

# POMONA GENERAL PLAN HOUSING ELEMENT

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## **10 HOUSING**

### **10.1 INTRODUCTION**

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#### **PURPOSE OF HOUSING ELEMENT**

As a component of the Pomona General Plan, the Housing Element presents an analysis of the City's demographic, housing and economic characteristics and a comprehensive set of housing policies and actions for the years 2013 through 2021. The Housing Element is built upon an assessment of the City's existing and projected housing needs and an evaluation of housing programs, available land and constraints on housing production. The following initiatives are proposed to address housing production and affordability in Pomona:

- prioritizing the rehabilitation of existing housing;
- preserving existing units and residential neighborhoods;
- ensuring the construction of types of housing suitable for all income groups, including workforce housing;
- requiring new subdivisions to be integrated into the existing urban form;
- facilitating higher density and mixed-use residential infill development Downtown, with related construction of new streetscapes, pedestrian improvements, parks and gathering spaces;
- analyzing opportunities for energy conservation practices; and
- coordinating with local colleges to support housing needs.

California Housing Element law requires that each jurisdiction update its Housing Element to reflect a community's housing needs and that the Housing Element include:

- an identification of adequate sites to facilitate and encourage the development of housing to accommodate housing needs;
- an analysis of local constraints on developing housing for all income levels; and
- an enactment of programs that assist the development of adequate affordable housing to meet the needs of low-and moderate income households.

The Current Housing Element Planning Period is from October 15, 2013 to October 15, 2021. A fundamental aspect of the Housing Element is the fair share of housing needs. The Regional Housing Needs Assessment (RHNA) published by the Southern California Association of Governments (SCAG) quantifies the need for housing in each jurisdiction in a six-county area that includes the City of Pomona.

## **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Housing Element serves as the primary policy document guiding local decision-making related to housing. As one of the General Plan elements required by the State of California, the Housing Element must be consistent with the goals and policies contained in other elements of the Pomona General Plan. For example, while the Land Use Element addresses the density/intensity and distribution of residential uses throughout the City, the Housing Element indicates how new housing units for all income groups will be provided and existing units will be conserved.

The Housing Element has been reviewed for consistency with the City's other general plan elements and its goals, policies and programs reflect the goals, policies and direction in other Elements of the General Plan. The City is in the process of a comprehensive update of the General Plan entitled *Pomona Tomorrow*. As the process for this update continues, this Housing Element will be reviewed and updated to ensure that internal consistency is maintained.

## **SCOPE AND CONTENT**

The Housing Element is organized to address all of the following topics, as required by State law (Government Code §§ 65583):

- a review of the previous Element's goals, objectives, policies and programs to ascertain the effectiveness of the Element;
- an assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- a detailed site inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA targets;
- an analysis of constraints on housing within the jurisdiction;
- housing programs that identify adequate sites to accommodate the locality's share of the regional housing needs; assist in the development of housing for low- and moderate-income households; remove or mitigate governmental constraints on affordable housing; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified; and
- quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the Element.

The Element's land inventory and analysis, including explanations of methodologies, and the community input is included in the Appendix with summaries of the findings in the body of the Housing Element.

## **10.2 HOUSING NEEDS ASSESSMENT**

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This section evaluates the existing housing needs within the City of Pomona and provides an assessment of the population, household, and housing characteristics as well as an overview of the housing market and trends. Understanding these characteristics is vital in the process of planning for the future needs of the community and the success in meeting the State-mandated allocation of housing development.

The primary demographic data source in this Housing Element update is from the 2010 US Census for population and household characteristics. However, the 2010 Census no longer contains detailed information on income, household and housing characteristics. To replace this information, the Census Bureau conducts the American Community Survey (ACS) that takes a snapshot of the community based on a small sample of the population providing an opportunity to utilize updated information. In addition to these sources, data is supplemented with the SCAG's 2012 Housing Needs Data Report, State Department of Finance (DOF) and local demographic data.

### **COMMUNITY PROFILE**

The population of Pomona represents a wide variety of attributes and lifestyles, and the housing stock includes a range of ages, qualities and arrangements. Certain overarching trends and facts are important in considering the City's future housing needs.

#### **Population Growth Trends**

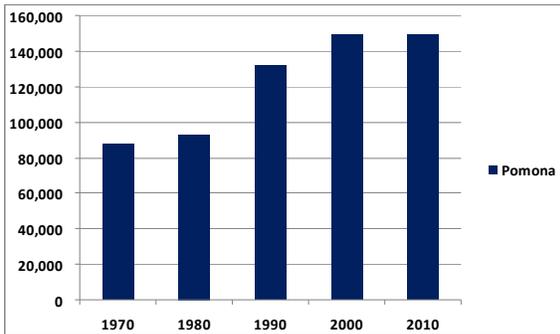
The California Department of Finance (DOF) estimates Pomona's population as of January 2013 to be 150,942. Population growth in the City of Pomona decreased .3% between 2000 and 2010 compared to the 1.4% increase per year between 1990 and 2000. The City has grown faster than Los Angeles County as a whole, especially during the 1980s and 1990s.

According to Southern California Association of Governments (SCAG) Regional Transportation Plan population forecasts, the City should experience modest population growth through the year 2020 with an average annual growth of approximately 1.3% resulting in an estimated 2020 population of 168,500 persons. Table 10.2-1 and Charts 10.2-1 and 10.2-2 compare city, county and state populations and growth rates.

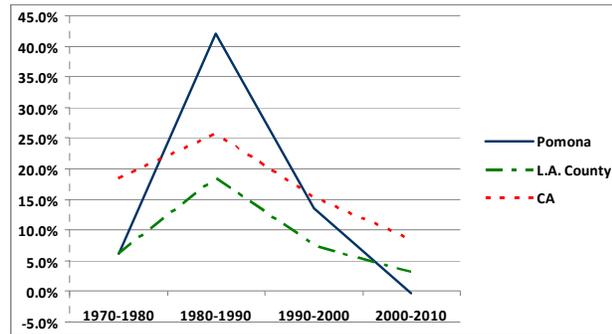
**Table 10.2-1: Population Growth Comparison**

	Population				Percent Change		
	1990	2000	2010	2020 Projection	1990-2000	2000-2010	Projection 2010-2020
Pomona	131,723	149,473	149,058	168,500	13.5%	-0.27%	13.0%
L.A. County	8,863,164	9,519,338	9,818,605	10,404,000	7.4%	3.14%	5.9%
CA	29,760,021	34,336,000	37,253,953	40,643,643	15.4%	8.49%	9.1%

Sources: US Census 1990, 2000, 2010; SCAG Existing Housing Needs Data Report 2012



**Chart 10.2-1 Pomona's Population Growth**



**Chart 10.2-2 Population Growth Rates**

**Age Characteristics**

Pomona's age distribution has substantially shifted in the past 10 years. Median age in the City increased from 27.1 in 2000 to 29.5 in 2010. As shown in Table 10.2-2, the City showed significant increase in the number of the 60-64 age group followed by the 65+ age group, an indication of an aging middle adult population. In contrast, there were numerical and proportional declines among young adults (25 to 34 years) and significant decline in young and school-aged children (0 to 19 years) an indication of the departure of the City's young families and individuals and limited number of new families moving into the City. The declined in school aged children population is also evidenced in the Pomona Unified School District steady decline in student enrollment.

**Table 10.2-2: Age Trends in Pomona**

	1990	2000	% of Total (2000)	2010	% of Total (2010)	% Change (2000-2010)
0 - 4 years	14,622	14,125	9.4%	12,011	8.1%	-15.0%
5 - 19 years	32,934	43,502	29.1%	37,333	25.0%	-14.2%
20 - 24 years	13,257	13,491	9.0%	14,664	9.8%	8.7%
25 - 34 years	26,940	23,801	15.9%	21,989	14.8%	-7.6.7%
35 - 59 years	31,566	41,570	27.8%	46,284	31.1%	11.3%
64 years	3,213	3,433	2.3%	5,407	3.6%	57.5%
65 + years	9,191	9,551	6.4%	11,370	7.6%	19.0%
<b>Total</b>	<b>131,723</b>	<b>149,473</b>	<b>100.0%</b>	<b>149,058</b>	<b>100.0%</b>	<b>-.3%</b>

Sources: US Census 1990, 2000, 2010

Although household age typically has influence housing demand, future development plans of viable, active and mixed uses like those envisioned in the corridors and in downtown could potentially attract a particular age group to an area.

### Race and Ethnicity

Race and ethnicity may impact housing needs and conditions, affecting the demand for various housing types and sizes. For example, extended family households common to certain cultures increase the demand for larger dwellings with floor plans suitable for such households.

The racial and ethnic makeup of Pomona is generally consistent with that of Los Angeles County, as a whole. According to the 2010 Census, approximately 48% of Pomona residents reported their race as White, seven percent as Black, and nine percent as Asian, one percent American Indian and Alaska Native and 35% reporting Other Race or Multi-Race. Out of the entire City population, 71% claimed Hispanic or Latino origin, a rate notably higher than the countywide figure of 48%.

Like many Southern California communities, Pomona has a changing racial/ethnic composition. Between 2000 and 2010, the City experienced a 15% increase in the number of residents identifying themselves as White and a 29% increase in Asians and Pacific Islanders while experiencing a decline in those identifying themselves as Black or African American, American Indian/Alaska Native and those identifying as Other Race/Multi-Racial. Table 10.2-3 shows the changes in the population of racial and ethnic groups between 2000 and 2010.<sup>[C1]</sup>

**Table 10.2-3: Race and Ethnicity in Pomona**

	2000		2010		% Change
	People	% of Total	People	% of Total	
White	62,419	41.8%	71,564	48.0%	14.7%
Other Race Alone or Multi-Racial	59,700	39.9%	51,837	34.8%	-13.2%
Black or African American	14,398	9.6%	10,924	7.3%	-24.1%
Asian and Pacific Islander	10,073	6.7%	12,970	8.7%	28.8%
American Indian and Alaska Native	1,883	1.3%	1,763	1.2%	-6.4%
<b>Total Population</b>	<b>149,473</b>	<b>100%</b>	<b>149,058</b>	<b>100%</b>	<b>-0.3%</b>
Hispanic Ethnicity	96,370	64.5%	105,135	70.5%	9.1%

Sources: US Census 2000 and 2010

### Education and Employment

Lack of education and job skills, along with general unemployment and low wages, are the main contributors to poverty. The educational attainment of Pomona residents age 25 years or older were somewhat lower than the average in Los Angeles County and the State of California, as is shown in Chart 10.2-3.

As of 2010, approximately 37% of Pomona residents aged 25 years or older had less than a full high school education, and 21% possessed less than a 9<sup>th</sup> grade education. At the other end of the spectrum, 63% of this age group had high school diploma or higher and 14% had a Bachelor’s degree or above. Of County residents 25 years or older, 76% had at least a high school diploma and 28%, had a Bachelor’s degree or above.

**Chart 10.2-3: Pomona’s Comparable Educational Attainment**

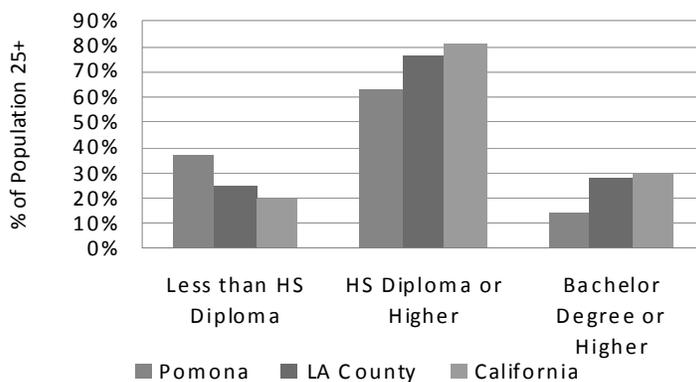


Table 10.2-4 lists the industries in which City residents were employed as of 2009. These occupations were spread over a wide array of industries, with the greatest number of the working population in manufacturing, educational/health/social services and retail.

**Table 10.2-4: Industry Employed for Population 16 and Over (2009)**

<i>Industry</i>	<i>Total</i>	<i>% of Employed Population</i>
Manufacturing	11,421	18.4%
Educational, health and social services	9,146	14.8%
Retail trade	7,202	11.6%
Professional, scientific, management, administrative and waste management services	5,940	9.6%
Construction	5,867	9.5%
Arts, entertainment, recreation, accommodation and food services	5,172	8.3%
Transportation and warehousing and utilities	4,499	7.3%
Finance, insurance, real estate and rental and leasing	3,645	5.9%
Other services (except public administration)	3,210	5.2%
Wholesale trade	2,781	4.5%
Public administration	1,696	2.7%
Information	938	1.5%
Agriculture, forestry, fishing and hunting and mining	299	0.5%
Armed Forces	182	0.3%

Source: SCAG Existing Housing Needs Data Report 2012

According to the California Employment Development Department, the unemployment rate in Pomona has risen from 5.6 % in 2007, to a peak of 13.9 % in 2010, and declined since then to 12 % unemployment in July 2013 slightly higher than the 9.9% in the County and 8.7% statewide. This increase is due in part to the recent economic recession that had a significant impact on jobs nationwide.

## **HOUSEHOLD PROFILE**

### **Household Size and Type**

The US Census Bureau defines a “household” as all the people who occupy a housing unit as their usual place of residence regardless of the relationship to one another. In comparison, dormitories and convalescent/nursing homes are typically categorized as group quarters and persons residing in these housing arrangements are not considered households.

According to the 2010 Census, the average household in Pomona had 3.85 persons and the average family size was 4.31 persons per family. These figures were higher than the comparable figures for Los Angeles County as whole, which averaged 2.98 persons per household and 3.58 persons per family in 2010. Household sizes in the City are increasing, as is demonstrated by the increase in average household size documented in the 1990 and 2000 Censuses (3.52 and 3.82 persons per household, respectively).

Pomona is a family-oriented community, with 79% of the households being families. Non-family households consist primarily of single-person households, including seniors living alone. Table 10.2-5 shows the household composition in Pomona, reported in the 2010 Census.

**Table 10.2-5: Household Characteristics (2010)**

<i>Household Type</i>	<i>Number</i>	<i>Percent of Households</i>
Families	<b>30,545</b>	<b>79.0%</b>
Married Couple with Children under 18	12,424	
Single Mother with own Children under 18	4,196	
Single Father with own Children under 18	1,385	
Non-family Households	<b>8,149</b>	<b>21.0%</b>
<b>Total Households</b>	<b>38,689</b>	<b>100.0%</b>

*Source: US Census 2010*

## Income

Income is a major factor influencing the demand for housing and ability to pay for it, and reflects the affordability of housing in a community. Median income is a commonly used measurement of community income. Unlike average income, median income is not overly influenced by particularly low and high reported incomes but rather reflects the state of the community: half of the population is above the median income and half is below it.

Median household income is used as a measure of broader community income, as the term “household” covers all living situations, not just families. In comparison to families, households include non-family living situations, such as single-person units and non-related roommates.

As of 2010, the median household income for the City of Pomona was \$49,661, lower than that for Los Angeles County (\$54,828) and for the State (\$60,392). Pomona’s median household income has continued to increase at the same rate between 1990 and 2000 and between 2000 and 2010. Between 2000 and 2010, the median household income in Pomona increased by 24% (from \$40,021 to \$49,661), while the median household income in Los Angeles County increased by 30% (from \$42,189 to \$54,828).

In defining income groups, the California Department of Housing and Community Development (HCD) uses the income limits set by the US Department of Housing and Urban Development (HUD). HUD sets an area median income (AMI) which is usually the median family income (MFI) for a PMSA (Primary Metropolitan Statistical Area, as defined by the Federal Office of Management and Budget). Income groups defined by HCD are as follows:

- Extremely low income: earning less than 30% of the AMI;
- Very low income: earning between 30% and 50% of the AMI;

- Low income: earning between 50% and 80% of the AMI;
- Moderate income: earning between 80% and 120% of the AMI; and
- Above moderate income: earning more than 120% of the AMI.

Extremely low-income, very low-income and low-income households are typically referred to more generally as “lower-income” households.

**Table 10.2-6: Household Income Levels in Pomona (2010)**

<i>Income Group</i>	<i>Total</i>	<i>% of Total Households in Pomona</i>
Extremely Low	4,801	12.5%
Very Low	4,845	12.6%
Low	7,187	18.7%
<b>Sub Total</b>	<b>16,833</b>	<b>43.7%</b>
Moderate & Above	21,677	56.3%
<b>Total</b>	<b>38,510</b>	<b>100.00%</b>

*Source: SCAG Existing Housing Needs Data Report, 2012*

As indicated on Table 10.2-6 above, as 2010, 44% of the households in Pomona were considered to be lower income, a 3% decrease from 2000. Of the extremely low income households in Pomona, 23.5% are owners and 76.5% are renters.

Median family income (MFI) is a baseline upon which family poverty levels and financial risk are based. The MFI in Pomona, as of 2009, was \$51,793. Table 10.2-7 presents the income distribution in Pomona.

**Table 10.2-7: Family Incomes in Pomona (2010)**

	<i>Number of Families</i>	<i>% of Families</i>
Less than \$10,000	1,340	4.4%
\$10,000 to \$14,999	1,054	3.5%
\$15,000 to \$24,999	3,516	11.5%
\$25,000 to \$34,999	3,171	10.4%
\$35,000 to \$49,999	5,515	18.1%
\$50,000 to \$74,999	6,630	21.7%
\$75,000 to \$99,999	4,305	14.1%
\$100,000 to \$149,999	3,485	11.4%
\$150,000 to \$199,999	838	2.7%
\$200,000 or more	691	2.3%
<b>Total</b>	<b>30,545</b>	<b>100%</b>

*Source: US Census 2010*

In 2013, the State defined the median family income for Los Angeles County as \$64,800 for a four-person household. For purposes of comparison, a family with two full-time, minimum wage workers making \$8.00/hour and working 40-hour weeks, 50 weeks a year would have a family income of \$32,000 a year. Such a family would be considered a very low-income household if composed of two or more people.

## Housing Cost

Unit size, along with cost, differs for owner-occupied versus rental housing in Pomona. According to surveys of classified and real estate ads, the City's owner-occupied housing consists primarily of two-, three- and four-bedroom units while rental housing is typically smaller, with one or two bedrooms. Home prices and rents in Pomona are below average for the surrounding area, but are generally too high for lower- and moderate-income families.

## Owner-Occupied Housing

One gauge of a strong community is the rate of homeownership, which reflects financial and social investment in a place and the presence of homeowners in a neighborhood contributes to neighborhood stability. The City sees an ongoing need to support homeownership within the community, ensuring there is a sufficient supply of houses and condominiums available for purchase.

The percentage of Pomona households owning their homes in 2010 was 58%, a slight change from the rate of 57% in 2000. The City's homeownership rate has been higher than the rate for Los Angeles County as a whole, which was 49% in 2010.

**Table 10.2-8: Median Single-Family Home Sales Price in Pomona by ZIP Code**

	Pomona			LA County	California
	ZIP Code 91766	ZIP Code 91767	ZIP Code 91768		
<b>July 2013</b>					
Median Price	\$301,000	\$295,000	\$280,000	\$ 440,000	\$ 363,000
% change from July 2012	36.6%	22.9%	40.7%	29.4%	28.5%
<b>All of 2012</b>					
Median Price	\$210,000	\$221,000	\$198,000	\$340,000	\$314,340
% change from 2011	7.1%	5.7%	2.9%	4.6%	11.6%
<b>October 2007</b>					
Median Price	\$370,000	\$385,000	\$377,000	\$560,000	\$497,110
% change from Oct. 2006	-13.5%	-6.6%	-17.9%	3.5%	-9.9%

Source: Pomona data from DQNews.com and statewide data from California Association of Realtors

Table 10.2-8 lists the recent median sales prices for single-family homes in the City, and Table 10.2-9 lists the median prices for condominiums and townhomes. From 2008 to 2011 the City saw a substantial drop in home sales prices due to the Nation’s economic crisis.



In December 2009, the number of properties in the City in any stage of foreclosure was 1,757 and by January 2010 it has reached 1,999 properties. As of September 2013 Realtytrac.com identified 432 residential properties in any stage of foreclosure. The sharp drop in median home prices was due to the region wide home price depreciation and the high foreclosure sales which tend to sell homes at a discount.

Available median sales price data for the City show prices between \$280,000 and \$301,000 for houses, and between \$178,000 and \$330,000 for condominiums, as of July 2013.

**Table 10.2-9: Median Condominium Sales Price in Pomona by ZIP Code**

	<i>Pomona</i>				
	ZIP Code 91766	ZIP Code 91767	ZIP Code 91768	LA County	California
<b>July 2013</b>					
Median Price	\$233,000	\$330,000	\$178,000	\$394,500	\$353,500
% change from July 2012	-3.5%	50.7%	48.6%	28.2%	
<b>All of 2012</b>					
Median Price	\$177,000	\$165,000	\$225,000	\$285,000	
% change from 2011	4.0%	17.9%	68.9%	3.6%	
<b>October 2007</b>					
Median Price	\$300,000	\$215,000	N/A	\$420,000	\$416,210
% change from Oct. 2006	-15.3%	-23.2%	N/A	2.2%	-2.1%

Source: Pomona data from DQNews.com and statewide data from California Association of Realtors

**Rental Housing**

The Census indicates that as of 2010, about 42% of Pomona households lived in rental housing, paying a median gross monthly rent (including utilities) of \$1,009, up 57% from the 2000 median gross monthly rent of \$644. Median rents in Pomona have been consistently lower than those in Los Angeles County as a whole, e.g., the median gross rent in Los Angeles County in 2010 was \$1,076 or 7% higher than in Pomona.

More recently, as Table 10.2-10 shows, the median monthly rent in Pomona for units listed on the internet in August and September 2013 was about \$1,038 a month.

**Table 10.2-10: Median Rents in Pomona, August –September 2013**

Number of Bedrooms	# of postings	Range	Median Rent
Studio	4	\$730-975	\$847
One bedroom	30	\$750-1,485	\$910
Two bedrooms	32	\$795-1,590	\$1,112
Three bedrooms	7	\$1,195-1,199	\$1,745
Four bedrooms	7	\$1850- 2,800	\$1,925
<b>Overall</b>	<b>80</b>		<b>\$1,038</b>

*Note: Units listed in Apartments.com, forrent.com, Trulia.com and postings at the properties. Prices are from August and September 2013. Overall median rent based on the listed medians, weighted by number of postings.*

HUD calculates the fair market rent (FMR) for PMSAs every year. Table 10.2-11 shows the FMRs for the Los Angeles-Long Beach PMSA for 2013.

**Table 10.2-11: Fair Market Rent for the Los Angeles-Long Beach Area (2013)**

	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Monthly Fair Market Rent	\$911	\$1,101	\$1,421	\$1,921	\$2,140

*Source: US Department of Housing and Urban Development*

Although rents remained relatively stable during the early 2000s, they have increased substantially during the past years, fueled by the current housing market and increased demand. For rental units listed on the internet in August and September 2013, the median monthly rent was around \$1,038 a month in Pomona. Although apartments listed for rent on the internet typically, command higher rents than those units advertised through word-of-mouth or for-rent signs, these rates suggest a decrease (19.9%) over the median rent paid in Pomona during early 2000. It should be noted that many of the recent postings were for older 1 and 2 bedrooms single-family homes and for newer condominiums and townhomes that may have originally been built for homeownership.



### Housing Affordability

Both the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) consider housing to be affordable if housing costs (including utilities, taxes and insurance) are equal to or less than 30% of gross income. For example, a Pomona family making the LA County median family income of \$64,800 (2013) would be able to afford housing costs of up to \$1,600 per month.

Table 10.2-12 shows the maximum affordable monthly rent for one person and for a family of four in Pomona, organized by income group. For example, a family of four in the low-income group could afford a maximum monthly rent of \$1,508.

**Table 10.2-12: Affordable Rent / Purchase Price in Pomona by Income Level (2013)**

Income Group	Max. Income	Annual Funds for Housing	Max. Affordable Housing Cost <sup>1</sup>	
			Monthly Rent	Purchase Price <sup>2</sup>
<b>Extremely Low</b>				
One Person	\$17,950	\$5,385	\$349	\$26,602
Four People	25,600	7,680	440	73,311
<b>Very Low</b>				
One Person	29,900	8,970	648	99,494
Four People	42,700	12,810	868	177,623
<b>Low</b>				
One Person	47,850	14,355	1,096	209,252
Four People	68,300	20,490	1,508	334,090
<b>Moderate</b>				
One Person	54,450	16,335	1,261	249,468
Four People	77,750	23,325	1,744	391,902

1. Takes into account monthly utility costs of \$100 for one person and \$200 for 4 people.
2. Monthly payments toward a 30-year mortgage, assuming a down payment of 10%, annual interest rate of 4%, property taxes, utilities and insurance.

The current (2010) City median monthly rent of \$1,009 would be considered affordable for the City’s low and moderate-income families. However, the median rent would exceed the resources of all very and extremely low-income families. Rent in Pomona can be as low as \$700 a month, which would be affordable to some low income families, although dwellings renting for this amount are typically small, such as studios and one-bedroom units. There may be no market-rate units that are affordable for extremely low-income families.

The current (2010) median purchase price of a home exceeds the income resources of all households with extremely low and very low incomes. However, it is likely that some for-

sale units, particularly condominiums and smaller single-family homes, would be affordable to low-income families.

Housing overpayment is typically less likely among owners than renters, as renters do not have the option of mortgaging or selling property to generate cash. Extremely low- and very low-income renters are disproportionately impacted by overpayment.

Table 10.2-13 shows that, as of 2010, 13% of all Pomona households were overpaying for housing while the majority of extremely low-, very low- and low-income households were overpaying. Almost two-thirds of extremely low-income Pomona households spent over half of their income on housing, but only six percent of households with moderate or above moderate incomes overpaid for housing.

Overpayment was more frequent among Pomona extremely low and very low income renters than homeowners in the same income categories and more frequent among low and moderate income homeowners.

**Table 10.2-13: Housing Cost Burden by Income Group and Tenure in Pomona**

Income Group	Renter Households		Owner Households		Total	
	Households	% of Group	Households	% of Group	Households	% of Group
Extremely Low					4,801	
Cost Burden >30%	205		175		380	7.9%
Cost Burden >50%	2,375		790		3,165	65.9%
Very Low					4,845	
Cost Burden >30%	1,210		385		1,595	32.9%
Cost Burden >50%	1,090		1,060		2,150	44.3%
Low					7,187	
Cost Burden >30%	1,045		1,550		2,595	36.1%
Cost Burden >50%	85		1,285		1,370	19.1%
All other households					21,677	
Cost Burden >30%	245		1,095		1,340	6.2%
Cost Burden >50%	10		595		605	2.8%
<b>Total Households</b>	<b>16,119</b>		<b>22,570</b>		<b>38,689<sup>1</sup></b>	
Cost Burden >30%	2,705	16.8%	3,205	14.2%	5,910	13.4%
Cost Burden >50%	3,560	22.1%	3,730	16.5%	7,290	18.8%

<sup>1</sup> total includes households with no mortgage or rent

Source: SCAG Existing Housing Needs Data Report 2012 & US Department of HUD, 2005-09 CHAS

## **SPECIAL NEEDS GROUPS**

Some members of the Pomona community have special needs that may affect their housing requirements. The special needs population includes the disabled, the elderly, large households, single-parent households, students and the homeless.

### **Persons with Disabilities**

Roughly 16,316 people in Pomona, or 11% percent of City residents five years of age or older, had some sort of disability as of 2005. This is similar to the County 12% and State 13% disability rates. The Census defines disability as sensory, physical, mental or self-care “long lasting conditions” or a mental, self-care, emotional, go-outside-home and employment disabilities lasting six months or more. A more detailed description of each disability is provided below:

- **Sensory disability:** Refers to blindness, deafness or severe vision or hearing impairment.
- **Physical disability:** Refers to a condition that substantially limits one or more basic, physical activities, such as walking, climbing stairs, reaching, lifting or carrying.
- **Mental disability:** Refers to a mental condition lasting more than six months that impairs learning, remembering or concentrating.
- **Self-care disability:** Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- **Go-outside-home:** Refers to a condition that restricts ability to go outside the home alone (i.e. shop or visit a doctor’s office).
- **Employment disability:** Refers to a condition that restricts ability to work at a job or business.

Table 10.2-14 shows the types of disability in Pomona by age group. Among the 13,475 elderly residents in the City (Table 10.2-2), 41% had one or more disabilities. Members of this group are particularly vulnerable not only because of their frail condition but also because of their often fixed and limited incomes.

**Table 10.2-14: People with Disabilities in Pomona, Civilian Non-Institutionalized Population (2005)**

<i>Disability Status</i>	<i>People with Disabilities</i>	<i>Percent of Disabled Population<sup>1</sup></i>
<i>People aged 5 to 15 years:</i>	<i>1,263</i>	<i>4.0%</i>
Sensory disability		1.2%
Physical disability		1.1%
Mental disability		3.0%
Self-care disability		0.9%
<i>People aged 16 to 64 years:</i>	<i>9,574</i>	<i>9.6%</i>
Sensory disability		1.2%
Physical disability		7.1%
Mental disability		2.2%
Self-care disability		1.1%
Go-outside-home disability		1.9%
Employment disability		4.7%
<i>People aged 65 years and over:</i>	<i>5,473</i>	<i>40.5%</i>
Sensory disability		15.2%
Physical disability		35.9%
Mental disability		15.1%
Self-care disability		19.3%
Go-outside-home disability		26.3%

<sup>1</sup>Subtotals do not match total percentages for each group because some people have multiple disabilities

Source: US Census, 2005 American Community Survey

Housing needs for persons with disabilities varies depending on the type of disability. However, persons with disabilities often need accessibility and barrier free design, as well affordability and proximity and accessibility to transportation and services. Other persons with disabilities may require a group living environment where supervision and supportive services are provided or may require and institutional setting where medical attention is provided.

### Developmentally Disabled

Recent changes in State law (SB 812), approved by the CA Legislature in 2010 amended State Housing Element Law to require the Housing Element to analyze the housing needs of persons with developmental disabilities and to identify resources to serve this population. As defined in Section 4512 of the Welfare and Institutions Code a "Developmental disability" is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation,

cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. In addition, developmentally disabled individuals are in need of housing adapted to their needs, proximity to services and transportation as well as various types of housing such as group living opportunities and supportive services. Special consideration should also be given to the affordability of housing, as people with developmental disabilities may be living on a fixed income.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel / Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

In January 2010 the Department of Developmental Services (DDS), announced its intention to close the Lanterman Developmental Center in Pomona. The Lanterman Developmental Center provides 24-hour residential care for individuals with developmental disabilities. At one time the Center served more than 3,000 residents. By 2010, 401 residents were identified in the closure plan and by summer 2013 half have already moved out into the community and it has been determined that the State has funded enough residential capacity to meet the needs of the remaining residents at Lanterman. DDS is required to complete the closure of Lanterman no later than December 2014.

Table 10.2-15 provides information from the San Gabriel / Pomona Regional Center, charged by the State of California with the care of people with developmental disabilities.

**Table 10.2-15 Developmentally Disabled Residents, by Age, for City of Pomona**

Zip Code	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+	Total
91766	258	135	174	34	15	616
91767	203	118	246	49	13	629
91768	138	56	107	25	5	331
Total	599	309	574	108	33	1,576

Source: San Gabriel/Pomona Regional Center, 2013

### Single-Headed Households

Single-parent families made up 14% of all households in Pomona, with more than three-quarter of those consisting of a mother with children. These families may need housing assistance at a higher rate than other families due to a lower per capita income and the possibility that a parent can work only part time in order to care for the children. In addition, women tend to hold lower paying jobs than do men. Single-parent families may be in particular need of childcare. Living near clustered mixed-use centers—providing neighborhood retail, service commercial, childcare, open space, supportive service and transit opportunities—can allow single parents to work and take care of errands in close proximity to home and childcare.

### Large Families

A large household is defined as one with more than five persons. Large families can face problems in acquiring housing due to having a lower per capita income than smaller families and availability of affordable and adequately sized housing. According to the Census, 11,359 large households resided in the City in 2010, representing 29% of all City households. Specifically, 6,730 large owner-households comprised 30% of all owner-households and 4,629 large renter-households comprised 29% of all renter-households.

### Seniors

The primary concerns of the elderly are income, housing and transportation. Many seniors live on a fixed income, so rising housing costs are a concern. Seniors may need access to nearby or on-site medical care. They also have a higher rate of disability than the overall population, which suggests a need for accessible shops and services, open space and social activities. As of 2010, eight percent of Pomona residents were seniors (over 65 years of age), and 41% of these seniors had one or more disabilities. About 13% of all households are headed by a senior, and 38% of those households consist of one person.

**Table 10.2-16: Tenure of Senior Householders**

	2000		2010	
Owner occupied (seniors 65 years and over)	3,641	72%	3,686	72%
Renter occupied (seniors 65 years and over)	1,441	28%	1,430	28%
Total	5,082		5,116	

Source: US Census 2000 and 2010; SCAG Data Report 2012

The City has nine senior housing projects providing approximately 1,160 units (Table 10.2-17). The special housing requirements of senior citizens is already recognized in the City’s Zoning Ordinance, which includes a Senior Citizen Housing Overlay district.

**Table 10.2-17 Senior Housing Developments in Pomona**

<b>Development</b>	<b>No. of Units</b>
Serenity Villas - 158 E. Bonita Ave.	174
Emerson Village - 755 N. Palomares St.	165
Portofino Villas - 121 W. Phillips Blvd.	174
Las Brisas Apartments - 200 Beaver Ct.	80
Drake Manor - 200 W. Drake St.	110
Pacific Villas - 3642 N. Garey Ave.	132
Park Apartments - 777 E. Third St.	192
Tivoli Plaza Senior Apts. - 1371 W. Holt Ave.	63
La Esperanza Apts. - 1550 S. San Antonio Ave.	70
<b>Total</b>	<b>1,160</b>

## Homeless Population

As define by the Housing and Urban Development (HUD) the homeless population includes “Men, women and children who:

- Lack a fixed, regular and adequate nighttime residence;
- Are [c2]sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, converted garages, cars and vans, along freeways or under overpasses, and the like; [c3]
- Are [c4] sleeping in temporary living arrangements, emergency shelters, safe havens, or transitional housing programs; [c5]
- Will imminently lose their housing, have no subsequent residence identified; and lacks the resources or support networks needed to obtain other permanent housing.

HUD does not consider persons paying their own rent, regardless of overcrowding or lack of cooking facilities, to be homeless although they are categorized as being “at risk” of becoming homeless. However, there are definitions that conflict with HUD’s approach; some community groups consider a family homeless if it is sharing housing with another family.

A homeless person needs to go through a transitional period, establishing stability prior to moving into permanent housing and may need highly specialized ongoing services depending on their circumstances. According to the City’s Consolidated Plan for 2011-18, characteristics of the homeless population frequently include the following:

- *Mental illness*—According to the Los Angeles Homeless Services Authority (LAHSA) 2013 Homeless Report, 31% of homeless in the region have a mental illness.
- *Domestic violence*—Within the San Gabriel Valley Region, 9% of homeless persons are reported to be survivors of domestic violence.
- *Substance abuse*—Los Angeles County estimates that 31% of the local homeless population has a substance abuse and addiction problem.
- *HIV/AIDS*—People with this illness become homeless at a higher rate than the general population. According to the LAHSA 2013 report, less than one percent of the homeless population in the San Gabriel Valley region are persons with HIV/AIDS.

Unaccompanied youths under the age of 18 constitute 15% of the regional homeless population. Another 14% are families with children and 7% of them are children under the age of six.

The City of Pomona is one of 88 cities within Los Angeles County and 31 cities within Service Planning Area (SPA) 3 of the Los Angeles County Continuum of Care. These cities blanket the Los Angeles basin and are connected by eleven freeways.

On January 25, 2013, under the direction of the Los Angeles Homeless Services Authority (LAHSA), the Bi-annual Count of homeless persons in Pomona took place. This count is an effort to enumerate and define the homeless population within the Los Angeles County Continuum of Care. The results of this census revealed 630 homeless living in the City, 345 were found living on the streets and 285 were reported in shelters or other facilities.

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

- 70% were homeless individuals and 30% homeless families (representing 230 adults and children.)
- The average family size of homeless households in Pomona is 1.7 people per household.
- 53% were male, 46% female and 1% transgender.
- 51% were Hispanic and 49% non-Hispanic.
- 67% stay in a car, park, sidewalk, abandoned building, RV, camp, or other place where people are not meant to permanently live

- 29% stay in shelter, transitional housing or motel that is paid for by a program
- 4% live in other's homes or overcrowded housing situations

In addition, the survey asked the homeless individuals to name three factors that they believed contributed to their homelessness. The question was open-ended without suggested responses, so those surveyed were not influenced by the survey question. Lack of income was the highest rated response with 48%, followed by affordable housing and disabling health conditions.

When the survey asked the length of their homelessness or number of episodes of homelessness, the following answers were given: 52% became homeless prior to June 2012, 48% became homeless within the last year, 27% have found themselves homeless 4 or more times since June 2010 and 15% became homeless in April, May or June 2013 when they left a jail, prison, hospital or other public institution.

The most current (2018) homeless population in Pomona is estimated at 773 persons, according to the LAHSA point in time count administered January 2018. [C6] Of this population, an estimated 188 persons were sheltered and 585 persons were unsheltered.

City resources assisting the homeless population include a continuum of emergency shelters, transitional housing and supportive services. The City is constructing a year-round emergency shelter at 1390 and 1400 E. Mission Boulevard. The new facility – Hope for Home – will have a combined capacity of 390 beds. The new facility will also include a range of supportive programs and services to help the homeless gain self-sufficiency and transition to permanent housing. [C7]

The Pomona Continuum of Care Coalition (PCOCC) is a local coalition of over 100 active members, representing over 50 community based organizations, faith based organizations and county government programs.

The City’s resources for assisting the homeless population include a continuum of emergency shelters, transitional housing and supportive services. Table 10.2-18 presents the services and facilities within the region that serve the homeless.

**Table 10.2-18: Continuum of Care Resources**

	<i>Organization</i>	<i>Population</i>	<i>Services</i>
Homeless Prevention	Catholic Charities	general	-
	House of Ruth	domestic violence	-
	Inland Valley Hope Partners	general	-
	Department of Public Social Services	general	-
	City of Pomona HPRP Program	general	-
	Mercy House	general	-
	Foothill Aids Project	general	-

**Table 10.2-18: Continuum of Care Resources**

	<i>Organization</i>	<i>Population</i>	<i>Services</i>	
Outreach & Assessment	Pomona Homeless Assistance	general	-	
	Pomona Homeless Outreach Team	general	-	
	Tri City Mental Health	Mental health		
	Pacific Clinics	Mental health		
	Pomona Clinic Coalition	Physical & Mental health		
Emergency Shelter	House of Ruth	domestic violence	30 beds	
			5 beds	
	Our House Shelter	families	18 beds	
	Foothill Family Shelter	families	11 beds	
	LAHSA/Volunteers of America	Single Adults	100 Beds	
	LAHSA/ESVCH	Single Adults	200 beds	
	American Recovery	Sub. Abuse/ Adults w/Children	3 beds	
		Adults Only	20 beds	
	Inland Valley Hope Partners	Families w/children	19 beds	
		Single Women	1 bed	
		Adults with Children	25 beds	
	Total Restoration Ministries	Adults	25 beds	
		Chronically Homeless	25 beds	
Motel Vouchers	San Gabriel Valley Center	Families w/children	14 beds	
	American Red Cross	disaster	-	
	Catholic Charities	general	-	
	Department of Public Social Services	service applicants	-	
	Pomona Neighborhood Center	general	-	
	Services Center for Independent Living			
	Foothill Aids Project		-	
	Pacific Lifeline	Women & children	-	
	Transitional Housing	American Recovery Treatment Center	substance abuse	
			Families w/children	10 beds
		Single Women	15 beds	
Crossroads - Women		reentry program	7 beds	
Fresh Start (Tri-City Mental Health)		mental health	40 beds	
House of Ruth – Women - Women w/ Children	domestic violence	20 beds		

**Table 10.2-18: Continuum of Care Resources**

	<i>Organization</i>	<i>Population</i>	<i>Services</i>
	Victory Outreach – (religious req.)	Men Women	68 beds 12 beds
	Prototypes – Women – Women w/ Children	substance abuse - transitional	65 beds
	Prototypes – Women – Women w/ Children	substance abuse - reentry program	48 beds
		Adults w/ children	1 bed
	Tri-City Mental Health	Adults Only	9 beds
		Chronically Homeless	3 beds
	Foothill Family Shelter	Adults w/ children	76 beds
	Pomona Transitional Living Center - Men	disabilities	5 beds
Permanent Supportive Housing	Prototypes	substance abuse – Women w/children	50 beds 56 beds
	Foothill Aids Project	HIV/AIDS – Shelter Plus	14 beds
	Tri City Mental Health	First Step Housing	20 beds
	First Step Housing	First Step Housing	15 beds
Permanent Housing	City of Pomona - Housing Authority	Housing Choice	894 vouchers
	City of Pomona - Family Self Sufficiency	Section 8	115 program spaces
	Foothill Family Shelter	Families	11 beds
Supportive Services	Catholic Charities	general	Housing, finance & counseling
	Department of Public Social Services	general	general
	House of Ruth	domestic violence	case management / education
	LA Urban League	general	employment
	Inland Valley Hope Partners	families	case management /childcare
	Pomona Neighborhood Center	general	general
	Family Resource Center	youth	school related
	Prototypes	substance abuse	case management /counseling
	Inland Valley Hope Partners	disabilities	disability assistance
	Tri-City Mental Health	mental health	mental health services
	Pacific Clinics	mental health	mental health services

Source: City of Pomona Consolidated Plan 2011-2018, The State of Homelessness In Pomona 2013

In January 2017, the City adopted its strategic plan for addressing homelessness, “A Way Home: Solutions for Pomona’s Homeless.” In July 2018, the City adopted the Enhanced Strategic Plan with four overarching goals:

1. Reduce the number of Pomona’s unsheltered homeless;
2. Reduce the negative impacts on community neighborhoods and public spaces through the coordination of services;
3. Have an engaged and informed community regarding homelessness and homeless solutions; and
4. Balance the needs and rights of homeless persons and the larger community through updated fair, legal, and enforceable policies and ordinances.

The Enhanced Strategic Plan contains 37 strategies to achieve these goals. Specifically three strategies are identified in the Plan as urgent strategies:

1. Establish as Year-Round Shelter Able to Provide for Multiple Populations
2. Establish as Service Center for Centralization and Coordination of Services
3. Establish as Communal Kitchen for the Provision of Food Services

The City and its partners have been actively addressing these strategies. Details on the creation of a year-round shelter are provided in the “Emergency Shelters” of this Housing Element.

## **Students**

College students 18 or more years of age need housing that is temporary, low-cost and accessible to their educational institutions. The City is located adjacent to Cal Poly Pomona, a university with 22,156 students. In addition, Western University of Health Sciences and DeVry University lie within the Pomona city limits.

Cal Poly provides on-campus housing for approximately 3,500 students in six residence halls and five suite buildings. Western University has no university-operated housing, although a private developer completed a 100-unit residential structure for students located immediately adjacent to campus. DeVry has many student commuters and no student housing.

## **Farmworkers**

The special housing needs of farm workers result from several factors. Foremost, farmworker households tend to have low incomes and trouble obtaining affordable housing. In addition, farmworker households vary greatly in size – while a number of such households consist of individuals for whom small units are needed, other households are unusually large and suffer overcrowding. Finally, seasonal farmworkers require decent temporary housing. As the Pomona area has urbanized, the number of people working in agriculture has diminished considerably. According to the 2010 Census, there were 211 Pomona residents aged 16 and over employed in farming, fishing and forestry occupations, and in 2000, approximately 269 Pomona residents were employed in these occupations. Given the lack of farmland and the limited presence of

farmworkers in Pomona, the City does not have housing programs targeted at farm workers, beyond the programs for workforce housing and low-income households.

## LOCAL HOUSING SUPPLY

### Housing Trends

A total of 1,582 units were built in Pomona from 2000 through 2010—an average of 158 new units per year over the last 10 years (Table 10.2-19.) Between 2000 and 2010, 36% of new housing units constructed in the City were single-family homes. Among the new multiple family development it has been evenly divided between 2 to 4 units development (51%) and 5+ units development (49%).

**Table 10.2-19: Housing Supply in Pomona - 2009**

	Units	% of Total
<b>Single-family Structures</b>	<b>28,086</b>	<b>68.2%</b>
<i>Detached</i>	25,085	60.9%
<i>Attached</i>	3,001	7.3%
<b>Multi-Family Structures</b>	<b>11,014</b>	<b>26.8%</b>
<i>2 to 4 Units</i>	3,558	8.6%
<i>5+ Units</i>	7,456	18.2%
<b>Mobile Homes</b>	<b>2,080</b>	<b>5.1%</b>
<b>Total</b>	<b>41,180</b>	<b>100.0%</b>

Source: US Census 2010, 2005-09 American Community Survey

### Age and Condition

According to the 2010 Census, 72% of all housing in Pomona was developed between 1950 and 1989 with almost 57% of the City's housing stock being over 40 years old. Table 10.2-20 shows the number of units built in each decade.

**Table 10.2-20: Housing Stock Age**

Year Structure Built	Number	Percent of Total
2005 and later	702	1.7%
2000 to 2004	963	2.3%
1990 to 1999	3,091	7.5%
1980 to 1989	7,281	17.7%
1970 to 1979	5,528	13.4%
1960 to 1969	7,550	18.3%
1950 to 1959	9,164	22.3%
1940 to 1949	2,941	7.1%
1939 or earlier	3,960	9.6%
<b>Total</b>	<b>41,180</b>	<b>100.0%</b>

Source: US Census 2010

Housing over 40 years old is often in need of some kind of improvement or rehabilitation. If this general standard is applied to the existing single-family and multi-family housing stock in the City, at least 23,615 units are likely to be in need of some measure of repair or rehabilitation. The City of Pomona Building and Safety Division reports that, as of September 1, 2013, there were 1,464 properties in the City with an open abatement case. These properties are in need of various code corrections. It is estimated that 10% of the properties, or 146 units, may meet the definition of substandard.

A number of the units needing rehabilitation or replacement are likely to be among those lacking complete facilities. According to the 2010 US Census, 150 housing units in Pomona lack complete plumbing facilities and 374 units lack complete kitchen facilities.

**Table 10.2-21: Incomplete Facilities in Pomona Housing**

	Housing Units
<b>Incomplete Plumbing Facilities</b>	
<i>Owner occupied</i>	86
<i>Renter occupied</i>	64
<b>Total</b>	<b>150</b>
<b>Incomplete Kitchen Facilities</b>	
<i>Owner occupied</i>	56
<i>Renter occupied</i>	318
<b>Total</b>	<b>374</b>

*Source: SCAG Existing Housing Needs Data 2012*

**Units Needing Lead Based Paint Remediation or Abatement**

It has been found that housing built prior to 1978 may contain hazardous levels of lead based paint, especially for children under six years old. Approximately 29,143 housing units in Pomona were built prior to 1978. To address potential hazards, these units must be tested for lead, and if a positive result for lead occurs, the situation must be remediated or abated. The City implements lead based paint regulations in its housing rehabilitation and first time homebuyers programs.

**Vacancy Trends**

The residential vacancy rate is an indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and serves as a disincentive for property owners to perform needed maintenance.

In a healthy market, the vacancy rate is usually 1% to 3% for single-family dwellings and 3% to 5% for multi-family dwellings. As of 2010, the vacancy rates for both rental and for-sale housing units were below optimal, as shown in Table 10.2-22. In particular, the low rental

vacancy rate suggests that at the time, the rental market was tight, resulting in increased rental prices as evidenced in current rent levels (Table 10.2-10).

**Table 10.2-22: Status of Vacant Units in Pomona (2010)**

	Number of Vacant Units	% of Vacant Units	% of all Housing Units in Pomona
For rent	898	36.0%	2.18%
For sale only	221	8.9%	.54%
Rented or sold, not occupied	193	7.7%	.47%
For seasonal, recreational, or occasional use	199	8.0%	.48%
Other vacant	980	39.3%	2.38%
<b>Total</b>	<b>2,491</b>	<b>100.0%</b>	<b>6.05%</b>

Source: US Census 2010

Among the vacant units in Pomona, about one-third were categorized as “other vacant” units and included abandoned and boarded up units. Acquisition and rehabilitation of deteriorated homes is an important City strategy for providing affordable housing opportunities and improving neighborhood conditions

### Overcrowding

The 2010 US Census gathered information on the characteristics of housing in the City. Table 10.2-23 shows the number of bedrooms in the City’s occupied housing units. More than 80% of housing units in Pomona have between one and three bedrooms. Most rental units are small units with one or two bedrooms, while ownership units are typically larger with at least three bedrooms.

**Table 10.2-23: Number of Bedrooms in Pomona Housing Units (2009)**

	Owner-Occupied Units	Renter-Occupied Units	Vacant Units	Total	Percent of Total
No bedroom	121	622	84	827	2.0%
1 bedroom	599	5,142	591	6,32	15.4%
2 bedrooms	3,907	6,569	1,039	11,515	28.0%
3 bedrooms	12,445	2,908	465	15,818	38.4%
4 bedrooms	4,967	745	263	5,975	14.5%
5+ bedrooms	531	133	49	713	1.7%
<b>Total</b>	<b>22,570</b>	<b>16,119</b>	<b>2,491</b>	<b>41,180</b>	<b>100.0%</b>

Source: US Census 2010- (2005-09 ACS)

According to the 2010 Census, 11,359 large households reside in Pomona. Comparing the number of large households to the number of four- and five-plus- bedroom housing units in Pomona, shown in Table 10.2-6, reveals that there is a shortage of housing of sufficient size, to accommodate the City's large rental households. This is reflected in the 2010 Census, which classified 15% of all occupied housing units in the City of Pomona as "overcrowded" and five percent as "severely overcrowded," defined as containing more than 1.0 and 1.50 persons per room, respectively.<sup>1</sup> This is a substantial reduction from the 34% overcrowding reported in 2000. Overcrowding is more pronounced for renter households, with 30% identified as overcrowded.

**Table 10.2-24: Overcrowded Housing in Pomona (2010)**

	Total Number of Units	Number Overcrowded	% of Unit Type
Owner-Occupied Units	22,570	2,853	12.6%
Renter-Occupied Units	16,119	4,892	30.3%
Vacant Units	2,491	---	---
<b>Total</b>	<b>41,180</b>	<b>4,440</b>	<b>11.2%</b>

Source: US Census 2010

This overcrowding is exacerbated by Pomona's slower growth in housing development. Average household size in the City has increased from 3.82 in 2000, to 3.85 in 2010.<sup>2</sup> If the latest average household size in the City holds, the SCAG projected population increase of 13,258 between 2010 and 2020 would require at least 5,049 additional housing units.

### Opportunities for Energy Conservation and Sustainable Resources

The City recognizes the need for addressing energy conservation in Pomona. Conservation can be accomplished by employing strategies such as making physical changes to structures during construction and rehabilitation, replacing older appliances with newer energy efficient models, modifying existing land uses and reducing energy-consuming activities.

In recent years, utility costs have continued to climb, impacting many residents with low and fixed incomes, such as the elderly and disable. Additional housing production expenditures resulting in energy conservation can lead to significant savings over time for both owners and renters. The California Building Standards Code—Title 24 of the

<sup>1</sup> Rooms include living and dining rooms, but exclude kitchens, bathrooms, hallways and porches.

<sup>2</sup> Data from US Census 2000 and 2010, and SCAG Existing Housing Needs Data Report, 2012.

California Code of Regulations—establishes energy conservation standards for new development, which the building industry implements and the City enforces. Energy conservation measures covered in Title 24 involve combinations of insulation, window orientation and glazing, and thermal mass that impact heat gain and loss.

The City's CDBG and HOME funded projects are conditioned to meet Energy Star standards. Energy Star is a joint program of the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy. In 1992 the EPA introduced Energy Star as a voluntary labeling program designed to identify and promote energy-efficient products to reduce greenhouse gas emissions. The Energy Star label is now on major appliances, office equipment, lighting, and home electronics. EPA has also extended the label to cover new homes as well as commercial and industrial buildings. To earn the Energy Star rating, a home must meet guidelines for energy efficiency set by the EPA. Energy Star qualified homes can include a variety of energy-efficient features such as effective insulation, energy-efficient windows, tightly sealed homes and ducts, and efficient heating and cooling equipment.

The City of Pomona recognizes that land use policies can help to promote sustainable development and reduced energy consumption. In this regard, the City has adopted an updated Downtown Pomona Specific Plan that addresses the development potential of property located in close proximity to the Downtown transit center. Much of this property already has Mixed-Use Central Business District (MU-CBD) and Mixed-Use High Density Residential (MU-HDR) designations, which can accommodate up to 80 and 100 units per acre, respectively. Property designated MU-CBD and MU-HDR can support successful transit-oriented development (TOD) that may encourage the use of public transportation and help reduce greenhouse gas emissions.

The City has adopted Ordinance 4122: Water Conservation and Water Supply Shortage Program and Regulations establishing a stricter and more comprehensive year-round water conservation program. In reviewing proposed developments, the City implements a landscape design ordinance that encourages the use of native and other drought tolerant plants requiring less water. The City is currently updating its landscaping ordinance to include the current State model ordinance provisions.

Through the City's website and materials at public counters and direct mailings, information on water and energy conservation, as well as recycling and reuse, is provided to Pomona residents and business owners.

In November 2012, the City developed a Green Plan which outlines the City's history and commitment to energy conservation and sustainability. The City of Pomona's vision for its Green Plan is a plan that directs its growth in a manner that minimizes waste, minimizes consumption, reduces dependence on foreign oil, optimizes existing systems and programs, and maximizes the City's opportunities for sustainable economic development. The proposed Plan also addresses land use and community design, green building strategies, efficient transportation, recycling, open space and water and wastewater management.

Furthermore, Southern California Edison (SCE) and the Southern California Gas Company (SCG), the energy providers for Pomona residents, offer a variety of opportunities for energy savings in both new and existing housing, such as the following:

- SCE and SCG offer rebates to residential customers when they purchase new energy-efficient appliances, lighting and heating/cooling products.
- SCE's Energy Assistance Fund, California Alternate Rate for Energy (CARE), or Family Electric Rate Assistance (FERA) programs for income qualified households.
- SCE's Energy Savings Assistance Program for income qualified residents needing help with purchasing and installation costs of energy-efficient appliances and equipment.
- SCG's CARE program offers a 20% discount on monthly gas bills to income eligible households.
- SCE and SCG administer state sponsored energy and weatherization programs.
- SCE & SCG also participate in the Energy Upgrade California (EUC), a new statewide program that offers incentives to homeowners who complete select energy-saving home improvements. Homeowners are required to hire a contractor and perform an initial assessment.

The City will continue promoting the various SCE and SCG programs by providing information about the programs and rebates at City counters and via the City website.

## **ASSISTED HOUSING INVENTORY AND AT-RISK HOUSING**

California Housing Element law requires that a jurisdiction address potential reductions in the affordable housing stock related to the conversion of assisted rental housing to market-rate housing during the ten year planning period.

### **Assisted Housing Inventory**

As presented in Table 10.2-25, there are fifteen assisted housing developments within Pomona, containing 1,079 assisted affordable units. The inventory includes all units built with various local, state, and federal funds and programs, and carry deed restrictions and affordability covenants. Four of these developments, totaling twenty-one units, are ownership housing.

During this planning period, the City facilitated the preservation of Drake Manor by offering bond financing and in return extending the affordability for 55 years.

**Table 10.2-25: Assisted Housing Development Inventory**

<i>Development Name</i>	<i>End of Affordability Period</i>	<i>Tenant Type</i>	<i>Affordable Units</i>	<i>Type of Assistance</i>	<i>Housing Type</i>
Emerson Village	2018	very low and low income (seniors & disabled)	164	FHA Mortgage Insurance, 223(d)(3) & Section 8 New Construction	rental
Park & Plaza Apts.	2026	very low, low and moderate income (seniors & families)	302	Multi-family Housing Revenue Bonds and RDA Set-Aside Funds	rental
Hamilton/ Fernleaf Street	2032	moderate income	8	RDA Set-Aside Funds	for-sale (single-family units)
Mission Promenade	2034	moderate income	8	RDA Set-Aside Funds	for-sale (attached condominiums)
Pasadena St.	2046	Low Income moderate income	15	RDA Set-Aside Funds	rental
Murchison Ave.	2049	moderate income	1	RDA Set-Aside Funds	for-sale (detached condominiums)
Palomares Walk	2050	moderate income	4	RDA Set-Aside Funds (Land Write-Down)	for-sale (detached condominiums)
North Towne Ave. Apts.	2057	very low, low and moderate income	26	RDA Set-Aside Funds	rental
Las Brisas - Beaver Court	2059	very low income (seniors)	80	RDA Set-Aside Funds and HUD Section 202	rental
Portofino Low and Very Low-Income Villas	2059	very low and low income (seniors)	174	N/A	rental
Prototypes	2060	very low and low income	32	HOME Funds	rental
Drake Manor	2063	very low income	110	Bond Financing	rental
Tivoli Plaza / Shield Village	2064	very low and low income (seniors) (families)	6327	RDA Set-Aside Funds	rental
La Esperanza	2064	very low and low income (seniors)	70	HOME Funds and HUD Section 202	rental

**Table 10.2-25: Assisted Housing Development Inventory**

<i>Development Name</i>	<i>End of Affordability Period</i>	<i>Tenant Type</i>	<i>Affordable Units</i>	<i>Type of Assistance</i>	<i>Housing Type</i>
Edison Lofts	2064	low and moderate income work/live units	4	RDA Set-Aside Funds	rental

Source: City of Pomona and HUD Database on Expiring Section 8 Contracts from [www.huduser.org](http://www.huduser.org).

On occasion, restricted units lose their affordability controls and revert to market rate units. This is due to expiration of affordable covenants or expiration of contracts. To conserve assisted housing developments, the Emerson Village contract with HUD, which would have expired in July 2008, was renewed for an additional ten years, thereby preserving 164 affordable units until 2018.

### **Preservation and Replacement Options**

Although Emerson Village extended their contract with HUD for an additional ten years and is very unlikely that the project will convert to market units, their current contract will expire within this Housing Element planning period and therefore must be analyzed.

Preserving or replacing the 164-unit Emerson Village, which will be at-risk of conversion to market-rate housing in 2018, could be achieved in several ways including renewal of the HUD contract for an additional 10 years, transfer of ownership to a non-profit organization, provision of rental assistance from other sources of funding or constructing a new project that provides assisted units.

It is very likely that the HUD contract for Emerson Village will be renewed for an additional 10 years beyond 2018. In the past, the owners have been interested in renewing their contract with HUD and have not given any indication that they will opt out of the program. The current owners of Emerson Village are the original owners and have managed this property for the past 40 years. If the contract is not renewed in 2018 or if funding is terminated by HUD, rent subsidies using alternative State or local funding could be used to maintain affordability. The rental agreement could be structured so that the subsidy amount would cover the difference between the Fair Market Rent for each unit and the housing cost affordable to the tenant (30% of household income). Table 10.2-26 estimates the rent subsidies required to preserve the affordability of the 164 units. Based on the estimates and assumptions shown in the table, approximately \$710,528 in rent subsidies would be needed annually.

**Table 10.2-26: Cost of Preserving At-Risk Properties (Emerson Village)**

# Bdrms	# Units	Fair Market Rents	Maximum Affordable Rent	Per Unit Monthly Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1	156	\$1,101	\$747	\$354	\$55,224	\$662,688
2	8	\$1,142	\$961	\$460	\$3,680	\$44,160
Total	164				\$58,904	\$710,528

1. The one-bedroom unit is assumed to be occupied by a one-person, very low-income household and the two-bedroom unit, by a three-person, very low-income household.

Construction of a new project or purchase of a replacement building(s) would also be an option should Emerson Village convert to market-rate housing. The cost of developing these new units would depend on a variety of factors such as land availability and cost, unit density, unit size and type of construction. Assuming an average development cost of \$200,000 per unit, approximately \$32.8 million would be required to replace the 164 at-risk units.

## REGIONAL HOUSING NEEDS 2014-2021

State law establishes the requirement that regional councils of government shall identify for each jurisdiction within the region its “fair share allocation” of the regional housing needs as determined by the California Department of Housing and Community Development (HCD). In assessing regional housing needs, the Southern California Association of Governments (SCAG) takes into consideration multiple factors: market demand for housing, housing value trends and income/affordability analysis, employment opportunities, availability of suitable residential sites and public facilities, commuting patterns as they relate to the differences in job creation and labor supply, type and tenure of housing supply and housing needs. In turn, each jurisdiction must address its local share of the regional housing needs in its General Plan Housing Element.

To determine a jurisdiction’s share of the regional housing needs, SCAG periodically undertakes a Regional Housing Needs Assessment (RHNA) within the six-county area encompassing Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. SCAG projects regional expansion by examining historical growth patterns, job creation, household formation rates and other factors to estimate how many households will be added to each community. The assessment quantifies the need for housing in a jurisdiction and is divided into four income categories in order to allow the community to anticipate and plan for growth.

In October 2012, SCAG adopted the RHNA for the 2013-2021 Housing Element cycle for jurisdictions within the SCAG region, covering a 7.8 -year planning period beginning on

October 15, 2013 (Table 10.2-27). This RHNA requires the City of Pomona to produce 3,626 housing units, with 40% of the units affordable to very low- and low-income households and 60% affordable to moderate- and above moderate-income households.

**Table 10.2-27: Pomona's Fair Share Housing Needs Allocation 2014 - 2021**

	<i>Extremely Low Income</i>	<i>Very Low Income<sup>1</sup></i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Units</i>
RHNA						
New Construction Need	456	463	543	592	1,572	3,626
Percent of Total	13%	13%	15%	16%	43%	100%

1. SCAG does not provide separate data for extremely low-income households. Per § 65583(a) (1) of the California Government Code, the City has calculated a projected need for 456 units for extremely low-income households.

Source: SCAG 2012 Regional Housing Needs Assessment

As of January 2007, AB 2634 has required housing elements to include an analysis of the number of extremely low-income households and their needs, per Government Code §§ 65583(a) (1). An extremely low-income household is defined as a household with an income of less than 30% of the area median income.

To estimate the projected housing needs of extremely low-income households, the City utilized available census data. According to the 2010 Census, of the 9,646 extremely low and low income households in the City, 49% are extremely low-income households. Based on this data, with 919 very low-income units allocated to Pomona in the RHNA, the City has projected a need for 456 units for extremely low-income households.

## **10.3 HOUSING RESOURCES**

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As a built-out city with little residential vacant land, Pomona must rely on the redevelopment and re-use of underutilized residential sites and underutilized commercial areas along the corridors and downtown area to accommodate its growing population. This section describes Pomona's existing housing stock, discusses the current pace of housing development in the City, identifies financial resources for housing and reviews changes in City policy that demonstrate the effectiveness of this approach to meeting the City's share of the region's future housing needs.

This section also discusses the availability of sites (identified in Appendix B) suitable for housing to address the City's RHNA allocation. California Government Code Section 65583 (a)(3) indicates that a Housing Element must include an inventory of land on which housing can be constructed to accommodate the RHNA requirements, and Section 65583.2 (b) states that the inventory must be site specific.

A recent amendment to Section 65583.2 provides that the sites inventory include vacant sites that are zoned to permit residential use, sites zoned for residential use that can be developed at a higher density and sites zoned for non-residential use that can be rezoned for residential use. Site location and size must be identified; existing uses and constraints on the sites must be shown; and the capacity of the sites to provide housing for the income categories of the community's RHNA allocation must be indicated. The inventory must also take into account the availability of services and facilities to support development on each site.

To address its very low- and low-income housing needs, the City must demonstrate that there is an adequate supply of land for higher density housing (30 or more dwelling units per acre). Although designating land for higher density development does not guarantee the construction of affordable housing, it does provide the opportunity for such development and the potential to implement affordable housing programs.

### **EXISTING RESIDENTIAL USES**

Although residential uses can be found throughout the City, most Pomona residents live in predominantly single-family residential neighborhoods. The neighborhoods are diverse, not only in terms of their demographic makeup but also in their physical characteristics. They include a wide range of housing types, styles, densities, sizes, prices and ages.

The City has historic districts such as Lincoln Park, Wilton Heights and Hacienda Park; contemporary master-planned communities such as Phillips Ranch; and a diverse range of neighborhoods in between. Broadly speaking, residential neighborhoods radiate out from Downtown Pomona. Older neighborhoods, characterized by a greater mix of densities and architectural styles, are located near the center. Newer, more homogeneous neighborhoods are situated to the north, south and west of Downtown.

Even with a large and diverse supply of housing, demand still outpaces supply. In 1976, when the General Plan was adopted, the high vacancy rate was seen as a major challenge.

Although the vacancy rate has increase to a high level (9% in 2010) since the housing market foreclosure crisis, housing affordability continues to be a challenge.

An additional issue, not readily apparent from housing age statistics, is the disparity in maintenance among the homes in many Pomona neighborhoods. While some of Pomona’s older neighborhoods are remarkable for their largely excellent condition, there are also many areas where deferred maintenance is apparent. Many of the City’s older homes require significant investment in renovation to bring them up to standard. While these older homes can create affordable housing options, substandard housing in a neighborhood can project a sense of blight and negatively affect community identity, pride and housing values. The City does have various housing rehabilitation programs and a lead-based paint remediation program to address these concerns, although the need outweighs the available funding.

Finally, concerns about safety, driven by actual and perceived crime rates and gang activity, limit the housing options available in the City. Good quality affordable housing may be turned down by households unwilling to live in an environment perceived as unsafe.

## **RESIDENTIAL DEVELOPMENT POTENTIAL**

The Housing Element includes a land inventory demonstrating that the City has adequate sites and capacity to accommodate the community’s RHNA allocation for all income levels. The inventory of suitable sites includes vacant sites which are zoned to allow



residential use and underutilized multi-family zoned sites over 0.5 acres in size which can be developed at a higher residential density. In addition, an inventory of potential re-use sites within the Downtown Pomona Specific Plan [and Corridors Specific Plan](#) areas located in close proximity to the Transit Center. The land inventory also includes former Redevelopment Agency project sites and other opportunity sites within the City. A detailed explanation of the methodology and assumptions used to determine site

suitability and potential capacity is included in Technical Appendix A.

The inventory and evaluation of sites represents a planning goal and not a housing production goal as development of the identified sites will be driven by market conditions, housing demand and the owners’ intent for their land.

Table 10.3-1 shows the location and size of larger residential developments in Pomona that are under review, have been approved, or constructed over the past several years. As shown, housing projects located in Downtown Pomona and along the City’s commercial corridors are already occurring, demonstrating the feasibility of redeveloping

underutilized residential and non-residential sites. [Overall density of recent downtown development averaged to 49.2 units per acre.](#)

**Table 10.3-1: [Recent Trends - Larger Approved and Constructed Residential Projects](#)**

Project	Address	HU	Acres	Density (du/ac)	Status
Rio Rancho Condominiums	92 Rio Rancho Rd.	56	4.3	13	U
HP Pomona Venture	615 E Third St.	202	2.03	85	U
Monterey Station <sup>2</sup>	127, 139, 187 Commercial <a href="#">St.</a>	349	6.7	52	U
Artisan at Thomas Plaza	255 W. 2 <sup>nd</sup> St.	118	1.37	86.13	A
Artisan at Gordon Plaza	355-455 W. 2 <sup>nd</sup> St.	153	2.05	74.6	A
Mixed-Use Residential <sup>3</sup>	501 East Mission Blvd.	69	1.06	65	A
Pomona Parkside <a href="#">Family Apartments</a> <sup>4</sup>	934-942 W Holt Ave.	62	2.49	24.8	A
<a href="#">Holt Family Apartments</a> <sup>4</sup>	1445 E Holt Ave.	50	1.59	31.2	A
<a href="#">Olivera Senior Apartments</a> (Integrity Housing) <sup>4</sup>	600 S Dudley <a href="#">St.</a>	84	1.63	47	A
<a href="#">Mosaic Gardens at Pomona (LINC housing)</a> <sup>4</sup>	1680 S Garey Ave.	46	0.85	41.6	A
<a href="#">Park Avenue Veterans Apartment</a> (AMCAL Multi-Housing <a href="#">Inc.</a> ) <sup>4</sup>	424-446 W Commercial <a href="#">St.</a>	61	1.23	49.6	A
<b>Total</b>		<b>1,250</b>	<b>25.3</b>	<b>49.4</b>	

1. C = Completed; U = Under Construction; A= Approved; R=Review

2. Includes thirty-eight live-work units

3. Includes eight live-work units

4. Units with Affordable Covenants

## Summary of Housing Site Inventory

The housing sites inventory in Table 10.3-2 summarizes the potential for residential development during the planning period and is supported by the land use suitability analysis in Appendix A (Tables 1.1-1; 1.2-1; 1.2-2; 1.2-3 and 1.2.4)

All of the potential housing sites inventoried are located within developed areas of Pomona where roads, schools and libraries as well as water, sewer and electrical grids have already been established. Consequently, utilities, public services and other infrastructure are already available for residential uses in these locations. However, there may be some need for capacity enhancement of the existing infrastructure to handle the City's projected increase in population.

The City adopted a Sewer and Water Master Plan which uses population projections consistent with those employed in the 2013-2021 Housing Element, and also incorporates

the Downtown Pomona Specific Plan that was adopted in 2005. This Master Plan estimates water demand based on land use category including single-family, medium density and high density residential.

**Table 10.3-2: Land Inventory for Projected Residential Development**

	<u>Very Low/ Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<b>I. Vacant R-2 &amp; R-3 Sites</b>	<u>---</u>	<u>125</u>	<u>---</u>	<u>125</u>
<b>II. Underutilized R-3 Sites</b>	<u>18</u>	<u>322</u>	<u>---</u>	<u>340</u>
<b>III. TOD Sites in Downtown Specific Plan/ Corridors Specific Plan Areas</b>	<u>1,194</u>	<u>---</u>	<u>---</u>	<u>1,194</u>
<b>IV. Vacant Sites in CSP</b>	<u>831</u>	<u>295</u>	<u>---</u>	<u>1,126</u>
<b>Total</b>	<u>2,043</u>	<u>742</u>	<u>---</u>	<u>2,785</u>

The 3,626 total new housing units required during the current eight-year RHNA cycle is equivalent to about 453 new units per year. For urban areas, State law indicates that a density of 30 units per acre is adequate to facilitate the development of housing affordable to lower-income households. The expected density of residential development on sites within Downtown Specific Plan and Corridors Specific Plan mixed-use districts will be far above that density threshold (see Program 2.13.) Thus, all of these sites are considered potential sites for the development of lower-income housing. In addition, the R-3 zone allows up to 30 units per acre, and significantly higher densities than this can be obtained with application of density bonuses to qualifying projects (see Program 2.1.) However, the City does not rely on the R-3 zone to accommodate its lower income RHNA units.

### **Summary of Progress in Meeting RHNA**

The City anticipates meeting its share of the RHNA allocation through a combination of housing production opportunities. Overall, 1,477 housing units have been constructed or permitted between January 2014 and May 2018. Specifically, the following projects include affordable units:

- **Parkside Apartments:** Funded with CalHFA/MHSA and TCAC 9% (7 units at 30% AMI; 14 units at 40% AMI; 25 units at 50% AMI; and 15 units at 60% AMI). The manager's unit is assumed to be affordable to moderate income households. Among the 61 affordable units, 19 are three-bedroom units.
- **Olivera Senior Apartments:** Funded with TCAC 9% (9 units at 30% AMI; 17 units at 40% AMI; 34 units at 50% AMI; and 23 units at 60% AMI). The manager's unit is assumed to be affordable to moderate income households.
- **Mosaic Gardens:** Funded with TCAC 9% (23 units at 30% AMI; 14 units at 50% AMI; and 8 units at 60% AMI). The manager's unit is assumed to be affordable to

moderate income households. Among the 45 affordable units, 15 are three-bedroom units.

- **Holt Family Apartments:** Funded with TCAC 9% (15 units at 30% AMI; 10 units at 35% AMI; 11 units at 50% AMI; and 13 units at 60% AMI). The manager's unit is assumed to be affordable to moderate income households. Among the 49 affordable units, 22 are three-bedroom units.
- **Park Avenue Veterans Apartments:** This project has been approved for 61 total units. The project has been allocated VASH vouchers from HCD for very low income veterans and is pursuing LIHTC and housing funds from the Los Angeles County Community Development Commission (LACCDC). The project developer anticipates 30 very low income and 30 low income units based on the project funding.
- **Single-Family Homes:** Two single-family homes developed with HOME and NSP funds are affordable to very low income households pursuant to the funding program requirements.

Table 10.3-3 presents a summary of the City's progress in meeting its share of future regional growth for the 2014-2021 RHNA by income category. The City's remaining RHNA (May 2018) is 2,149 units (708 very low income units, 454 low income units, 581 moderate income units, and 406 above moderate income units). Based on the City's vacant and underutilized sites, the City has a near-term capacity of 2,785 units. Specifically, 2,043 units are located in zones with minimum densities of at least 30 units per acre, and 742 units are located in zones with minimum densities of at least 20 units per acre. This near-term capacity is more than adequate to accommodate the City's remaining RHNA for this 2013-2021 planning period.

**Table 10.3-3: Progress in Meeting RHNA – Units Constructed or Permitted**

	Very Low Income (0-50%)	Low Income (51-80%)	Moderate Income (81-120%)	Above Mod Income	Total Units
<b>RHNA New Construction Need</b>	<b>919</b>	<b>543</b>	<b>592</b>	<b>1,572</b>	<b>3,626</b>
(percent of total)	25%	15%	16%	43%	100%
<b>New Units Constructed</b>					
<b>2014 -2015</b>					
Monterey Station	=	=	=	349	349
Guest house	=	=	1	=	1
Single-Family Home <sup>2</sup>	1	=	=	=	1
Various Single-Family and Multi-Family Units	=	=	=	25	25
<b>2016-2017</b>					
Parkside Family Apartments <sup>1</sup>	46	15	1	=	62
Single-Family Home <sup>2</sup>	1	=	=	=	1
Apartments	=	=	4	=	4
Condominium	=	=	=	61	61
Duplexes and Townhomes	=	=	=	28	28
Guest house	=	=	1	=	1
Various single-family	=	=	=	33	33
<b>2017-2018</b>					
Olivera Senior Apartments <sup>3</sup>	60	23	1	=	84
Mosaic Gardens at Pomona <sup>3</sup>	37	8	1	=	46
Holt Family Apartments <sup>3</sup>	36	13	1	=	50
<b>Units with Entitlements</b>					
Park Avenue Veteran's Apartments <sup>4</sup>	30	30	1	=	61
2145 N. Garey Ave.	=	=	=	20	20
2177 N. Garey Ave. (Waterford)	=	=	=	650	650
<b>Total Units</b>	<b>211</b>	<b>89</b>	<b>11</b>	<b>1,166</b>	<b>1,477</b>
Remaining RHNA Construction Need	708	454	581	406	2,149

1. TCAC; Low-Mod Housing fund; CalHFA; MHSA

2. NSP; HOME; CalHome

3. TCAC

4. Veterans Housing and Homelessness Prevention Program, Los Angeles County CDC, and TCAC

Sources: City of Pomona Development Services Department and Neighborhood Services Department; TCAC

The above number of residential structures is based on the number of building permits issued by the City between January 2014 and May 2018, as well as projects that received their entitlements, as of May 2018. Overall, 1,477 units have been constructed or entitled, including 211 very low income units, 89 low income units, 11 moderate income units, and 1,166 above moderate income units. All the very low income and low income units are deed restricted for long-term affordability based on the funding sources. For privately developed units without any public assistance, those units are considered above moderate income units. Only the managers' units at affordable housing projects, guesthouses, and a small apartment complex are considered moderate income housing.

## FINANCIAL RESOURCES FOR HOUSING PRODUCTION

Even though housing in Pomona is generally less expensive than housing located elsewhere in the Los Angeles region, the median purchase price of a single-family home in Pomona is, nevertheless, unaffordable to a low-moderate-income family. The use of government resources and the resources of affordable housing developers will facilitate the provision of additional affordable housing in the City.

### Federal and State Resources

#### *Community Development Block Grant Program (CDBG)*

The US Department of Housing and Urban Development (HUD) awards grants to entitlement cities (over 50,000 in population) on a formula basis for housing and community development activities. Eligible activities include housing acquisition and rehabilitation, homebuyer assistance, economic development, homeless assistance and public services enhancement.

For Fiscal Year 2013-14, the City's CDBG entitlement was \$2,124,323. Of this amount, up to 20% could be used for planning and administrative costs. A maximum of 15% could be used at the City Council's discretion for public services. At least 70% of all expenditures must benefit low- to moderate-income households with incomes of up to 80% of the area median.

#### *HOME Investment Partnerships Act (HOME)*

HOME grants are awarded to cities on a formula basis and can be used for various housing activities that assist households with incomes of up to 80% of the area median. These activities include new construction, acquisition, rehabilitation, homebuyer assistance, tenant-based rental assistance and program planning/administration.



For Fiscal Year 2013-14, the City received \$520,836 in HOME funds of which 10% could be used for administration and program delivery costs. At least 15% must be set aside for approved Community Housing Development Organizations (CHDOs).

#### *Emergency Solution Grants (ESG)*

This grant is used to improve the quality of existing emergency shelters and to increase the number of sites for shelter development by assisting with renovation, conversion, rehabilitation and operating costs. For Fiscal Year 2013-14, the City received \$148,253 in ESG funds.

### *Housing Choice Voucher Rental Assistance*

The Pomona Housing Authority (PHA), through its oversight of the Housing Choice Voucher (HCV) rental assistance program (formerly known as the Section 8 program), is entitled to administer a maximum of 894 Housing Choice Vouchers. In addition, the PHA administers 78 Port-In Vouchers and 54 vouchers for Shelter Plus Care families. As of September 2012, these vouchers provided housing assistance to approximately 1,011 households. Very low-income families choose and lease safe, decent and affordable privately owned rental housing including single-family homes, townhouses and apartments.

Eligibility for an HCV is based on total annual gross income. In general, a family's gross income must not exceed 50% of median income as specified by HUD. By law, a Housing Authority must provide 75% of its vouchers to applicants whose incomes do not exceed 30% of the area median income.

Although HUD imposed a reduction in funds on all Housing Authorities, the PHA continues to maximize its available funds. Through aggressive marketing strategies, the PHA has maintained an average lease-up rate of 98%, despite the program participant termination rate and housing market conditions.

### *Lead Abatement Grant*

Through HUD's Office of Healthy Homes and Lead Hazard Control, grants are awarded to local jurisdictions to address the issue of lead-based paint in housing built prior to 1978. Lead-based paint is a health hazard considered particularly dangerous to children under the age of six years. In Round III of the grant, the City was awarded \$609,904 in grant funds to address the issue of lead-based paint through citizen outreach and education, property testing for the presence of lead based paint and to continue risk assessment and remediation program. A total of 197 housing units were assisted in fiscal years 2008-2012.

### *CalHome Program*

The State of California's CalHome Program provides grants to public agencies and nonprofit developers to assist individual lower-income households through deferred payment loans. Direct forgivable loans assist development projects involving multiple ownership units, including single-family subdivisions. The City has received CalHome funds for a mortgage assistance program and manufactured home replacement / rehabilitation program.

## **Local Resources**

The primary local resource for affordable housing in Pomona was traditionally the Pomona Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, with the passage of the Assembly Bill (AB) 1x 26, all the redevelopment agencies in California have been disbanded as of February 1, 2012, eliminating the primary local source for creating and maintaining affordable housing. It was projected that approximately \$4.3 million would

have been in the fund at the end of the Housing Element planning period in 2014. The Pomona Housing Authority as the Successor Agency for the City will explore new funding sources and programs.

## **AFFORDABLE HOUSING DEVELOPERS**

### *Pomona Valley Habitat for Humanity*

Habitat for Humanity builds houses for very low- and low-income families. Habitat covers all the building costs, with volunteers providing much of the construction labor and donations providing the building materials. The purchasing family pays one percent down payment and monthly mortgage costs and is required to invest time and effort in the construction process. The Pomona Valley chapter, based in La Verne, serves 16 cities in the San Gabriel Valley, including Pomona. The chapter has built and rehabilitated 45 homes in the Pomona Valley.

### *Inland Valley Economic Development Corporation (IVEDC)*

IVEDC is a nonprofit organization established in 1984 to stimulate business opportunities and employment and to promote the quality of industrial, commercial and residential investments for the benefit of the 12 regional communities it serves. The organization has a board of directors comprised of local business executives, government officials and utility representatives. Working in conjunction with the Partnership for Community Improvement on housing projects, IVEDC has experience in acquiring, renovating and reselling homes to low- and moderate-income families through HUD's Single-Family Property Disposition Program. As of April 2001, IVEDC had been involved with the purchase and rehabilitation of 41 homes, 28 of which are located in Pomona. In 2009 IVEDC assisted the City in the implementation of the Neighborhood Stabilization Program where the City and IVEDC acquired foreclosed properties, rehabilitated them and sold them to eligible homebuyers.

### *Shield of Faith Economic Development Corporation*

Shield of Faith Economic Development Corporation, a local nonprofit corporation, specializes in developing and improving the quality of life for City residents. In 2008, Shield of Faith completed an intergenerational housing project in Pomona, providing 63 senior rental apartments and 27 family townhome rentals for low- and moderate-income (30%-60% of median income) households. Shield of Faith is also a City approved Community Housing Development Organization (CHDO) under the HOME Investment Partnerships Act (HOME) and provides acquisition, rehabilitation and resale of single family homes to eligible first time homebuyers.

### *TELACU Development Corporation*

This enterprise builds single-family houses for first-time buyers and also constructs, owns and manages affordable housing for senior citizens and the physically disabled. TELACU has two senior rental housing developments in Pomona, an 80-unit project on Beaver Court and a 70-unit project on San Antonio Avenue, both for low-income seniors.

## 10.4 HOUSING CONSTRAINTS

This section describes the various constraints on housing development including governmental, market and environmental constraints.

### GOVERNMENTAL CONSTRAINTS

Governmental constraints involve regulatory functions that are basic to the role of local government, the protection of public health and safety and the provision of public services. These constraints may include land use regulations and policies, growth management measures, development standards, processing and permit procedures, and development fees.

This section evaluates Pomona’s longstanding Zoning Ordinance, which is in the process of being updated. Some of the constraints identified in the existing Zoning Ordinance will be addressed in the ordinance update as is indicated in this Housing Element’s programs and actions.

### Land Use Regulations and Policies

Pomona’s Zoning Ordinance implements the land use categories and the goals and policies of the General Plan for the purpose of establishing the amount of land allocated for the various uses and promoting the public health, safety and general welfare.

The Pomona City Council has authorized an update of the City’s General Plan. The proposed update entitled *Pomona Tomorrow* is the first comprehensive update since 1976, and establishes the community’s vision for the development of the City through 2035.

Table 10.4-I lists the various zoning districts that permit residential development in the City.

**Table 10.4-I: Pomona Zoning Districts Allowing Residential Development**

<i>Symbol</i>	<i>Zoning Districts Designation</i>	<i>Maximum Density (units/acre)</i>
<b>Citywide Zoning Districts</b>		
R-1-20,000	Single-Family Residential (20,000 sq. ft. lot)	2
R-1-10,000	Single-Family Residential (10,000 sq. ft. lot)	4
R-1-7,500	Single-Family Residential (7,500 sq. ft. lot)	6
R-1-7,200	Single-Family Residential (7,200 sq. ft. lot)	6
R-1-6,000	Single-Family Residential (6,000 sq. ft. lot)	7
PRD	Planned Residential Development	none set
R-MHD	Residential Manufactured Housing Development	10
R-2	Low Density Multiple-Family Residential	15
A-P	Administrative and Professional Office	same as R-2
R-3	Medium Density Multiple-Family Residential	30

<i>Symbol</i>	<i>Zoning Districts Designation</i>	<i>Maximum Density (units/acre)</i>
R-4	High Density Multiple-Family Residential	70 (min. 30)
SP	Specific Plan	none set
<b>Downtown Pomona Specific Plan Districts<sup>1</sup></b>		
R-SF	Residential—Single-Family	6
R-MF	Residential—Multiple-Family	50
MU-CBD	Mixed-Use—Central Business District	80
MU-HDR	Mixed-Use—High Density Residential	100
MU-I	Mixed-Use—Institutional	50
MU-LI	Mixed-Use—Light Industrial	12
MU-AR	Mixed-Use—Arterial Retail	12

<sup>1</sup> For the Downtown Pomona Specific Plan area, maximum residential density is the average maximum allowed across that district.

In addition to base districts, the City uses the following overlay zones to regulate and/or promote particular housing types:

- *Single-family Residential (R-I-E) Overlay.* Sets development guidelines for deep residential lots and allows up to three units per lot.
- *Planned Development (PD) Overlay.* Allows smaller lots and the combining of small and unusable open space into more effective open space and recreation areas.
- *Hillside (H) Overlay.* Sets development standards for construction on steep slopes.
- *Senior Citizen Housing (SH) Overlay.* Facilitates the development of quality affordable housing for senior citizens by providing density bonuses and reduced parking requirements. In particular, the overlay aims to ensure that adequate affordable housing is provided for very low- and moderate-income senior citizens consistent with the RHNA.
- *Supplemental Use (S) Overlay.* Provides for orderly and harmonious development in areas where special attention is needed.
- *Emergency Shelter (ES) Overlay.* To satisfy the requirement of SB 2 to offer opportunities for potential shelters in the future, the City is expanding the existing Emergency Shelters Overlay to include the American Recovery Center.

### **Zoning for a Variety of Housing Types**

Housing Element law requires that jurisdictions identify adequate sites to be made available to encourage the development of various types of housing for all economic segments of the population. Through appropriate zoning and development standards, the City's Zoning Ordinance encourages a variety of housing types including residential care facilities, emergency shelters, transitional housing and supportive housing,

manufactured housing and mobilehome parks, second units and single-room occupancy (SRO) units.

#### *Single-Room Occupancy (SRO) Units*

An SRO unit is usually small, between 250 and 350 square feet. SROs can provide a valuable form of affordable housing for lower-income individuals, seniors, and persons with disabilities and can serve as an entry point into the housing market for formerly homeless people.

Currently the City of Pomona Zoning Code does not provide specific provisions for SRO units. A program has been included in this Housing Element to address development standards, zoning and permit processing for SROs. Provisions in the new SRO Ordinance may address the following:

- 24-hour on-site management;
- a management plan to address operations, security and building maintenance;
- an annual review of services;
- monthly tenancy;
- a minimum unit size of 250 to 300 square feet with a kitchenette, bathroom and closet; community laundry facilities; and  
Parking
- 24-hour on-site management

#### *Second Units*

Chapter 1062, Statutes of 2002 (AB 1866), effective July 2003, requires local governments to use a ministerial process for considering second-unit applications for the purpose of facilitating the production of affordable housing. AB 1866 allows cities to establish development standards for second units addressing issues such as building size, parking, height, setbacks and lot coverage. On June 2, 2003, the City Council adopted Ordinance 3985 to allow second units as an accessory structure in all residential zones on lots developed with a single-family use (except in PD overlay areas). A second unit may include up to 750 square feet and one bedroom and must be provided with one additional off-street parking space. The City receives and processes approximately four second-unit requests per year.

#### *Residential Care Facilities*

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning codes by requiring that the use of property for the care of six or fewer disabled persons be classified as a residential use. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones.

The City's Zoning Ordinance identifies "group care facilities" limited to six or fewer occupants as a permitted use in all residential zoning districts. The City also conditionally permits residential care facilities for seven or more people in a variety of residential, commercial and industrial zones. According to the Community Care Licensing Division of the Department of Social Services, there are 54 state licenses for residential care facilities in Pomona. These facilities, which include 47 Adult Residential Facilities, 2 adult Day care facilities, and 5 Residential Care for the elderly, have a total capacity of 1,011 beds for elderly and persons with disability.

#### *Transitional Housing and Supportive Housing*

Transitional housing is defined as rental housing that is provided for recently homeless persons for up to 24 months. Such housing is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient as soon as possible (Health and Safety Code 50801(i)). This type of housing can take several forms including group housing or multi-family units, and must provide supportive services to allow individuals to gain necessary life skills for independent living.

Supportive housing is defined as rental housing which has no limit on length of stay, is occupied by a target population and is linked to onsite or offsite services that assist supportive housing residents with retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community (Health and Safety Code Section 50675.14). The target population includes persons with low incomes having one or more disabilities and individuals eligible for services under the Lanterman Developmental Disabilities Services Act.

The existing Zoning Ordinance has not served as a constraint on the provision of transitional or supportive housing. Through the Determination of Similarity process, transitional housing has been allowed by right for up to six persons and with a Conditional Use Permit for seven to twelve persons in the R-1-7,200 and R-2 zones. The City provided funding for two transitional housing/supportive services developments—the 32-unit Prototypes for women and children and the Transitional Living Center for men.

A recent change in State law (SB 2) requires that transitional and supportive housing be treated as a residential use subject only to those restrictions that apply to other residential uses of the same type and in the same zone. To meet the requirements of SB 2, the City has included a program in this Housing Element (Programs 2.4) to amend the Zoning Ordinance to provide definitions for transitional and supporting housing; include transitional housing and supportive housing as a separate use; and list these as permitted uses within residential zones.

## Emergency Shelters

The City defines *emergency shelters / homeless shelters* as facilities which provide immediate and short term housing and supplemental services for the homeless. Supplemental services may include food, counseling and access to other social programs.

State law (SB 2) requires that jurisdictions identify in their Housing Element zones in the city where emergency shelters are allowed as a permitted use without Conditional Use Permits or other discretionary permits. The identified zone(s) must have sufficient capacity to accommodate the shelter need and at a minimum, provide capacity for at least one year-round shelter. Permit processing and development / operational standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

Prior to the implementation of SB2, the City conditionally permitted emergency shelters in the C-IND, M-1 and M-2 zones, subject to the approval of a Conditional Use Permit. Also through the Determination of Similarity process, emergency shelters have been allowed in the R-1-7,200 and R-2 zones by right for up to six persons and with a Conditional Use Permit for seven to twelve persons. The use of CUP process is not consistent with SB2. A program is included in the Housing Element (Program 2.4) to remove emergency shelter as a conditionally permitted use in these zones.

A winter shelter program funded by Los Angeles Homeless Services Authority (LAHSA) has been operating in the Pomona Armory since 1988. This seasonal program is funded to provide 100 beds for individuals and has operated at full capacity nightly. The program also offers emergency shelter vouchers to families. Data provided by the LAHSA in March 2012 indicate that Pomona's winter shelter program has served 527 "unduplicated persons." In addition to the City's seasonal winter shelter program, there are an additional 300 seasonal beds available within the East San Gabriel region that is available to Pomona's homeless. Additionally, a total of 2,143 beds in Pomona and the East San Gabriel Region are available year round to the homeless in Pomona. These include: 92 Emergency Shelter Beds, 319 Transitional Housing Beds, 7 Rapid Re-housing Units, 75 Rapid Re-housing Rental Assistance, 162 Permanent Supportive Housing Beds, 876 Affordable Housing beds for seniors, and 237 Affordable Housing beds for Families. All of these beds are operated through non-profit agencies and churches and many of the affordable housing beds are operated by for profit companies.

Pursuant to the requirements of SB 2, the City's unmet need for year-round emergency shelter has been determined. Of the various data sources on homelessness discussed above (see "Special Needs Groups"), the Bi-Annual Count of homeless persons in Pomona conducted in January 2015 and the results of the survey completed in September 2015 provides the most comprehensive and up to date picture of the homeless population in Pomona. This 2015 homeless count, the consumer survey, and demographics and a gap analysis are summarized in the City's recently completed *The State of Homelessness in Pomona Report*. The report indicates that there are 910 homeless individuals in the City of which 324 homeless are identified as sheltered and a total of 2,248 beds available. The most recent PIT Count (2018) by LAHSA indicates that the

City has a homeless population of 773 persons, with 188 being sheltered and 585 being unsheltered.

Table 10.4-2 below provides the calculation, methodology and gap analysis which shows an estimated unmet need of 288 beds for homeless families and individuals including 96 emergency shelter beds.

**Table 10.4-2 Homeless Population Bed Availability and Gap Analysis (2013)**

	Total Beds	A % Used for Pomona	B For Pomona Homeless	C Less unit maximization rate .75%	D 25% capacity available
Homeless Shelter Beds	92 Year Round	35%	32	24	6 Year Round
	325 Seasonal	50%	163	122	41 Seasonal
Transitional Housing Beds	319	55%	175	131	44
Permanent Supportive Housing Beds	162	75%	122	91	31
Rapid Re-Housing Beds	7	90%	6	5	1
Rapid Re-housing Rental Assistance	75	100%	75	56	19
Affordable Senior Housing Beds	876	50%	438	329	109
Affordable Family Housing Beds	237	50%	119	89	30
<b>Total Available Beds</b>	<b>2,168</b>	<b>67%</b>	<b>1,205</b>	<b>903</b>	<b>300</b>
*2017 Point in Time Count: 877 homeless persons (487 sheltered / 390 unsheltered)					
Beds Need: 877 beds		Beds Available: 487		Gap in Beds: 390	
Methodology: Reasonable to estimate that the 2,168 beds available operate at 75-100% capacity, depending upon the program. Factoring in A) the % of beds reported by agencies as used to house Pomona homeless averaged across each category, B) the number of these units that will house Pomona homeless, C) reduced by an estimated number of beds lost to an under-maximized rate of 75, D) reduced by 25% to reflect 75% average capacity being used at any given time, results in 288 available beds across all categories at any given time (41 available seasonally only).					

Source: *The State of Homelessness in Pomona Report 2013 (with updated Appendix 4 – 2015 Gap Analysis)*

To address the need for an additional 390 emergency shelter beds, the City conducted a staff level review of the various zoning districts and identified parcels that have the greatest amount of vacant and underutilized land in the City, have the potential for adaptive reuse of the existing facilities, are located near main arterials and accessible to public transit routes, and are near service providers and job centers. On April 18, 2016 the City Council approved a 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 as 1390 E. Mission Boulevard. On September 11, 2017, the City Council further amended the Pomona Corridors 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 Sites within the Emergency Shelter Overlay Zone and Capacities**

Property Address	Acreage	Bed Count Capacity (by right)	Total Bed Count
1390 E. Mission Blvd	1.36	71	390
1400 E. Mission Blvd	2.58	319	

To address actual increase in shelter beds available, in 2017 the City Council approved a contract to build a year-round shelter to house up to 400 individuals. This emergency shelter is currently under construction at 1390 and 1400 E. Mission Boulevard and anticipated to open in 4<sup>th</sup> quarter 2018. The new facility – Hope for Home – will have a combined capacity of 400 beds. The new facility will also include a range of supportive programs and services to help the homeless gain self-sufficiency and transition to permanent housing. The City recently accepted state funding to the Police Department to allow officers to work alongside social service workers to conduct outreach activities.

Currently, LAHSA runs the Winter Shelter Program out of the Armory under agreement with the California Military Department. Overall, the shelter at the Armory has a capacity of 150 beds, with 104 beds currently in use. In Spring 2017, the California Military Department determined that it would allow LAHSA to extend its operation at the Armory year round. However, the California Military Department has not committed to continue sheltering the homeless at that location past November 30, 2018. It is anticipated that the Armory will no longer be used as an emergency shelter upon closure. Upon the closing of the Armory as a shelter, the City’s plan is to transition the homeless population at that location from the Armory to the new City’s Hope for Home facility, which is anticipated to begin in November 2018.

In addition, Hope Partners, operator of the Our House Family Shelter on Park Avenue, is requesting to be included in the Emergency Shelter Overlay. This shelter currently has a capacity of 13 beds and plans to expand its operation to 20 beds, a net increase of seven beds.

The most recent PIT Count (January 2018) by LAHSA indicates that the City has a homeless population of 773 persons, with 188 being sheltered and 585 being unsheltered. With the opening of Hope for Home (1400 E. Mission Boulevard), the City’s unsheltered population will decrease, by 300 persons as “newly housed” unsheltered homeless persons (400 beds at Hope for Home minus 100 existing emergency shelter beds at the year round shelter at the Armory located at 600 S. Park Avenue, resulting in a net increase of shelter



bed capacity for 300 persons). Therefore, the unsheltered demand then will be 285 persons (585 minus 300). With the expansion of the Our House Family Shelter, the unsheltered population could potentially be reduced to 278 persons (285 minus 7), which can be accommodated with the addition of the American Recovery Center at 2180 W. Valley Boulevard.

Because the size of the homeless population fluctuates, the City is proposing to expand the ES Overlay to include the American Recovery Center and the Our House Family Shelter on Park Avenue in order to accommodate additional unsheltered persons in the future.

The Behavior Health Services' American Recovery Center (ARC) located at 2180 West Valley Boulevard, Pomona, is a Residential Substance Abuse Treatment facility. The ARC sits on a 3.82 acre parcel with a significant portion (1.52 acres) being vacant or underutilized. Given the nature of services offered by the ARC, it would be appropriate to incorporate an emergency shelter component on site.

The ARC property is zoned M-I-S, which allows a building of up to six stories, with no specific setbacks or lot coverage requirements. Using the City's new single-story Hope for Home as an example, an estimated 200 square feet of lot area per shelter bed would be adequate to accommodate the sleeping arrangements and other ancillary uses such as waiting areas, bathrooms, kitchen and dining areas, and living/recreation areas. Therefore, this site is capable of accommodating the City's remaining unsheltered population, especially if a multi-story building were to be constructed.

Based on this demand, the City is proposing to expand the ES Overlay to include the American Recovery Center and the Our House Family Shelter at 1753 N. Park Avenue in order to accommodate additional unsheltered persons in the future.

### *Manufactured Housing and Mobilehome Parks*

In conformance with Government Code Section 65852.3, the City permits manufactured housing in any residential district where single-family detached units are permitted, subject to the same property development standards and permitting process. The City's Zoning Ordinance identifies a Residential-Manufactured Housing Development Zone (R-MHD) which allows for the siting of mobilehome developments, subject to a Conditional Use Permit.

Although existing Zoning Ordinance definitions related to manufactured housing are inconsistent with current State law, the City's permitting process does comply with State requirements and has not served as a constraint on the development of manufactured housing. A program has been included in the Housing Element to amend the Zoning Ordinance to clarify the definitions for manufactured housing and mobilehomes and to ensure that the permitting process for such housing conforms to State law.

## Summary of Housing Types

Table 10.4-4 shows the range of housing types provided for in the existing Zoning Ordinance (including uses added via the Determination of Similarity process) and in the Downtown Pomona, Phillips Ranch and Mountain Meadows Specific Plans. The table also indicates the districts in which the different housing types are allowed and whether a Conditional Use Permit (CUP) is required for their construction.

**Table 10.4-4: Housing Types Allowed in Pomona**

<i>Housing Type</i>	<i>Zoning Districts</i>	<i>Conditional Use Permit (CUP) Requirement</i>
Single-family dwellings, detached on individual lots (standard construction and manufactured housing)	R-1, R-2, R-3, PRD, AP, Downtown (R-SF and R-MF), Phillips Ranch (S-R, M-R) and Mountain Meadows (DRD)	None.*
Multi-family dwellings, including condominiums and townhouses	R-2, R-3, R-4, PRD, AP, Downtown (MU-CBD, MU-HDR, MU-I, MU-AR, R-MF) and Phillips Ranch (M-R)	None for Phillips Ranch; for 2-9 units in R-2, R-3, R-4 or AP; or for 2-4 units Downtown. Otherwise, CUP is required.
Senior citizen housing	Appropriate R and C zones with SH Overlay	CUP for 10 or more units.
Live-work units	Downtown in all mixed use (MU) districts	None, except for CUP in MU-AR district.
Mobile home developments	R-MHD	CUP
Caretaker dwellings (only one per development)	C-IND, M, M-1, M-2	None in M. Otherwise, CUP is required.
Boardinghouses, lodging houses, and board and care facilities	R-4, AP	CUP
Rooming houses	R-1, R-2, R-3, AP	CUP
Group care and group service facilities, 6 or fewer people	R-1, R-2, A-P	None.
Group care and group service facilities, more than 6 people	R-3, R-4, R-MHD, A-P, C-1, C-2, C-3, C-4, C-C, C-IND, M, M-1, M-2, and in Specific Plan areas other than SFR districts	CUP
Rest homes	C-3, C-4, AP	CUP
Apartment hotels	C-3, C-4, C-IND, M-1, M-2	CUP
Emergency/homeless shelters	R-1-7,200 and R-2 (1 to 6 people; 7 to 12 people); C-IND; M-1; M-2	None in R-1-7,200 and R-2 for 1 to 6 people. Otherwise, CUP is required.
Transitional / Supportive Housing	R-1, R-2, R-3, R-4, PRD, AP, Downtown (R-SF and R-MF) and Mountain Meadows (DRD)	None
Second unit housing	Lots developed with a single-family residence in R-1, R-2 and R-3 (except PD Overlay) that meet development standards	None.

\*Attached single-family dwellings are also permitted by right in the Downtown Pomona Specific Plan's R-SF and R-MF districts, in the Phillips Ranch Specific Plan's S-R and M-R districts, and in the Mountain Meadows Specific Plan's ARD district.

## Fair Housing Choice and Reasonable Accommodations

The City of Pomona has conducted a review of the zoning and building codes and has not identified any barriers to the provision of accessible housing. The City complies with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide for reasonable accommodation and imposes only the zoning, building code and permitting procedures allowed by the State. The Zoning Ordinance was amended in 2002 to provide a reasonable accommodations process for persons with disabilities, involving the review and approval of group care and service facilities in a location particularly suitable to meeting the needs of certain disabled persons. The amendment also established an application procedure for adjustments or modifications to a zoning provision that may be acting as a barrier.

The City complies with the Federal Fair Housing Act of 1988 and the Americans with Disabilities Act. The City enforces Title 24 of the California Code of Regulations that regulates housing accessibility and adaptability and requires units in new developments to be fully accessible to or adaptable for the disabled. The City also provides rehabilitation assistance for accessibility improvements to income-eligible households.

In 2005, the City adopted Ordinance 4051 and defined *family* in the City's Zoning Ordinance as "an individual or group of individuals, related or unrelated, living together as a single housekeeping unit, including necessary servants. A family does not include institutional group living situations such as a residential facility, rest home, dormitory, or similar use, nor does it include such commercial group living arrangements such as a rooming house, motel, hotel, or similar uses."

In response to the *Analysis of Impediments to Fair Housing Choice*, the City will include clear definitions of *senior housing* and *transitional housing* in the updated Zoning Ordinance. *Senior citizen housing* will be defined as "housing that is available only to households in which the head of the household is 55 years of age or older or otherwise qualified under Section 51.3 of the California Civil Code." *Transitional housing* will be defined as "establishments providing temporary housing in a structured living environment where residents have access to various voluntary support services, such as health, mental health, education and employment/training services to obtain skills necessary for independent living. Living accommodations are shared living quarters with or without separate kitchen or bath facilities for each room or unit. The occupancy period shall be at least 30 days. This category excludes temporary housing that does not include support services and community social service facilities such as emergency shelters."

## Development Standards

The City's residential development standards vary from zoning district to zoning district, according to the purpose of each district. Table 10.4.5 summarizes the development standards for the City's residential districts. A complete description of all standards appears in the Zoning Ordinance. These standards are intended to promote the

development of a high quality housing stock and desirable neighborhoods without being so stringent as to unnecessarily inhibit housing production. Some of these requirements (e.g., those pertaining to setbacks, open space, lot coverage and lot size) can reduce the number of housing units that can be developed on a particular property.

**Table 10.4-5: Summary of Development Standards for Pomona’s Residential Zoning Districts**

	<i>R-1-20,000</i>	<i>R-1 10,000</i>	<i>R-1 7,500</i>	<i>R-1 7,200</i>	<i>R-1 6,000</i>	<i>R-1-E Overlay</i>	<i>PD Overlay</i>	<i>PRD</i>	<i>MHD</i>	<i>R-2 &amp; A-P</i>	<i>R-3</i>	<i>R-4</i>	<i>SH Overlay</i>
Max. Units / Lot Area	1 / 20,000 sq. ft.	1 / 10,000 sq. ft.	1 / 7,500 sq. ft.	1 / 7,200 sq. ft.	1 / 6,000 sq. ft.	No greater than base district, but max 3 units	1 / 4,500 sq. ft.	Per Specific Plan	1 / 3,750 sq. ft.	7-15 / acre	15-30 / acre	30-70 / acre	40-50 / acre
Min. Yard Setbacks	F: 30' S: 8' R: 30'	F: 25' S: 5' R: 25'	Front: 25'min, 40'max Side: 5' Rear: 25'			Same as base district, except no max. on front yard	F: 15' S: 5' R: 20'	Per Specific Plan	F: 10' S: 4' R: 5'	F: 25' S: ½ bldg ht R: bldg ht (15'min)		F: 25' S: ¼ bldg ht (10'min) R: 25'	F: 20' S: ½ bldg ht R: ½ bldg ht
Max. Lot Coverage	35%					Same as base district	30% of entire PD	None					
Max. Building Height	2 stories or 35'					Same as base district	2 stories or 35'	None	1 story or 20'	2 stories or 35'		6 stories or 75'	Same as base zone
Min. Distance between Buildings	Main-Ac: 10' Ac-Ac: 6'	Main-Ac: 7' Ac-Ac: 6'					None			Main - Main: 15' Main-Ac: 7' Ac-Ac: 6'	Main - Main: 15' + 5' for ea. story above 3 Main-Ac: 7' Ac-Ac: 6'	None	
Min. Parking Spaces per Unit	2 in garage						2 in garage + 1 guest per 4 units	2 in garage + 1 guest per 4 units; For SFR, 2 add'l	2 + 1 guest per 2 lots	2 in garage within 100' plus 1 guest per 4 units;		0b: 1 1b: 1.5 2b: 2 ea.add'l b: 0.5 plus 1 guest per 4 units	0.7 or 0.5 + 1 guest per 10 units

	<i>R-1-20,000</i>	<i>R-1-10,000</i>	<i>R-1-7,500</i>	<i>R-1-7,200</i>	<i>R-1-6,000</i>	<i>R-1-E Overlay</i>	<i>PD Overlay</i>	<i>PRD</i>	<i>MHD</i>	<i>R-2 &amp; A-P</i>	<i>R-3</i>	<i>R-4</i>	<i>SH Overlay</i>
Min. Living Area (sq. ft.)	1,500						1,200	SFR— 2b: 1,100 3b: 1,250  MFR— 0b: 500 1b: 700 2b: 800 ea.add'l b: 150	None	1b: 1,000 2b: 1,100 3b: 1,300 ea. add'l b: 200	1b: 900 2b: 1,000 3b: 1,200 ea. add'l b: 200	1b: 600 2b: 800 ea. add'l b: 200	0b: 475 1b: 525 2b: 700
Min. Private Open Space per Unit (sq. ft.)	N/A						200	Per Specific Plan	N/A	150 per ground floor unit; 90 per upper unit	100 per ground floor unit; 70 per upper unit		100
Min. Common Open Space (sq. ft.)	N/A						2.5% of total PD	Per Specific Plan	Adult-only MHD: 500 per lot Family: 800 per lot	1b: 300 per unit 2b: 400 per unit ea.add'l b: 100 per unit	300 per unit		<151 units: 3,250 151-250 units: 5,875 >250 units: 8,500+

Source: City of Pomona Zoning Code

The following are of particular relevance to the provision of affordable housing within the City: height and parking requirements for all residential districts and the development standards, in general, for the Senior Citizen Housing Overlay zone, the Planned Development Overlay zone and live-work units.

#### *Height and Parking Standards*

As the number of housing units developed on a given site increases, the more affordable each unit tends to become for renters and homeowners alike. Because both height and parking standards directly impact housing unit density, they play a significant role in determining the affordability of a given development. Regarding height standards, 9 out of Pomona's 14 residential base districts and overlay zones limit dwelling unit height to 2 stories or 35 feet to promote a sense of openness, maintain the City's suburban character and preserve views. However, to facilitate the development of affordable alternatives to typical suburban residential densities, the height limit in the R-4 zone is 6 stories or 75 feet, while no height limits exist in the PRD and Senior Citizen Housing Overlay zones.

Regarding parking standards, all residential zones except for the R-4 zone, Senior Citizen Housing Overlay zone and Downtown districts allowing live-work units require a minimum of two parking spaces per unit within a garage. Parking standards in the R-4 zone are relaxed to acknowledge that fewer parking spaces are needed for smaller units, one space per studio apartment and 1.5 spaces per one-bedroom unit. Senior housing developed within the Senior Citizen Housing Overlay zone requires only 0.5 or 0.7 spaces per unit, depending on the density of a particular project. For live-work units constructed within the Downtown Pomona Specific Plan area, the City offers the flexibility of shared parking arrangements when the feasibility of such arrangements is supported by a parking study. In addition, relaxation of parking standards can be achieved in various zones located throughout the City for housing developments with an affordability component qualifying for a density bonus; such developments are entitled to use the lower parking standards established under State Density Bonus law.

#### *Senior Citizen Housing Overlay Zone*

The stated purpose of the Senior Citizen Overlay zone is to facilitate the development of quality affordable housing for very low- to moderate-income senior citizens consistent with the Regional Housing Needs Assessment. This overlay zone provides various incentives that are consistent with State Density Bonus law and allows for modified and less restrictive development standards while requiring superior design and function. This overlay, which is also consistent with the provisions of State and Federal housing law, may be applied to any appropriate residentially or commercially zoned site of at least 2 acres. A site is considered appropriate if it is surrounded by uses that are compatible with the living environment required by senior citizens. The development standards established to fulfill these purposes, which are summarized in Table 10.4-5 above, include the following:

- densities of 40 units per acre and 0.7 parking spaces per unit for developments that provide affordable units in the proportions specified in the most recently adopted Regional Housing Needs Assessment;

- densities of 50 units per acre and 0.5 parking spaces per unit for developments that comply with the State requirements for a density bonus project;
- no lot coverage limits;
- building height requirements according to the base zone, e.g., 6 stories or 75 feet in the C-4 commercial zone;
- no minimum distance required between buildings;
- minimum unit sizes ranging from 475 square feet for a studio apartment to 700 square feet for a two-bedroom apartment;
- sheltered bus stops;
- convenient pedestrian circulation; and
- at least 30% of the units available at an affordable cost, with 40% of those being affordable to very low-income seniors.

#### *Planned Development Overlay Zone*

The stated purposes of the Planned Development Overlay zone are to provide an alternative to the standard single-family tract by allowing smaller lots and the combining of small areas into more effective, larger open spaces while maintaining the average maximum number of dwelling units per acre permitted in the underlying zone. The development standards established to fulfill these purposes, which are summarized in Table I0.4-4 above, include the following:

- minimum lot size of 4,500 square feet;
- minimum front setbacks of 15 feet (garages) to 18 feet (dwellings);
- minimum rear setbacks of 20 feet; and
- no minimum distance between buildings.

#### *Live-Work Units*

Live-work units, in which residential and working quarters are housed in the same space, are allowed in all five mixed use districts within the Downtown Pomona Specific Plan area—by right in the MU-CBD, MU-HDR, MU-I, and MU-LI districts, and with a Conditional Use Permit in the MU-AR district. The live-work alternative is designed to provide an affordable and flexible living situation for residents who desire an urban lifestyle. The development standards established for live-work units are purposely flexible.

#### *Small Lot Residential*

On May 21, 2018, the City amended the Zoning Code to create the “Small Lot Residential Zone” to provide an alternative to standard single-family tracts by allowing a range of single-family residential products within a small lot development concept. A “Small Lot” development is defined as a subdivision allowing for single-family residential densities of seven to ten dwelling units per acre. This range of densities provides for single-family residential home ownership at densities not otherwise permitted under the City’s other single-family zone districts.

## Supplemental Overlay Zone

The City's Zoning Ordinance includes an "S" (Supplemental Use Overlay) zone that may be placed by the City Council over a site located in any base zone needing "special attention" regarding proposed new development or proposed alterations/expansions involving existing development. The "special attention" is provided via Planning Commission review of the proposal and the approval of a Conditional Use Permit. Explicitly *excluded* from the requirement for Commission review and permit approval are the following residential projects: a) the development or rebuilding of a one-story single-family dwelling upon a vacant lot in those districts which allow such use by right and b) the structural alteration or enlargement of up to 50% of the original gross floor area of a one-story single-family dwelling upon a lot where only one dwelling exists.

## Downtown Specific Plan TODs

The Downtown Pomona Specific Plan area contains a major transit stop offering Metrolink, Amtrak and regional rapid transit services, all in one central location. In addition to rail and bus service, the Downtown Pomona transit center currently provides shuttle service to the Cal Poly Pomona campus and, in the future, may include a stop on an extensive high speed rail system for which bonds were recently approved. The transportation opportunities provided by the transit center, in combination with residential and commercial opportunities in the surrounding historic urban neighborhood, will serve as a magnet for transit-oriented developments (TODs). TODs can feasibly provide residential development at much higher densities than would be appropriate in neighborhoods with a more suburban character.

Realizing the possibilities for TODs in Downtown Pomona, the City adopted an updated Specific Plan that includes 120.3 acres located in close proximity to the transit center, which have already been designated MU-HDR (Mixed Use-High Density Residential) and MU-CBD (Mixed Use-Central Business District). The 54.1 acres designated MU-HDR accommodate residential densities of up to 100 units per acre, and the 66.2 acres designated MU-CBD accommodate densities of up to 80 units per acre.

A number of properties currently designated MU-HDR and MU-CBD are considered underutilized in that they contain decaying structures and various marginal commercial, industrial and residential uses. These "opportunity sites" have recently been studied by developers who have had discussions with the City about the potential for constructing projects at the maximum residential densities permitted.

A land use analysis focused on the blocks containing property designated MU-HDR and MU-CBD has been completed and is included in Appendix A – Table 1.2-3. If built out to the maximum allowable densities, this area could accommodate projects with up to 2,738 additional residential units of various types and sizes, providing both new rental and new ownership opportunities. To encourage the development of such projects, the Specific Plan allows reductions in parking standards if affordability requirements are met, consistent with State Density Bonus law, and/or if such reductions are justified by a parking study.

Also increasing the feasibility of Downtown residential TOD projects is the recent passage of SB 375. Under SB 375, development costs will be substantially reduced via streamlining of

the CEQA process. Furthermore, SCAG and the SGVCOG will be actively involved with creating the Sustainable Communities Strategy mandated by SB 375 for inclusion in the upcoming Regional Transportation Plan, prepared in collaboration with the MTA. These efforts will further enhance the potential for residential TODs in Downtown Pomona.

### **Corridor<sub>s</sub> Specific Plan**

The Corridor<sub>s</sub> Specific Plan encompasses three major east-west and north-south commercial arterial corridors traversing the City. The Plan provides a planning and design framework for private and public investment activities along portions of Garey Avenue, Holt Avenue, Mission Boulevard and Foothill Boulevard corridors.

The total acreage of the corridors is approximately 1,095 acres. These corridors represent the development pattern created by the pre-freeway network of arterial highways. Today these streets remain important connectors between districts and outside the City, serving vehicular traffic, transit, and some pedestrian routes.

The Corridor<sub>s</sub> Specific Plan establishes land use density/intensity standards by transect zone. The “transect” is a system of classification for built environments. The principal aspect of transect planning is that it incorporates a variety of residential and commercial uses into a single neighborhood. The Plan promotes a variety of housing choices and densities throughout the corridors to accommodate both families and compact households (such as students, workers, professionals, empty-nesters, and seniors.) Density and intensity standards in the corridors varies by transect zones from 20 units per acre to 50 units per acre.

### **Fees and Exactions**

The planning, development and impact fees imposed by the City for various types of residential development represent a small but notable part of the overall cost of housing production. The City completed a study of the planning and development fees to ensure that they continue to be reasonable and do not exceed the cost of the services provided.

#### *Planning Fees*

The City collects fees from residential developers to help cover the costs associated with various planning permit applications, subdivision map applications, environmental assessments, General Plan amendments, etc. The City’s typical planning costs for three types of residential development have been calculated. These calculations exclude costs associated with the preparation of an EIR and the processing of an application for a Change of Zone or General Plan Amendment. The planning fees for a typical tract of 50 single-family homes requiring a Negative Declaration would be approximately \$15,300. Under the same scenario, the fees for a 50-unit multi-family condominium project would be approximately \$11,600 and for a 50-unit apartment project, approximately \$7,800.

The Pomona City Council reviewed and approved the City’s current planning fees. Some of these fees do not cover the full cost of processing particular applications, such as the reduced fees charged for certain single-family residential project applications and for historic

preservation project applications involving Major and Minor Certificates of Appropriateness. The following are the fees for planning residential developments:

**Table 10.4-6 - City of Pomona Planning Fees Related to Residential Development**

Change of Zone	\$5,536.33
Code Amendment	\$5,536.33
Conceptual Development Plan	\$5,627.33
Conditional Use Permit	\$5,768.33
Conditional Use Permit—S.F. Owner-Occupied Project	\$1,788.33
Determination of Similarity	\$816.33
Development Review	\$2,767.33
Environmental Assessment—Categorical Exemption	\$532.33
Environmental Assessment—Initial Study & Neg. Dec.	\$2,038.33
Environmental Assessment—Initial Study & EIR	\$532.33 + cost of prep. & 15% for staff review
Final Development Plan	\$2,605.33
General Plan Amendment	\$5,536.33
Major Certificate of Appropriateness	\$503.33
Major Site Development Permit (in DPSP area)	\$6,381.33
Minor Certificate of Appropriateness	\$53.33
Minor Conditional Use Permit (in DPSP area)	\$4,868.33
Minor Deviation Variance	\$487.33
Minor Site Development Permit (in DPSP area)	\$4,868.33
Specific Plan Amendment	\$5,536.36
Tentative Parcel Map	\$3,818.33
Tentative Tract Map	\$5,768.33 plus \$35/ lot
Variance	\$4,624.33 \$2,3003 SF owner

**Building Permit Fees**

The City’s building permit fees are comparable to those imposed by communities in the surrounding area. They are set by the Chief Building Official according to guidelines established in the Uniform Building Code. Building permit fees are reviewed periodically and adjusted as necessary per building valuation data provided by the International Conference of Building Officials.

**Impact Fees**

In 1989, the Pomona City Council approved impact fees as a financing mechanism for providing the traffic signals, road and highway improvements, and park facilities necessitated by new development. Fee amounts are set according to the impact that a particular development will have on infrastructure and services, e.g., the average amount of traffic that will be generated by a dwelling of a particular type and size. The ordinance establishing these fees provides for appeals based on the lack of a nexus between a fee and the impacts of a given development.

The City’s impact fees are shown in Table 10.4-7 and the Pomona Unified School District (PUSD) impact fees, in Table 10.4-8.

**Table 10.4-7: City of Pomona Impact Fees for Residential Development**

<i>Type of Impact Fee</i>	<i>Fee Amount/Formula</i>
<b>Traffic Signals</b>	
Single-Family Residence	\$50
Condominiums	# of units x \$26
Apartments	# of units x \$33
<b>Road and Highway Improvements</b>	
Single-Family Residence	\$50
Condominiums	# of units x \$26
Apartments	# of units x \$33
Parks	Flat fee of \$675 per unit

**Table 10.4-8: PUSD Impact Fees for Residential Development**

<i>Type of Impact Fee</i>	<i>Fee Amount/Formula</i>
<b>Schools</b>	
Single-Family Residence; Condominiums; Apartments	\$3.71/ sq. ft.
Senior Housing Developments	\$ .47/ sq. ft.

**Off-Site Improvements**

On- and off-site improvements are a vital component of residential development and include all infrastructures needed to support new homes and neighborhoods. Pomona requires that developers pay for the off-site extension of water, sewer and storm drain systems as well as

for the installation of traffic signals. In addition, developers must construct all streets, sidewalks, curbs, gutters, and street lighting and landscaping. While these requirements affect affordability, they are necessary to maintain the quality of life in Pomona, ensuring that adequate public services and facilities will be in place for new construction so as to avoid overloading existing service systems.

### **Entitlement Procedures**

Entitlement procedures in Pomona do not unnecessarily extend the processing time for or significantly increase the cost of new housing. Most planning actions are final at the Planning Commission level.

The time required to process a residential project in the City varies and is directly related to the size and complexity of the project, its environmental issues, and the general completeness of the information and plans submitted by a developer. The typical application is completed by a developer for processing within two to three months of submittal. This assumes that the project is determined to be Categorical Exempt or that a Negative Declaration or Mitigated Negative Declaration can be adopted to satisfy the requirements of the California Environmental Quality Act (CEQA). In the event that an Environmental Impact Report (EIR) is necessary, an additional six to eight months is typically required to complete the application.

Once an application for residential development is determined to be complete, it is generally considered by the Planning Commission within ten to twelve weeks. If the Commission's decision is appealed to the City Council or if the application requires legislative action (such as with a Change of Zone or General Plan Amendment), an additional four to six weeks is required for completing the entitlement process.

### **Building Code Enforcement**

Building and Safety Codes are designed to protect the public health, safety and welfare by setting minimum standards for the construction and rehabilitation of residential structures. Although compliance with the codes may increase the cost of housing, implementing them is crucial to promoting the development and maintenance of a high quality housing stock. The City of Pomona has adopted and implements the 2010 California Building Codes.

The Code Compliance Division of the Community Development Department is charged with enforcing a wide variety of the City's codes dealing with health and safety, and the removal of blight. The goal is to obtain voluntary compliance from members of the community who are found to be in violation of codes designed to improve Pomona's residential areas and business districts. The City's Code Compliance Program is reactive and proactive. In their role as protectors of Pomona's residential neighborhoods, officers handle violations related to vacant homes, outside maintenance, hazardous swimming pools, trash, inoperative vehicles, illegal vending operations and other conditions that degrade the neighborhood.

The Code Compliance procedure involves the following: 1) inspection; 2) education of property owners; 3) a written request for correction; 4) re-inspection; 5) issuance of a notice to appear in court and abatement proceedings, if necessary; and 6) abatement and billing of property owners.

Code Compliance officers work with homeowners to help them improve their properties. Homeowners are referred to low-cost loan and rehabilitation programs available through the City to help them meet health and safety standards.

## **Constraints on Housing for Persons with Disabilities**

### *Building Codes*

The City of Pomona, like all other jurisdictions in California, is required to adopt and enforce the California Code of Regulations Title 24, commonly referred to as the California Building Code (CBC) 2010 edition. The CBC contains comprehensive disabled access requirements. These requirements are, in many cases, far more comprehensive than Americans with Disabilities Act and International Code Council requirements.

### *Land Use Controls*

Under State law, small residential facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. In all low density residential zones and the A-P zone, the City allows by right group care and group service facilities serving up to six people. With a Conditional Use Permit, facilities serving more than six are allowed in all high density residential, commercial, institutional and industrial zones.

The Land Use Element of the General Plan and the Zoning Ordinance provide for the development of multi-family housing in the R-2, R-3, R-4 and A-P zones. Multi-family housing for persons with special needs, such as apartments for seniors and the disabled are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

## **Conclusion**

The governmental constraints operating in Pomona do not unduly impede the provision of housing for City residents, including residents with disabilities. A wide variety of housing types can be developed in eleven different base zoning districts and several overlay districts. In addition, the City's planning costs are lower and review timeframes are significantly shorter than those in many neighboring communities. In short, Pomona's land use controls, building codes, code compliance program, fees and entitlement processing procedures are necessary to promote the health, safety and welfare of all residents. They have facilitated the construction and maintenance of an array of housing types and have ensured that high quality residential development is supported by adequate infrastructure and public services.

## **MARKET CONSTRAINTS**

Market constraints significantly affect the cost of housing in Pomona and can pose barriers to housing production and affordability.

### **Vacant and Underutilized Land**

Pomona may soon reach build out at current density levels. As of January 2008, vacant land in the City comprised only 108 acres, less than one percent of the total developable land, excluding streets and public lands. The little remaining vacant land is scattered throughout the City, particularly in older neighborhoods and industrial districts. Some of the vacant land is already planned for development, and other properties are poorly located or too small to facilitate large scale, efficiently designed development.

However, in addition to vacant sites, Pomona has a substantial inventory of underutilized land that has potential for re-use. Some of the underutilized sites, most notably those located Downtown, along commercial corridors and in industrial districts, are large enough to accommodate residential redevelopment at substantially greater densities than currently exist within these neighborhoods.

It should be noted that the land inventory presented in Appendix 2.1 identifies the vacant and underutilized sites with their potential for residential development based on a realistically anticipated density rather than the maximum density allowed under the existing General Plan Land Use Element and Zoning Ordinance.

### **Housing Construction Costs and Financing**

#### *Costs*

A major cost associated with the development of housing is the cost of building materials and labor and the City has no influence over these costs. These costs have increased at a faster pace than the general rate of inflation. Construction costs also vary according to the type and size of development. Typically development of multi-family housing is less expensive to construct than single-family homes, however, other factors affecting the cost of construction depends on the amount and quality of amenities provided. These factors have driven up cost of housing development, creating additional challenges for low-income households in search of affordable dwellings. A reduction in amenities and the cost of modern building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. Local vacant land costs are approximately \$19 per square foot while construction costs for standard housing development in Southern California may average \$105 to \$136 per square foot for single family development and \$96 to 144 per square foot for multiple-family depending on construction type and excluding parking.<sup>3</sup>

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<sup>3</sup> International Code Council Building Valuation Data

### Availability of Financing

The availability of financing in a community affects a person's ability to purchase a home or improve and make necessary repairs to their home. The Home Mortgage Disclosure Act (HMDA) requires that lending institutions disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. An analysis of HMDA data on the disposition of residential loan applications, can provide an overview of the availability of residential financing within a community. For 2010, the mortgage residential lending activity in the City was relatively modest. Table 10.4-9 presents data on the availability of financing for housing loan applicants in Pomona. The table shows the outcome of home loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

**Table 10.4-9: Housing Loan Disposition in Pomona (2010)**

	<i>Total Applications</i>	<i>Originations</i>	<i>Denials</i>
Home Purchase Loans	1,499	938	88
Home Improvement Loans	132	52	N/A
Refinance	2,053	1,117	N/A
Data Unavailable	8	4	N/A
<b>Total</b>	<b>3,692</b>	<b>2,111</b>	<b>528</b>

*Source: ffiec.gov. Home Mortgage Disclosure Act data 2010*

The city implements a variety of programs that assist with necessary home improvements and repairs as well as provide loans for gap financing for first time homebuyers.

## ENVIRONMENTAL CONSTRAINTS

### Natural Hazards

The Pomona Planning Area contains several significant natural features that impact the design, construction and final cost of new housing. One of the physical constraints on infill housing development in Pomona is steep slopes that preclude residential construction. Another is the threat posed by an earthquake, which is the most significant natural hazard facing Pomona. Ground shaking, landslides and liquefaction are the specific hazards associated with earthquakes. The severity of these hazards depends on several factors, including soil and slope conditions, proximity to the fault, earthquake magnitude and the type of earthquake.

The risk of damage due to landslides is confined to sloped parts of the Phillips Ranch and Ganesha Hills neighborhoods. Although some of the susceptible areas contain residential development, most of them are designated as open space. In the landslide-prone areas that

are developed, the risk of a damaging earth flow is increased by factors such as grading, erosion, and over watering of landscaping.

Pomona is one of many communities in Southern California that is built on an ancient river bottom and has sandy soil. In some cases this ground may be subject to liquefaction, depending on the depth of the water table. The California Geological Survey identifies and maps areas susceptible to liquefaction, based on groundwater levels and geologic materials. Pomona has 4,025 acres, 27% of the City's area, that fall within zones susceptible to liquefaction. These areas generally occur at the base of the hills in the southern and western portions of the City.

The highest rated risks from wildfire in Pomona occur in the residential communities near the wildland/urban interface in Phillips Ranch and Ganesha Hills due to prevalence of open spaces and steep slopes. Neighborhoods on the outskirts of fire hazard areas can also be impacted by fire, especially during Santa Ana wind conditions when the potential for property damage, injury and fatalities increases.

Development within high fire threat areas is subject to regulations of the City of Pomona Zoning Ordinance and the California Building Code. These codes require the use of fire resistant materials, setbacks between buildings, appropriate landscaping and brush clearance.

Although the City has not experienced large-scale, storm-related flooding since the construction of flood control infrastructure, some localized inundations do occur. The extent of the flooding hazard in Pomona does not overwhelm the City's resources or result in significant adverse impacts.

The City's potential housing sites (see Table 10.3-2) were assessed against the City's Natural Hazards Mitigation Plan, adopted in 2004. The sites in the inventory are outside of areas with steep slopes and do not face an elevated risk of landslides. Although two areas in Pomona face a threat of soil liquefaction during an earthquake, the majority of Pomona's potential housing sites fall outside of these liquefaction zones.

## 10.5 REVIEW AND EVALUATION OF THE ADOPTED 2008 HOUSING ELEMENT

State Housing Element law (California Government Section 65588 (a)) requires that each jurisdiction review its previous housing element goals, objectives, policies and programs and assess the effectiveness and progress achieved during its implementation period. The results should be quantified where possible, but may be qualitative where necessary.

### GOALS AND POLICIES

The 2008-2014 Pomona Housing Element was adopted in February 2011 to cover the planning period from January 1, 2008 to June 30, 2014. The 2008-2014 Housing Element’s goals and policies were analyzed to determine their continued relevancy and the programs were reviewed to determine the success of their implementation and outcomes.

The result of this analysis will provide the guidance for the development of the 2013-2021 Housing Element. The previous Housing Element contained four goals, each of them associated with one or more specific City policies. Because of the number of policies under Goals 1 and 2, the policies have been group into subsections.

**Table 10.5-1: Review of Previous Housing Element Goals and Policies**

<b>Goal 1: Conserve and improve the condition of the existing affordable housing stock</b>	
<b>Policies</b>	<b>Evaluation</b>
<u>Balanced, Diversified and Livable Neighborhoods</u>	
10-P-1 Support the physical conservation of established residential neighborhoods by implementing development standards that ensure new development is compatible in scale and character with existing development and local historic preservation programs.	Through the City’s Development Standards, Land Use, Specific Plan and Overlay Zones the City supports the development of a variety of housing types that provide diverse housing choices for all economic segments and ensure compliance with development standards and code requirements. Through Planning and Code Compliance Division efforts, the City has continued to implement the Historic Preservation Ordinance and Guidelines.  These policies remain appropriate for the 2013 Housing Element.
10-P-2 Promote a diverse range of housing types in a variety of sizes and locations to provide choice in housing for all economic segments.	
10-P-3 Enhance neighborhood livability and safety by providing adequate circulation, public services, public facilities and lighting.	Residents who responded to a March 2013 Community Needs Survey are concerned about safety and security in their neighborhoods. The proposed General Plan update and Corridor Specific Plan will address neighborhood livability and safety.

Policies	Evaluation
I0-P-4 Develop targeted improvement programs for neighborhoods exhibiting substandard conditions and declining private reinvestment. Pursue local, State and Federal funding for implementation as available and appropriate.	<p>The Housing Division will continue to provide deferred, low-interest loans and grants to support various exterior and interior rehabilitation programs. During the last planning period, the City received Neighborhood Stabilization Program (NSP) funds which assisted in the acquisition and rehabilitation of foreclosed and abandoned properties in neighborhoods that exhibited blighted conditions due to the downturn in the economy. The NSP program will end in 2014 but the City will continue to use remaining funds and program income.</p> <p>The maintenance of residential neighborhoods and pursue of funding for neighborhood improvements will continue as a policy directive in the 2013 Housing Element.</p>
I0-P-5 Increase opportunities for homeownership in recognition of its contribution to neighborhood investment, maintenance and stability.	<p>The City manages the HOME and CalHome funded first-time homebuyer's program for very low-, low- and moderate-income households. The City will continue to investigate other funding sources and programs to assist qualifying homebuyers.</p>
<u>Affordability of Existing Housing Stock</u>	
I0-P-6 Work to preserve the continued affordability of publicly assisted "at-risk" lower-income housing.	<p>Through bond financing, the City was able to preserve the affordability of Drake Manor, a 110 units "at-risk" affordable housing project. Protecting the affordability of units that are currently subsidized is an important strategy for maintaining affordable housing in the City and will continue as a policy directive in the 2013 Housing Element.</p>
I0-P-7 Prioritize rehabilitation of existing housing (interior and exterior) with local, State and Federal funding for both rental and ownership units to improve safety, security and physical condition.	<p>The City will continue the implementation of the housing rehabilitation programs which provides loans to low-moderate income homeowners. The City also developed a Multiple family rehab program that provides loans to apartment building owners to repair and improve rental units.</p>

Policies	Evaluation
<p>10-P-8 Promote energy and water retrofitting and the use of sustainable and green building designs to conserve resources.</p>	<p>City will continue enforcement to ensure applicability of energy and water efficiency standards in conjunction with housing rehabilitation.</p> <p>In November 2012, the City prepared a Green Plan which aim at integrating sustainable designs in all aspects of the City’s operations.</p>
<p>10-P-9 Consider the conversion of multi-family rental units to ownership housing (condominiums) when it can be demonstrated that such conversion projects 1) involve properties in sound condition that have ample life expectancy; 2) will not cause undue hardship for low- and moderate-income residents; and 3) will not result in the modification of larger units to smaller units.</p>	<p>Promoting homeownership is an important strategy of the City when is demonstrated that the new project will be an asset to the community and will not cause undue hardship to low-moderate income tenants.</p> <p>The City has not received proposals for conversion during the planning period.</p>
<p><b>Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.</b></p>	
Policies	Evaluation
<p><u>New Housing Needs</u></p>	
<p>10-P-10 Ensure there is an adequate supply of mixed-use and residentially zoned land allowing development at densities to accommodate existing and anticipated housing needs of the community.</p>	<p>The Zoning Map and Land Use Element provide a range of zones and land uses to accommodate a variety of densities and housing types including the development of move-up housing opportunities. The City recently developed a new Corridor Specific Plan which provides minimum densities of up to 50 units/acre to accommodate existing and anticipated housing needs.</p>
<p>10-P-11 Ensure the construction of larger, high-end housing to provide “move-up” housing opportunities within the community, which will contribute to an adequate supply of available units in the moderate- and lower-income ranges.</p>	<p>These policies will be combined as policy 10-P-10 in the 2013 Housing Element.</p>
<p>10-P-12 Address the housing needs of employees of local businesses and institutions.</p>	<p>Providing adequate housing for the City’s work force is essential for a healthy community This policy is included in the 2013 Housing Element as policy No. 10-P-11</p>

Policies	Evaluation
<u>Strategic New Residential Infill Development</u>	
10-P-13 Support the construction of multi-family housing in close proximity to transit, employment centers, shopping, schools, community facilities and public services.	The Housing Element identifies opportunities for new medium and high density residential units located strategically in mixed-use settings Downtown and near transit facilities. The City is also in the process of developing Design Guidelines which will establish policies to ensure compatibility of new development with existing neighborhoods. This policy is included in the 2013 Housing Element as policy No. 10-P-12
10-P-14 Encourage single-family and multi-family infill development integrated into and compatible with the surrounding neighborhood.	This policy is an integral part in the future development of housing to meet current and future needs, therefore it will remain a policy in the 2013 Housing Element as policy No. 10-P-13
10-P-15 Create new parks and gathering spaces in areas designated for infill residential development, particularly in mixed-used development projects.	The City is in the process of developing a comprehensive update of the General Plan, entitled <i>Pomona Tomorrow</i> which will address opportunities for new open spaces and parks. This policy is included in the 2013 Housing Element as policy No. 10-P-14
<u>Housing Creation for Lower-Income Residents</u>	
10-P-16 Meet the City's share of the regional housing need, prioritizing new workforce housing construction affordable to low- and moderate-income households.	<p>The City has met its current RHNA (2008-2014) requirement through projects, inventory of available residential land uses and the City's land use plan and regulations which identify adequate sites to accommodate the share of regional housing needs.</p> <p>The 2013 Housing Element establishes a variety of housing development opportunities on sites with feasible development potential. Much of the new development will be multi-family housing that could support affordability programs. The site inventory in the 2013 Housing Element will demonstrate this potential. This policy is included in the 2013 Housing Element as policy No. 10-P-15.</p>
10-P-17 Encourage the distribution of affordable housing throughout the City to create economically diverse neighborhoods.	This policy will be combined with policy 10-P-16 above and therefore removed from the 2013 Housing Element.

Policies	Evaluation
10-P-18 Facilitate affordable housing production by meeting the redevelopment inclusionary housing requirements and funding projects with redevelopment housing set-aside funds, consistent with the goals and policies of the General Plan and Redevelopment Implementation Plan.	With the passage of Assembly Bill (AB) 1x 26, the City's Redevelopment Agency was eliminated as of February 1, 2012. Therefore, this policy is no longer applicable and will be removed from the 2013 Housing Element.
10-P-19 Provide financial and/or regulatory incentives to facilitate the development of affordable housing.	With the dissolution of the Redevelopment Agency the main source of funding for affordable housing developments has been eliminated. The City will continue to seek other resources in the future. These policies will be combined and will be included in the 2013 Housing Element as policy No. 10-P-16
10-P-20 Pursue funding available and appropriate for workforce housing and the construction and rehabilitation of lower- and moderate-income housing.	
10-P-21 Maintain the supply of rental housing available and affordable to low- and moderate-income households.	Maintaining the supply of affordable housing is essential for a healthy community and to address the changing needs of the residents. This policy is included in the 2013 Housing Element as policy No. 10-P-17
10-P-22 Promote the installation of energy- and water-saving features and the use of sustainable and green building designs in new housing development to conserve resources and reduce housing costs.	<p>City will continue enforcement to ensure applicability of energy and water efficiency standards in conjunction with new housing development.</p> <p>The City promotes the use of water wise landscaping which incorporates high efficient irrigation systems and drought tolerant plant materials.</p> <p>In November 2012, the City approved a Green Plan which aims at integrating sustainable designs into all aspects of the City's operation.</p> <p>This policy is included in the 2013 Housing Element as policy No. 10-P-18</p>
<u>Housing for Special Needs Groups</u>	
10-P-23 Support programs that provide decent and affordable housing to accommodate State-identified special needs groups—female-headed households, seniors, the disabled, large families and the homeless—with emphasis on groups having a more significant presence in Pomona	The Housing opportunities for special needs groups is very limited due to the particular circumstances such as limited income, size of units, adaptability, supportive services, etc. The City will continue to support policies and programs that provide decent and affordable housing and support services for identified special needs group.
10-P-24 Encourage the provision of social services in conjunction with housing developed for lower-income and special needs households.	
These policies are included in the 2013 Housing Element as policy No. 10-P-19 and 10-P-20	

Policies	Evaluation
<p>10-P-25 Support housing development accessible to the elderly and disabled persons, and promote programs that increase the ability of the elderly and the disabled to remain in their homes.</p>	<p>Through the 2<sup>nd</sup> unit ordinance and senior overlay, the City supports the development of units for senior and disabled residents and allows for seniors and extended families to live in close proximity. In addition, housing rehabilitation programs provide opportunities for modification of existing units, allowing seniors to remain in their units. These policies are included in the 2013 Housing Element as policy No. 10-P-21 and 10-P-22</p>
<p>10-P-26 Promote “inter-generational” housing that accommodates and capitalizes on the social benefits of extended family members living in close proximity to each other.</p>	<p>Through the 2<sup>nd</sup> unit ordinance and senior overlay, the City supports the development of units for senior and disabled residents and allows for seniors and extended families to live in close proximity. In addition, housing rehabilitation programs provide opportunities for modification of existing units, allowing seniors to remain in their units. These policies are included in the 2013 Housing Element as policy No. 10-P-21 and 10-P-22</p>
<p>10-P-27 Encourage and coordinate with colleges and universities, such as Western University and Cal Poly Pomona, long-range planning efforts to develop housing for students, staff and faculty.</p>	<p>The colleges and universities in the City have in recent years provided on and off-campus housing to assist the student population. This policy is included in the 2013 Housing Element as policy No. 10-P-23</p>
<p>10-P-28 Continue promoting activities and programs that meet the special needs of the homeless population through 1) cooperation with other agencies and organizations with specialized expertise in this area of need and 2) coordination with surrounding cities on regional programs and facilities.</p>	<p>The Housing Element identifies specific programs for preventing homelessness by assisting at-risk populations. This policy is included in the 2013 Housing Element as policy No. 10-P-24</p>
<p><b>Goal 3: Ensure availability of appropriately zoned and adequately served sites and continued efficient development review procedures to meet the City’s housing needs</b></p>	
<p>10-P-29 Implement zoning standards that facilitate new residential development in varying densities to provide opportunities for affordable housing and ensure high quality design.</p>	<p>The Zoning Code will be updated following the adoption of the General Plan update and will contain development standards to ensure high quality design and construction for all types of housing. This policy is included in the 2013 Housing Element as policy No. 10-P-25</p>
<p>10-P-30 Implement digital communication systems to create electronic methods of efficiently processing entitlements for housing projects.</p>	<p>The City continues activities for new permit processing software. It is anticipated that software installation and implementation will occur during the current planning period. The software is intended to increase the efficiency of processing entitlements and building permits for all types of new development, including housing projects. This policy is included in the 2013 Housing Element as policy No. 10-P-26</p>

**Goal 4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.**

<p>10-P-31 Promote equal housing opportunities and fair housing programs to assist tenants, landlords and homeowners.</p>	<p>The City, through the CDBG program, funds a fair housing counseling agency that provides assistance to tenants, landlords and homeowners. The counseling agency provides referral services to handle fair housing issues such as tenant/landlord issues and housing discrimination complaints.</p> <p>An Analysis of Impediments is currently being updated and expected to be completed in October 2013. This policy is included in the 2013 Housing Element as policy No. 10-P-27</p>
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**PROGRAMS AND ACCOMPLISHMENTS**

The 2008 Housing Element included programs and quantified objectives for a planning period of 8.5 years, January 2008 through June 2014. The Tables below summarizes these programs and objectives and compares the City’s progress and actual activity that has occurred.

**Table 10.5.2 Programs & Accomplishments**

<p><b>Goal 1: Conserve and improve the condition of the existing affordable housing stock</b></p>		
<p><b>Program</b></p>	<p><b>Evaluation</b></p>	
<p>1.1 Require new development to fund its "fair share" of parks, sidewalks, pedestrian amenities and street lighting.</p>	<p>The City did not review the impact fee schedules during this reporting period.</p>	
<p>1.2 Establish a program to identify substandard residential neighborhoods and upgrade conditions within a short and defined timeframe.</p>	<p>Although a program has not been established, the City through the various HUD funded programs and other capital improvement programs, continuously identifies areas of greatest needs and provide appropriate programs to upgrade the substandard conditions.</p>	

I.3	Continue providing grants to the elderly, the disabled and lower-income households for code corrections and accessibility improvements	Grants are provided to the elderly and disabled through the City's Emergency Rehab Grants Program. The rehabilitation of approximately 107 housing units was completed within the reporting time period and includes units occupied by very low- and low-income families.  This program continues to provide much needed assistance to the elderly, disabled and lower-income households.
I.4	Continue providing low-interest loans and/or grants for the rehabilitation of housing that serves lower-income households.	The rehabilitation of 81 housing units was completed through the City's Housing Rehabilitation Loan Programs within the reporting time period. The City also developed a multi-family loan program to provide owners the ability to rehab their apartment units in exchange of affordable covenants. A total of 24 units were assisted within the reporting period.
I.5	Provide resources to owners of affordable units for the installation of energy and 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.)	The rehabilitation of 81 housing units was completed through the City's Housing Rehabilitation Loan Programs within the reporting time period. The City also developed a multi-family loan program to provide owners the ability to rehab their apartment units in exchange of affordable covenants. A total of 24 units were assisted within the reporting period.
I.6	Continue supporting citizen efforts to designate new local historic districts and landmarks.	No new historic districts or landmarks have been established during this reporting period.
I.7	Revise residential development standards to include design elements that invite pedestrian use, encourage resident interaction and remove barriers to neighborhood visual surveillance	The recently developed Corridor Specific Plan and the proposed update of the General Plan include components that will encourage pedestrian oriented neighborhoods.
I.8	Create guidelines for the conversion of multi-family residential units to ownership units.	The City has a Condominium Conversion Ordinance that addresses all requirements for proposed conversions. After review of the Ordinance, it has been determined that additional guidelines are not necessary. Therefore, this program will not be included in the 2013 Housing Element.
I.9	Make information on affordable housing opportunities available to lower-income households.	Direct outreach is one of the most effective tools to make affordable housing information available to the public. The City will continue to provide information on affordable housing opportunities at the City's public counters, on the City's website, direct mailers and newsletters and through bilingual brochures.

**Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.**

<p>2.1 Amend the Density Bonus Ordinance to comply with the most recent State law, and promote the use of density bonuses and related incentives to increase the supply of affordable housing.</p>	<p>While the City has not yet amended its Zoning Ordinance to incorporate the new State Density Bonus law, the City complies with State requirements when granting density increases and other concessions, upon request by qualified developers. Although the City has received inquiries regarding density bonus, none have been recorded during the planning period.</p>
<p>2.2 Consider the development of housing on City-owned parcels Downtown and along commercial corridors.</p>	<p>The City will work with the Successor Agency to identify parcels feasible for development of affordable housing on City-owned parcels.</p>
<p>2.3 Explore the feasibility of creating transitional housing for people moving out of homeless shelters.</p>	<p>This program is an ongoing effort. No proposals were received during the planning period.</p>
<p>2.4 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 City is in the process of amending the General Plan. This update will be followed by the amendment of the Zoning Code to incorporate definitions and development standards for transitional and supportive housing, and emergency shelters. In addition, the Ordinance will incorporate standards to regulate emergency shelters in compliance with SB2.</p>
<p>2.5 Continue promoting the City's First-Time Homebuyer Program which assists with down payments and closing costs.</p>	<p>The City continues to promote and implement a first time homebuyers program. During the Housing Element period the City provided 40 Mortgage Assistance Loans.</p>
<p>2.6 Continue partnering with developers to acquire and rehabilitate foreclosed and/or abandoned residential properties for resale to low- to moderate-income households.</p>	<p>The City implemented such a program through the Neighborhood Stabilization Program (NSP) and utilized it in neighborhood revitalization efforts, acquiring 15 properties for rehabilitation and resale to low- to moderate-income households. The NSP program ended new funding in 2011 therefore, this program will not longer be implemented</p>

2.7 Continue working with selected mobile home parks to correct health and safety problems related to infrastructure, upkeep, illegal/inferior construction and aesthetics.	This is an ongoing City program subject to funding availability. During the reporting period the City assisted 54 very low and low income households with mobilehome rehabilitation.
2.8 Continue the City's Family Self-Sufficiency Program which fosters homeownership among Section 8 recipients.	This is an ongoing City program with 78 families currently enrolled.
2.9 Continue contributing funding and technical assistance to qualified non-profit Community Housing Development Organizations (CHDOs).	Both funding and technical assistance have been given to qualified CHDOs in an effort to promote affordable housing development. The City funded one CHDO within the reporting period to provide for acquisition, rehabilitation and resale of 7 single family homes.
2.10 Continue cooperating with all community stakeholders to identify priority housing issues and needs.	This is an ongoing City program through the Consolidated Plan process. Also, a Community Needs Survey was delivered to 45,000 Pomona households on February 20, 2013. The survey is a tool used to generate feedback about community services, neighborhood infrastructure, housing needs and resident concerns.
2.11 Efficiently administer the HUD Housing Choice Voucher Program.	The Pomona Housing Authority directly administers 894 vouchers, 78 port-in vouchers and 54 Shelter Plus Care units annually. The Housing Authority plans to maintain current levels of assistance.
2.12 Preserve the affordability of bond-financed housing development	The City has worked with developers to develop and maintain affordable housing units. Within the reporting period, a 70-unit senior housing development was built. All units hold affordability covenants.
2.13 Preserve the affordability of residential rental properties at risk of converting to market-rate rents.	<p>Housing staff work closely with property owners and managers who rent to Housing Choice Voucher clients to maintain working partnerships that minimize opt outs and promote clean and stable housing.</p> <p>During the reporting period, there was one development containing 110 assisted affordable housing units, at risk of conversion. The City provided bond financing to the owner and was able to keep the units affordable for an additional 55 years.</p>

<p>2.14 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 of the northern Metrolink station.</p>	<p>Although the City did not established minimum density requirements for the MU-CBD and MU-HDR, the development within these districts are being proposed at the densities allowed.</p>
<p>2.15 Collaborate with local agencies to address homelessness.</p>	<p>The City implements the Continuum of Care and coordinates services to the homeless. The Continuum of Care Coalition continues to support more than 50 area agencies represented by more than 100 members that serve the homeless. Over 4,000 homeless individuals and families have been assisted through these efforts. The Coalition continues to meet monthly, overseeing projects such as Project Connect, providing alternatives to groups that would provide food distribution, assistance to homeless persons and participating research activities.</p>
<p>2.16 Implement the Homeless Continuum of Care Strategic Plan to assist homeless individuals and families with moving from homelessness to self-sufficiency, permanent housing and independent living.</p>	<p>The City implements the Continuum of Care and coordinates services to the homeless. The Continuum of Care Coalition continues to support more than 50 area agencies represented by more than 100 members that serve the homeless. Over 4,000 homeless individuals and families have been assisted through these efforts. The Coalition continues to meet monthly, overseeing projects such as Project Connect, providing alternatives to groups that would provide food distribution, assistance to homeless persons and participating research activities.</p>
<p>2.17 Specify a zoning district that permits emergency shelter development by right.</p>	<p>While the City has not yet amended the Zoning Ordinance to incorporate the new requirements under SB2, the City is following the proposed requirements as outlined in the Housing Element.</p>
<p>2.18 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>The City understands that appropriately sized affordable rental housing for large families is an important mean to improve livability and reduce overcrowding situations</p>
<p>2.19 Encourage applications for Downtown high density residential projects and mixed use projects that include a high density residential component.</p>	<p>Due to the economic downturn fewer high density residential projects have been proposed within the planning period.</p>
<p>2.20 Continue to allow intergenerational housing to be constructed in conjunction with the use of the Senior Citizen Housing Overlay district.</p>	<p>On-going program. A new 90-unit intergenerational housing development was completed within the planning period.</p>
<p><b>Goal 3: Ensure availability of appropriately zoned and adequately served sites and continued efficient development review procedures to meet the City’s housing needs</b></p>	
<p>3.1 Encourage projects that take advantage of opportunities offered by the Downtown Pomona Specific Plan for the creation of work/live units.</p>	<p>A total of 9 work live units were developed within the planning period.</p>

3.2	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.	During the reporting period two senior housing projects were constructed.
3.3	Review the City’s Zoning Ordinance to identify provisions requiring amendment, including provisions related to entitlements processes.	The reevaluation and revision of the Zoning Ordinance is an on-going project that continues to be a priority for the City.
3.4	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.	During this reporting period no new affordable housing projects within the Downtown Pomona Specific Plan were received.
<b>Goal 4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.</b>		
	Contract with a fair housing rights entity for 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	The City presently contracts annually with the Housing Rights Center to provide fair housing compliance services for the residents of Pomona.

**EVALUATION OF 2008 QUANTIFIED OBJECTIVES**

**Table 10.5-3: Pomona’s Quantified Objectives by Income Category— 2008-2014**

Objective Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total Units
New Construction						
Objective	438	463	571	619	1,587	3,678
Progress		298*	330*	823*	347	1,798
Rehabilitation						
Objective	82	186	315	103	N/A	686
Progress**		139	334	10		473
Conservation						
Objective		110	0	0	0	110
Progress		110	0	0	0	110

Sources: City of Pomona Community Development and Building & Safety Division.

\* Based on units already constructed, under construction, with entitlement and conserved, which have been identified as affordable to households with moderate- and below moderate-incomes. These are units that the City Housing staff is aware of and may not include affordable housing projects that did not receive public funds.

\*\*Based on data for the City of Pomona Substantial Rehab, emergency grants, LEAC and Façade Improvement Programs,

The number of units constructed is based on review of residential permits issued between January 2006 and August 2013 and it includes the number of units that have already been built, are under construction, have been approved and have been preserved. As illustrated above the City has fulfilled approximately half of its total regional housing construction needs. The collapse of the real estate market and prolonged recession has significantly impacted the development of housing in Pomona.

The number of new units identified as affordable to extremely low-, very low- and low-income households is based on the record of associated subsidies and affordability covenants issued or managed by the City's Housing Division or Successor Agency.

Data on the number of new units affordable to moderate- and above moderate-income households is based on actual rents and sales prices for market-rate ownership and rental units. The majority of multiple family units constructed in Pomona recently have been for-sale condominiums and townhouses. However, due to the economic downturn, these units are now frequently offered for rent or at substantially reduced prices, making them affordable to some low-income households. Many of the units originally priced for moderate- and above moderate-income households but are now being offered at substantially reduced prices, (Pomona's median home values declined from \$422,000 in September 2006 to \$277,000 in September 2008.)

The Drake Manor Apartments at 200 West Drake Street include 110 units originally financed for and restricted to low-income seniors. After the project's affordability contract ended, the property was acquired by Drake Manor KBS, L.P., which has requested the issuance of tax exempt revenue bonds to offset acquisition costs and address all interior and exterior rehabilitation needs. Although the units require some interior and exterior refurbishment, they are in decent, safe and sanitary condition. The City held a public hearing on February 4, 2008, in order to qualify the bonds as tax exempt. The Council approved an amount not to exceed \$8,000,000 of tax exempt bonds to finance the cost of acquisition, construction, rehabilitation, refurbishment, development and improvement of the 110 units. Because the project will be tax exempt, the City will forego approximately \$27,348 in property tax annually. The project will have a 55-year covenant restricting rental to senior households with an income no greater than 50% of the area median income.

Through the various rehabilitation programs, the City provided assistance to 79 low income households and 9 moderate income households in the form of loans. An additional 197 units were rehabilitated through the lead based paint program, 24 rental units were assisted through the multiple family rehabilitation and 214 emergency repairs were completed.

## **10.6 HOUSING PLAN**

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The Housing Plan for 2013-2021 emphasizes a shift toward the development of existing vacant and underutilized parcels in the multi-family residential zones and in the Downtown Pomona Specific Plan area where high density residential and mixed-use projects are allowed and encouraged, particularly in the vicinity of the Downtown transit center. The City has also developed a Corridor Specific Plan that provides opportunities for development and redevelopment along the City's main corridors providing for minimum densities and design standards for mixed use development. In addition, the Housing Plan emphasizes the rehabilitation of existing housing and the development of workforce housing and housing for large households integrated into the existing urban form.

### **GOALS AND POLICIES**

An important component of the Housing Element is a reconsideration of the goals and policies that serve as the framework for more detailed implementing actions and programs. The goals and policies set forth below support the State of California's overarching goal of providing "decent housing and a suitable living environment for every Californian" (Government Code Section 65580). Consistent with the City of Pomona's past practices, the housing goals embody the State's established goals for required local action (Government Code Section 65583).

In the sections below are goals and policies reflecting local needs and conditions as well as State law. The policies falling under each of four goals have been updated and refined to reflect the following:

- New legislative requirements: revised density bonus provisions (SB 1818), second unit provisions (AB 1866), suitable land for residential development (AB 2348), analysis of existing and projected housing needs of extremely low-income households (AB 2634), a database of existing and new income-restricted units (AB 987) and by-right zoning areas for emergency shelter development (SB 2); facilitate the development of housing and supportive services for developmental disabled residents (SB 812)
- Recent development trends, a housing sites inventory and a housing development constraints analysis;
- Issues, opportunities and concerns expressed by community members and stakeholders; and
- Current City land use, environmental and economic conditions.

Because of the number of policies included under Goals 1 and 2, the policies have been grouped into subsections.

## **GOAL 1 Conserve and improve the condition of the existing affordable housing stock**

### Balanced, Diversified and Livable Neighborhoods

- 10-P-1** Support the physical conservation of established residential neighborhoods by implementing development standards that ensure new development is compatible in scale and character with existing development and local historic preservation programs.
- 10-P-2** Promote a diverse range of housing types in a variety of sizes and locations to provide choice in housing for all economic segments.
- 10-P-3** Enhance neighborhood livability and safety by providing adequate circulation, public services, public facilities and lighting.
- 10-P-4** Develop targeted improvement programs for neighborhoods exhibiting substandard conditions and declining private reinvestment. Pursue local, State and Federal funding for implementation as available and appropriate.
- 10-P-5** Increase opportunities for homeownership in recognition of its contribution to neighborhood investment, maintenance and stability.

### Affordability of Existing Housing Stock

- 10-P-6** Work to preserve the continued affordability of publicly assisted “at-risk” lower-income housing.
- 10-P-7** Prioritize rehabilitation of existing housing (interior and exterior) with local, State and Federal funding for both rental and ownership units to improve safety, security and physical condition.
- 10-P-8** Promote energy and water retrofitting and the use of sustainable and green building designs to conserve resources.
- 10-P-9** Consider the conversion of multi-family rental units to ownership housing (condominiums) when it can be demonstrated that such conversion projects 1) involve properties in sound condition that have ample life expectancy; 2) will not cause undue hardship for low- and moderate-income residents; and 3) will not result in the modification of larger units to smaller units.

## **GOAL 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households**

### New Housing Needs

- 10-P-10** Ensure there is an adequate supply of mixed-use and residentially zoned land allowing development at densities/intensities to accommodate existing and anticipated housing needs of the community and will contribute to an adequate supply of available units in the moderate- and lower-income ranges.

**10-P-11** Address the housing needs of employees of local businesses and institutions.

Strategic New Residential Infill Development

**10-P-12** Support the construction of multi-family housing in close proximity to transit, employment centers, shopping, schools, community facilities and public services.

**10-P-13** Encourage single-family and multi-family infill development integrated into and compatible with the surrounding neighborhood.

**10-P-14** Create new parks and gathering spaces in areas designated for infill residential development, particularly in mixed-used development projects.

Housing Creation for Lower-Income Residents

**10-P-15** Meet the City's share of the regional housing need throughout the City, prioritizing new workforce housing construction affordable to low- and moderate-income households.

**10-P-16** Pursue funding available and appropriate for workforce affordable housing and the construction and rehabilitation of lower- and moderate-income housing and provide financial and/or regulatory incentives to facilitate these developments

**10-P-17** Maintain the supply of rental housing available and affordable to low- and moderate-income households.

**10-P-18** Promote the installation of energy- and water-saving features and the use of sustainable and green building designs in new housing development to conserve resources and reduce housing costs.

Housing for Special Needs Groups

**10-P-19** Support programs that provide decent and affordable housing to accommodate State-identified special needs groups—female-headed households, seniors, the disabled, large families and the homeless—with emphasis on groups having a more significant presence in Pomona.

**10-P-20** Encourage the provision of social services in conjunction with housing developed for lower-income and special needs households.

**10-P-21** Support housing development accessible to the elderly and disabled persons, and promote programs that increase the ability of the elderly and the disabled to remain in their homes.

**10-P-22** Promote “inter-generational” housing that accommodates and capitalizes on the social benefits of extended family members living in close proximity to each other.

- 10-P-23** Encourage and coordinate with colleges and universities, such as Western University and Cal Poly Pomona, long-range planning efforts to develop housing for students, staff and faculty.
- 10-P-24** Continue promoting activities and programs that meet the special needs of the homeless population through 1) cooperation with other agencies and organizations with specialized expertise in this area of need and 2) coordination with surrounding cities on regional programs and facilities.
- GOAL 3: Ensure availability of appropriately zoned and adequately served sites and continued efficient development review procedures to meet the City's housing needs**
- 10-P-25** Implement zoning standards that facilitate new residential development in varying densities to provide opportunities for affordable housing and ensure high quality design.
- 10-P-26** Implement digital communication systems to create electronic methods of efficiently processing entitlements for housing projects.
- GOAL 4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color**
- 10-P-27** Promote equal housing opportunities and fair housing programs to assist tenants, landlords and homeowners.
- GOAL 5: Promote a healthy and sustainable community through the location of housing in areas that minimize the reliance on natural resources**
- 10-P-28** Encourage Sustainability and Green Building Practices
- 10-P-29** Implement green building programs to ensure energy and water efficient developments

## **PROGRAMS AND ACTIONS**

Intended to carry out the policies listed above, Pomona's housing programs and actions must identify a timeframe and the parties responsible for implementation. These programs and actions cover the current RHNA cycle (2013-2021). Also included are programs continued from the previous Housing Element.

### **GOAL 1: Conserve and improve the condition of the existing affordable housing stock**

#### **Program 1.1**

Require new development to fund its "fair share" of parks, sidewalks, pedestrian amenities and street lighting.

*Actions*

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).

*Responsible Agency:* Building & Safety Division

**Program 1.2**

Improve neighborhoods exhibiting substandard conditions and declining private investments.

*Actions*

The City through the various HUD funded programs (CDBG and NSP) and other capital improvement programs, identifies on an annual basis areas of greatest needs; and subject to availability of funding provides appropriate programs to upgrade the substandard 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).

As needed, fund capital improvements, establish partnerships with community groups and businesses, and make policy changes to improve substandard neighborhoods (ongoing).

Subject to need and funding availability, continue to provide CDBG funds for the construction of capital improvement projects within CDBG eligible areas (ongoing).

*Responsible Agency:* Community Development and all other City departments

**Program 1.3**

Continue providing grants to the elderly, the disabled and lower-income households for code corrections and accessibility improvements.

*Actions*

Via the CDBG-funded Housing Improvement Program, continue providing 20 grants a year to the elderly, the disabled and extremely low- and 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).

*Responsible Agency:* Housing Division

**Program 1.4**

Continue providing low-interest loans and/or grants for the rehabilitation of housing that serves lower-income households.

*Actions*

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).

Continued the recently established rental rehabilitation program funded with federal HOME funds Rehabilitate 20 units per year and will include covenants to guarantee affordability (ongoing).

*Responsible Agencies:* Housing Division

### **Program I.5**

Provide resources to owners of affordable units for the installation of energy and 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.)

#### *Actions*

Inform owners, renters and developers of affordable units about available conservation programs via mailings and the City website (ongoing).

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).

*Responsible Agency:* Community Development Department; Public Works Department

### **Program I.6**

Continue supporting citizen efforts to designate new local historic districts and landmarks.

#### *Actions*

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)

*Responsible Agency:* Planning Division

**Program 1.7**

Revise residential development standards to include design elements that invite pedestrian use and walkability.

*Actions*

Amend the Zoning Ordinance to require and encourage these design elements (2018).

*Responsible Agency:* Planning Division

**Program 1.8**

Make information on affordable housing opportunities available to lower-income households.

*Actions*

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).

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).

*Responsible Agency:* Housing Division

**GOAL 2: Assist in the development of adequate affordable housing to meet the needs of low- and moderate-income households**

**Program 2.1**

Amend the Density Bonus Ordinance to comply with the most recent State law, and promote the use of density bonuses and related incentives to increase the supply of affordable housing.

*Actions*

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 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).

*Responsible Agency:* Planning Division

**Program 2.2**

Consider the development of housing on City-owned parcels Downtown and along commercial corridors.

*Actions*

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.

*Responsible Agencies:* Planning Division; Successor Agency

Explore the feasibility of creating transitional housing for people moving out of homeless shelters.

*Actions*

Work with local organizations that serve the homeless to determine the level of need for this program, possible components and cost (ongoing).

*Responsible Agency:* Housing Division

**Program 2.3**

Explore the feasibility of creating transitional housing for people moving out of homeless shelters.

*Actions*

This program will be explored through the recently established Homelessness Advisory Committee. The Committee first convened in November 2015 to begin strategic planning 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)

*Responsible Agency:* Housing Division

**Program 2.4**

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.

*Actions*

The Planning Division reviewed the Zoning Code and the Pomona Corridors Specific Plan and identified that the Zoning Code and the Corridors Specific Plan need to be amended in order to be compliant with the State's SB2 requirements. Therefore, 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 as 1390 E. Mission Boulevard. On September 11, 2017, the City Council further amended the Pomona Corridors 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.

Furthermore, the City is undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update process, definitions of mobilehomes and manufactured housing will be revised. Amend the ZO to revised definitions and development standards of mobilehome and manufactured housing in conformance with Government Code Section 65852.3.

The City is proposing to expand the Emergency Shelters (ES) Overlay (see Program 2.18) where emergency shelters would be added as a permitted use by right without discretionary review. With the expanded ES Overlay, the City would offer adequate capacity for its unsheltered homeless population within the ES Overlay. The Zoning Code will be amended to eliminate Zoning provisions regarding shelters via CUP in C-IND, M-1 and M-2 zones, and transitional housing and emergency shelters in R-1-7,200, and R-2 zones (2019).

*Responsible Agency:* Planning Division

### **Program 2.5**

Continue promoting the City's First-Time Homebuyer Program which assists with down payments and closing costs.

*Actions*

Assist approximately 6 low- and/or moderate-income buyers per year (ongoing).

*Responsible Agency:* Housing Division

### **Program 2.6**

Continue working with selected mobile home parks to correct health and safety problems related to infrastructure, upkeep, illegal/inferior construction and aesthetics.

*Actions*

The CalHome Mobile Home Program helps provide funding for extremely low- and low-income mobile home owners 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 home owners per year (ongoing).

*Responsible Agency:* Housing Division

### **Program 2.7**

Continue the City's Family Self-Sufficiency Program which fosters homeownership among Section 8 recipients.

*Action*

Assist Family Self-Sufficiency participants with achieving economic independence and self-sufficiency. Currently, 78 participants are enrolled in the program (ongoing).

*Responsible Agency:* Pomona Housing Authority

### **Program 2.8**

Continue contributing funding and technical assistance to qualified non-profit Community Housing Development Organizations (CHDOs).

#### *Actions*

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 housing for extremely low-income households (ongoing).

*Responsible Agency:* Housing Division

### **Program 2.9**

Continue cooperating with all community stakeholders to identify priority housing issues and needs.

#### *Actions*

Annually, identify housing issues and needs through surveys and the City's community input activities, as part of the Consolidated Plan process (ongoing).

*Responsible Agency:* Housing Division

### **Program 2.10**

Efficiently administer the HUD Housing Choice Voucher Program.

#### *Actions*

Continue allowing the direct dispersal of Housing Choice Voucher Program rental certificates and vouchers (ongoing).

*Responsible Agencies:* Housing Division

### **Program 2.11**

Preserve the affordability of bond-financed housing development.

#### *Actions*

Work with owners of bond-financed projects to ensure continued affordability by adopting refinancing and refunding policies, monitoring expiring regulatory agreements and developing individual project plans to maintain affordable units (ongoing).

*Responsible Agency:* Pomona Housing Authority.

**Program 2.12**

Preserve the affordability of residential rental properties at risk of converting to market-rate rents.

*Actions*

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).

Provide technical assistance to developers and non-profits interested in acquiring or maintaining units at risk of conversion (2017).

Provide for targeted outreach to owners of these units to encourage the extension and or renewal of deed restrictions and or covenants.

*Responsible Agencies:* Housing Division

**Program 2.13**

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 of the northern Metrolink station.

*Actions*

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 \(tentatively scheduled for the October 10, 2018 Planning Commission meeting and November 5, 2018 City Council meeting\).](#)

*Responsible Agency:* Planning Division

**Program 2.14**

[Facilitate lot consolidation in order to accommodate larger-scale well-designed developments.](#)

*Actions*

[Provide technical assistance regarding the lot consolidation process to interested parties. \(Ongoing\)](#)

[Provide the residential sites inventory to interested developers and assist in identifying sites with lot consolidation potential. \(At least annually and ongoing\)](#)

[Process lot consolidation applications concurrent with other applications for the development. \(Ongoing\)](#)

As part of comprehensive Zoning Code update, explore additional incentives to facilitate lot consolidation.

Responsible Agency: Planning

### **Program 2.15**

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 [C9]considered a potential constraint to multi-family development.

#### Actions

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:

- Studio unit: 1.0 space
- One-bedroom unit: 1.5 spaces
- Two-bedroom unit: 2.0 spaces
- Each additional bedroom above two bedrooms: 0.5 space
- Garage parking is not required

Responsible Agency: Planning Division

### **Program 2.16**

Collaborate with local agencies to address homelessness.

#### Actions

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).

Responsible Agency: Housing Division

### **Program 2.17**

Continue to implement the Homeless Continuum of Care Strategic Plan to assist homeless individuals and families with moving from homelessness to self-sufficiency, permanent housing and independent living.

#### Actions

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 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 involves providing clients with assistance in finding and obtaining safe, secure and permanent housing as quickly as possible.

In January 2017, the City adopted its Homeless Strategic Plan, titled, “A Way Home: Community Solutions for Pomona’s Homeless.” This plan provides a framework for collaboration with other partners who address homelessness and provide services as well as to provide strategies for the City to take a lead in addressing homelessness. Two of the key provisions of the Strategic Plan are to develop a year-round emergency shelter and a Centralized Service Center and Community Kitchen. The City is actively working on this endeavor, and, as of 2017 has begun development of a year-round emergency shelter with a centralized service center. The shelter is anticipated to be available in June 2018. The Centralized Service Center will provide shelter and supportive services through collaboration with other agencies to assist homeless persons with finding permanent housing.

Another goal in the Strategic Plan was to open a Transitional Storage Center and Winter Shelter. This was accomplished in 2016 through collaboration with Volunteers of America (ongoing).

With new funding available through Measure H, the City has been awarded operational and capital grants to help fund the Centralized Service Center. The City will continually apply for grants as they become available through this funding source. (ongoing)

The City also receives funding from Los Angeles Homeless Services Authority to provide supportive housing for homeless individuals and families. The City will continue to apply for this funding annually.

### **Program 2.18**

Identify additional sites to permit emergency shelters without discretionary action.

#### Actions

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. Within 180 days from adoption of Housing Element, the City will amend the Zoning Code to apply the ES Overlay designation to the American Recovery Center site (2180 W. Valley Boulevard) and the Our House Family Shelter at 1753 N. Park Avenue. The amendment would also remove the 71-bed limit on the American Recovery Center site, and allow “by right” 20 beds at the Our House Family Shelter.

Responsible Agency: Planning Division

### Actions

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. The City recruits volunteers and participates in the biannual homeless census (ongoing).

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. This group, spearheaded by proactive members over a decade ago, unites over forty local service providers, churches and county departments to work together to meet community needs. The COC Coalition meets monthly. Gaps are assessed and solutions identified. Annual goals are established and committees are formed to accomplish these goals. Communication and collaboration is increased to the benefit of our homeless clients (ongoing).

*Responsible Agency: Housing Division*

### **Program 2.19**

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.

### Actions

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).

*Responsible Agency: Housing Division*

### **Program 2.20**

Continue to allow intergenerational housing to be constructed in conjunction with the use of the Senior Citizen Housing Overlay district.

### Actions

Review the Zoning Ordinance and amend as appropriate to facilitate intergenerational residential development (2014).

*Responsible Agency: Planning Division*

### **Program 2.21**

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.

*Actions*

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)

Work with the 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).

*Responsible Agency: Housing Division*

**GOAL 3: Ensure availability of appropriately zoned and adequately served sites and continued efficient development review procedures to meet the City's housing needs**

**Program 3.1**

Encourage projects that take advantage of opportunities offered by the Downtown Pomona Specific Plan for the creation of work/live units.

*Actions*

Facilitate the processing of proposals that include work/live units by encouraging developers to make changes needed to meet City development standards (ongoing).

*Responsible Agencies: Planning Division; Building and Safety Division*

**Program 3.2**

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.

*Actions*

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).

*Responsible Agencies: Planning Division; Building and Safety Division*

**Program 3.3**

Review the City's Zoning Ordinance to identify provisions requiring amendment, including provisions related to entitlements processes.

*Actions*

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).

Establish a Site Plan Review process in lieu of a Conditional Use Permit process for housing development proposals (2018).

*Responsible Agency:* Planning Division

### **Program 3.4**

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.

#### *Actions*

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.

*Responsible Agency:* Community Development Department

### **Program 3.5**

Facilitate the development of mobile home parks.

#### Actions

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 mobilehome developments by right subject to the specific standards identified.

Responsible Agency: Planning Division

**GOAL 4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges or color.**

### **Program 4.1**

The City contracts with the Housing Rights Center (HRC) 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).

The City will continue to provide fair housing services through the HRC and will continue to refer residents to their services and programs. The City will also continue to provide outreach and information about fair housing on the city website, at City Hall and other public places (ongoing).

Responsible Agency: Housing Division

**GOAL 5: Promote a healthy and sustainable community through the location of housing in areas that minimize the reliance on natural resources**

**Program 5.1**

Promote green building practices in new development by incorporating building and site designs that support sustainability.

**QUANTIFIED OBJECTIVES**

Table 10.6-1 shows the City's numeric goals for housing construction, rehabilitation and affordable unit conservation for the SCAG housing cycle. The new construction numbers show the rate needed to meet long-term housing demand as predicted by SCAG, with an emphasis on workforce housing and mixed use development. In addition, public funds will be devoted to rehabilitating affordable and workforce housing and conserving existing affordable units.

**Table 10.6-1: Quantified Objectives for Housing, 2013-2021**

Objective Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total Units
New Construction	456	463	543	592	1,572	3,626
Rehabilitation*						
Conservation		164		N/A	N/A	164

\* Based on data from the City of Pomona rehabilitation, emergency grant and façade rehabilitation programs