s major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides opportunities for development and redevelopment along the City’s main corridors providing for minimum densities and design standards for mixed use development. Finally, on September 16, 2019, the City Council adopted the City’ Accessory Dwelling Unit (ADU) ordinance, bringing the City’s Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City’s housing stock. All of these programs offer reduced parking ratios to encourage the development of housing.</p>	<p><b>Completed</b> The City has successfully completed this program through the adoption of Ordinance 4263.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>During Planning's Comprehensive Zoning Code Update, Planning will amend parking standards in the R-3 zone to mirror the R-4 zone.</p>	
<p><b>Program 2.16</b> Collaborate with local agencies to address homelessness.</p>	<p>Participate in efforts by local agencies, including the Counties of Los Angeles and San Bernardino and the Continuum of Care group, to develop a regional housing strategy to serve the homeless and those at risk of homelessness, with the goal of sharing the responsibility for providing public benefits (ongoing).</p>	<p>The City is currently working with the San Gabriel Valley Council of Governments (SGVCOG) and Los Angeles County on the “Everyone In” campaign to address homelessness and the lack of affordable housing. Since January 2017, there have been 180 units of affordable housing and 93 units of moderate-income housing built. The Pomona Housing Authority has dedicated 20% of voucher turnover to homeless households.</p> <p>The Cities of Pomona, Claremont and La Verne formed a cohort to collaborate and leverage resources to address homelessness regionally. The three –city cohort was awarded \$1,069,000 in Measure H to fund additional crisis housing beds, navigation and outreach services and the implementation of a Housing Trust Fund.</p>	<p><b>Continued</b> The City will continue to work with local agencies to address homelessness in the region.</p>
<p><b>Program 2.17</b> Continue to implement the Homeless Continuum of Care Strategic Plan to assist homeless individuals and families with moving from homelessness to self-</p>	<p>The City has been focusing on the implementation of best practices throughout the homeless programs that the City funds. Some of these strategies have been utilized successfully for years, such as street outreach, collection of quality data, and homeless prevention. Others such as coordinated</p>	<p>The Homeless Strategic Plan is evaluated and updated on an annual basis to track the progress and accomplishment of the goals and opportunities to address additional needs.</p> <p>Phase I of the Hope for Home Service Center opened on December 5, 2018. Since its opening,</p>	<p><b>Continued</b> The City will continue to evaluate the Homeless Strategic Plan yearly to assist persons experiencing</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>sufficiency, permanent housing and independent living.</p>	<p>assessment, critical intervention through case management and increase in access to mainstream benefits have been recently been implemented. One of the recently implemented practices that had proven to be very successful has been Housing First which involved providing clients with assistance in finding and obtaining safe, secure and permanent housing as quickly as possible.</p>	<p>there have been 238 Unduplicated Persons served to date through the Crisis Housing Program and 627 Unduplicated Persons Served through the Winter Shelter Program from December 5, 2018 to March 31, 2019.</p>	<p>homelessness in the City of Pomona.</p>
<p><b>Program 2.18</b> Identify additional sites to permit emergency shelters without discretionary action.</p>	<p>Pursuant to SB 2, the City has identified an additional site where emergency shelters would be permitted by right without discretionary reviews. The City has already established an Emergency Shelter (ES) Overlay.</p> <p>Continue to be actively involved in the HUD-recognized Greater Los Angeles Continuum of Care (COC) group, where the City has contributed to the identification of gaps and needs for services and the establishment of goals within the COC. (ongoing).</p> <p>In addition to participating in the COC group, the City has responded to the needs of the homeless and at-risk population within the City and within neighboring communities. At the center of this effort is our own Pomona COC Coalition. (ongoing).</p>	<p>On July 1, 2019, the City adopted an ordinance amendment to amend the Pomona Zoning Code, Pomona Downtown Specific Plan, Pomona Corridors Specific Plan, and Emergency Shelters Ordinance to include clarifications on two of the homeless shelter overlay sites and implement the emergency shelter requirements. The City will continue to be involved in the Greater Los Angeles Continuum of Care (COC) group, and also the Pomona COC to collaborate with local partners to address homelessness.</p>	<p><b>Completed</b> The City has successfully completed this program through the adoption of Ordinance 4302.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 2.19</b> Encourage diversity in unit size for multi-family developments (except senior housing projects) to ensure that affordable, three- and four-bedroom rental units are provided for large families.</p>	<p>Consider a rule requiring that when applicable in projects receiving City funding, a certain percentage of new affordable units have three or more bedrooms (2015).</p>	<p>Planning is considering making amendment to the minimum required square footage for 1, 2, 3 bedrooms so that developers can build more units without the size restriction.</p>	<p><b>Modified</b> The City will continue to encourage diversity in unit size for multi-family developments through a base code update.</p>
<p><b>Program 2.20</b> Continue to allow intergenerational housing to be constructed in conjunction with the use of the Senior Citizen Housing Overlay district.</p>	<p>Review the Zoning Ordinance and amend as appropriate to facilitate intergenerational residential development (2014).</p>	<p>Planning will continue to look for ways to incorporate intergenerational housing with the Senior Citizen Housing Overlay district.</p> <p>The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City’s major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides opportunities for development and redevelopment along the City’s main corridors</p>	<p><b>Continued</b> The City will continue to look for ways to incorporate intergenerational housing with the Senior Citizen Housing Overlay district.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>providing for minimum densities and design standards for mixed use development. Finally, on September 16, 2019, the City Council adopted the City’ Accessory Dwelling Unit (ADU) ordinance, bringing the City’s Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City’s housing stock. All of these programs are in support of this program.</p>	
<p><b>Program 2.21</b> Support development of a variety of housing types specifically to meet the needs of persons with disabilities, including persons with developmental disabilities. The housing needs of persons with disabilities, in addition to affordability, range from slightly modifying existing units to requiring a range of supportive housing facilities.</p>	<p>To accommodate residents with disabilities the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities (2017).</p> <p>Work with San Gabriel/Pomona Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information to be made available at City Hall counter (2017).</p>	<p>The City will continue to look for funds to support housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities (2017).</p> <p><b>CY 2018</b></p> <ul style="list-style-type: none"> <li>The Housing Division did not contribute any State or Federal funds for new construction or rehab of units targeted specifically for persons with disabilities. The City's federally funded housing improvement programs are available to all type households, including those with ADA needs.</li> <li>2 units were completed involving handicap accessibility improvement for a bathroom and ADA repairs.</li> </ul>	<p><b>Continued</b> The City will continue to seek out funds to support the needs of persons with disabilities.</p>
<p><b>Program 3.1</b></p>	<p>Facilitate the processing of proposals that include work/live units by encouraging</p>	<p>Planning will continue to facilitate the processing for work/live units.</p>	<p><b>Continued</b></p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>Encourage projects that take advantage of opportunities offered by the Downtown Pomona Specific Plan for the creation of work/live units.</p>	<p>developers to make changes needed to meet City development standards (ongoing).</p>	<p>The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City and encourages the creation of work/live units by offering reductions in standards such as parking to those projects that incorporate such units.</p>	<p>The City will continue to support projects to capitalize on work/live units in the Downtown Pomona Specific Plan.</p>
<p><b>Program 3.2</b> Encourage projects that take advantage of development standard relaxation (e.g. reduced parking requirements and reduced unit size) as allowed under the Senior Citizen Housing Overlay district.</p>	<p>Facilitate the processing of proposals that meet the objectives of the Senior Citizen Housing Overlay district by encouraging developers to make changes needed to meet City development standards (ongoing).</p>	<p>Planning continues to process proposals that meet the objectives of the Senior Citizen Housing Overlay district. Projects for Senior Citizens are subject to a more relaxed development standard.</p>	<p><b>Continued</b> The City will continue to promote projects in the Senior Citizen Housing Overlay district to development standard relaxation.</p>
<p><b>Program 3.3</b> Review the City’s Zoning Ordinance to identify provisions requiring amendment, including provisions related to entitlements processes.</p>	<p>Evaluate current Zoning Ordinance provisions in light of recent changes in State Housing law, and review standards and entitlement processes that may constrain the development of housing (2018).</p> <p>Establish a Site Plan Review process in lieu of a Conditional Use Permit process for housing development proposals (2018).</p>	<p>Planning is currently reviewing the recent changes to State Housing Law and is looking for opportunities to streamline entitlement process for housing. Planning is also working to establish a Site Plan Review in lieu of a Conditional Use Permit for housing development.</p>	<p><b>Continued</b> The City will continue to assess the City’s Zoning Ordinance to identify provisions requiring amendment.</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Program 3.4</b> Encourage affordable housing development in the Downtown Pomona Specific Plan area’s MU-HDR (Mixed-Use High Density Residential) and MU-CBD (Mixed-Use-Central Business District) districts.</p>	<p>Facilitate the processing of affordable housing projects by providing the following: assistance with site identification, lot consolidation and entitlement processing; modifications to development standards such as setbacks and parking; and financial support and fee waivers or deferrals, when available.</p>	<p>Planning division will continue to facilitate the processing of affordable housing projects by providing assistance with site identification, lot consolidation, and entitlement processing.</p>	<p><b>Continued</b> The City will continue assist in affordable housing development in specific areas.</p>
<p><b>Program 3.5</b> Facilitate the development of mobile home parks.</p>	<p>Within 180 days of HCD approval of the Housing Element, consider a text amendment to the Zoning Code to incorporate specific site and development standards for the Residential-Manufactured Housing Development Zone (R-MHD), allowing the development of mobile home developments by right subject to the specific standards identified.</p>	<p>The City is currently enforcing the State's Law on Manufactured Housing. The comprehensive zoning code update will also the ordinance to include the development of mobile home by right subject to the specific standards identified.</p> <p><u>2018</u></p> <ul style="list-style-type: none"> <li>• Upon approval and adoption of the Housing Element, Planning will amend Zoning Code to incorporate specific site and development standards for Residential-Manufactured Housing Development Zone (R-MHD), allowing the development of mobile home developments by right subject to the specific standards identified.</li> </ul>	<p><b>Continued</b> The City will continue to enforce the State's Law on Manufactured Housing.</p>
<p><b>Program 4.1</b> The City contracts with the Housing Rights Center (HRC)</p>	<p>The City will continue to provide fair housing services through the HRC and will continue to refer residents to their services and programs.</p>	<p>The City will continue to coordinate with Fair Housing Providers to assist residents and provide outreach and information about fair housing.</p>	<p><b>Modified</b> The City will continue to provide</p>



Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>which provides landlord/tenant information and outreach, fair housing compliance services such as lending practices monitoring, fair housing testing, counseling, mediation, referral, participation in fair housing associations and educational activities for the public and City staff (ongoing).</p>	<p>The City will also continue to provide outreach and information about fair housing on the city website, at City Hall and other public place (ongoing).</p>	<p><b><u>CY 2017 and 2018:</u></b></p> <ul style="list-style-type: none"> <li>• The Housing Division contracted with Fair Housing Service providers for Fair Housing Services. The City will continue to coordinate with Fair Housing Providers to assist residents and provide outreach and information about fair housing.</li> <li>• <b>Accomplishments:</b> <ul style="list-style-type: none"> <li>○ <b>2017:</b> 226 people</li> <li>○ <b>2018:</b> 428 people served.</li> </ul> </li> </ul>	<p>third-party outreach and information about fair housing on the city website, at City Hall and other public place.</p>
<p><b>Program 5.1</b> Promote green building practices in new development by incorporating building and site designs that support sustainability.</p>	<p><b>New Construction:</b></p> <ul style="list-style-type: none"> <li>• Extremely Low Income: 456</li> <li>• Very Low Income: 463</li> <li>• Low Income: 543</li> <li>• Moderate Income: 592</li> <li>• Above Mod Income: 1,572</li> <li>• Total Units: 3,626</li> <li>• Conservation: 164 units</li> </ul>	<p>Planning will continue to promote green building practices by incorporating building and site designs that support sustainability.</p>	<p><b>Continued</b> The City will continue to encourage green building practices in new development.</p>