THE CITY OF
POMONA

ROSALIA A. BUTLER, MMC
City Clerk

Office of the City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF POMONA)

CERTIFICATION OF RESOLUTION

I, Rosalia A. Butler, MMC, City Clerk of the City of Pomona, California, do hereby certify that this is a true and correct copy of the original **City Council Resolution No. 2022-26, approving "Pro Housing Pomona," the sixth cycle update to the Housing Element of the Pomona General Plan.**

WITNESS MY HAND AND THE SEAL OF THE CITY OF POMONA, on this 10th day of February, 2022.

(seal)

Rosalia A. Butler, MMC
City Clerk

RESOLUTION NO. 2022-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING "PRO HOUSING POMONA," THE SIXTH CYCLE UPDATE TO THE HOUSING ELEMENT OF THE POMONA GENERAL PLAN

WHEREAS, the City of Pomona has initiated a General Plan Amendment (GPA17271-2021) to update the Housing Element of the Pomona General Plan;

WHEREAS, the Housing Element is one of the seven State-mandated elements included in the City of Pomona's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future;

WHEREAS, each eight-year planning cycle, the City is allocated a specific number of housing units through the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a city and allows for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS);

WHEREAS, the California Department of Housing and Community Development (HCD) established the planning period for the current 6th Cycle RHNA from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City is allocated a total of 10,558 units, including 2,799 units affordable to very low-income households, 1,339 units affordable to low-income, 1,510 units affordable to moderate-income, and 4,910 units affordable to above-moderate (market-rate) income households.

WHEREAS, "Pro Housing" is a specific term defined by State law that is intended to give cities like Pomona a clear pathway to establish housing policy that addresses Statewide housing needs. Cities designated "pro housing" by the State receive priority on grant funding applications;

WHEREAS, the "Pro Housing Pomona" document and related appendices constitute the sixth cycle update to the Housing Element of the Pomona General Plan;

WHEREAS, a public review draft of this document was circulated on September 30, 2021 through November 1, 2021;

WHEREAS, a revised draft was submitted to HCD on November 11, 2021 for a 60-day review period;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, approved GPA 1721-2021 at a public hearing on December 8, 2021 (7-0-0-0);

WHEREAS, on December 20, 2021, HCD conducted a phone meeting with City staff to provide verbal feedback on the draft submittal, in anticipation of a formal 60-day comment letter;

WHEREAS, Staff subsequently made revisions to the draft to address comments received by HCD in anticipation of a formal 60-day comment letter and re-submitted the draft;

WHEREAS, on January 11, 2022, HCD provided the City its first comment letter on the draft;

WHEREAS, HCD and Staff conducted two phone meetings on January 20 and 25, 2022, regarding the 60-day comment letter, and Staff subsequently made necessary revisions to the document based on the feedback provided in these meetings;

WHEREAS, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on February 7, 2021 concerning GPA 1721-2021; and

WHEREAS, the City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Pomona, California:

SECTION 1. The City Council, exercising independent judgment, finds that The proposed project is exempt under State CEQA Guidelines §15061(b)(3) common sense exemption, because the Project involves the City's policies, programs, and actions to update their Housing Element and meet their RHNA allocation that either would not cause a significant effect on the environment or were previously analyzed adequately in the City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan EIR (SCH No. 2012051025). Given their nature and scope, the proposed Housing Element Update programs and policies would not result in physical environmental impacts. Additionally, the Housing Element Update does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Ordinance.

Pursuant to State CEQA Guidelines §15162, the Housing Element Update does not meet the requirements that would trigger the need for the Lead Agency (City of Pomona) to prepare subsequent environmental review. The City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan EIR provided environmental clearance for land use and density changes that increased the City's housing development capacity. Therefore, the City's existing General Plan land use designations and Municipal Code zoning/maximum density limits could accommodate the 2021-2029 RHNA allocation. The HEU does not include any substantial changes that would require major revisions to the previous EIR. Further no new

information of substantial importance has been identified that was not included at the time of the previous EIR, therefore the HEU does not trigger the need for additional environmental review.

Future housing development pursuant to the Housing Element Update would be subject to compliance with the established regulatory framework, namely federal, state, regional, and local (i.e., General Plan policies, Municipal Code standards, and Standard Conditions of Approval). Moreover, except by-right housing development, future housing development pursuant to the Housing Element Update would be subject to further discretionary review or approval by the City, including environmental review under CEQA. Based on these factors, it can be seen with certainty that there is no possibility that the proposed 2021-2029 Housing Element Update would have a significant effect on the environment; therefore, the 2021-2029 Housing Element is exempt from CEQA under the common sense exemption.

Moreover, the Project is not barred from the application of a Categorical Exemption, pursuant to State CEQA Guidelines §15300.2. Therefore, it has been determined that the proposed project would not have a significant effect on the environment and a Categorical Exemption is the appropriate CEQA documentation.

SECTION 2. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the City Council hereby finds that the proposed General Plan Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. Based upon the above findings, the City Council hereby approves General Plan Amendment (GPA 17271-2021), and further authorizes the City Manager, in consultation with the Development Services Department and Planning Division, to incorporate any subsequent revisions to the certification submittal that are recommended by HCD that do not significantly change the scope of this approval.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 7th day of February 2022.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

Sonia R. Carvalho

Sonia Carvalho
City Attorney

ATTEST:

Rosalia A. Butler, MMC
City Clerk

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on February 7, 2022 by the following vote of the Council:

AYES:	Nolte, Preciado, Garcia, Ontiveros-Cole, Lustro, Torres, Sandoval
NOES:	None
ABSTAIN:	None
ABSENT:	None

Rosalia A. Butler, MMC
City Clerk

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

Pro Housing Pomona

An Update to the Housing Element of the Pomona General Plan for the Sixth Cycle, 2021 to 2029

Acknowledgements

Mayor and City Council

- Mayor Tim Sandoval
- Vice-Mayor Steve Lustro
- Councilmember John Nolte
- Councilmember Victor Preciado
- Councilmember Nora Garcia
- Councilmember Elizabeth Ontiveros-Cole
- Councilmember Robert S. Torres

Planning Commission

- Chair Alfredo Camacho
- Vice-Chair Kristie Kercheval
- Commissioner Yesenia Miranda Meza
- Commissioner Gwen Urey
- Commissioner Carlos Gomez
- Commissioner Ron VanderMolen
- Commissioner Kyle Brown

City Manager

- James Makshanoff

Development Services & Planning Division Staff

- Anita D. Gutierrez, AICP
- Ata Khan
- Geoffrey Starns, AICP, LEED AP BD+C
- Vinny Tam, AICP
- Alex Jimenez
- Alina Barron
- Lynda Lara
- Alan Fortune
- Carlos Molina
- Lina Do
- Zully Villegas

Pomona Housing Authority & Housing Services Staff

- Benita DeFrank
- Beverly Johnson
- George Montano
- Donyielle Holley
- Maria Siacunco

Kimley-Horn Staff

- Dave Barquist, AICP
- Molly Mendoza, AICP
- Ines Galmiche
- Erik Mumm
- Clara Eddy
- Bryant de la Torre

Table of Contents

Introduction.....HE-4
SECTION 1 – Housing Needs Assessment.....HE-8
SECTION 2 – Existing Housing Constraints.....HE-16
SECTION 3 – Existing Housing Resources.....HE-19
SECTION 4 – Affirmatively Furthering Fair Housing.....HE-25
SECTION 5 – The Plan for Pro Housing Pomona.....HE-29

Appendices

- **A.1** - Housing Needs Assessment
- **A.2** - Community Engagement Summary
- **B** - Existing Housing Constraints
- **C** - Existing Housing Resources & Site Inventory
- **D** - Affirmatively Furthering Fair Housing
- **E** - Review of Past Performance
- **F** - Consistency Check
- **G** - Definitions of Housing Policy Terms

Introduction

The "Housing Crisis," which means housing availability and affordability, is one of the biggest challenges facing communities across the State of California, including the City of Pomona. This document discusses what that specifically means for Pomona at a policy and program level, accounting for State mandates, existing constraints, and the unique attributes of being an urban City with a majority Hispanic/Latino population, with a disproportionally high number of households with below moderate-income levels, and the fifth highest Regional Housing Needs Assessment allocation in Los Angeles County.

Pomona is committed to supporting the production of quality, affordable housing across all economic strata, as evidenced by recent policies, streamlining efforts, and pursuit of the State's Pro Housing designation. Pomona's focus over the next eight years will be to provide both the policy framework and regulatory mechanisms to encourage a range of quality, affordable housing options to meet our State-mandated goals, support our existing residents in their housing needs, and accommodate future population growth.

What is the purpose of this document?

The purpose of this document is twofold. First, to function as the City's "**Housing Element"** that fully complies with State law. Second, to establish Pomona's vision for ""**Pro Housing Pomona."**

What is a "Housing Element?"

The Housing Element is one of the seven State mandated elements included in the City of Pomona's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units through the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a city and allows for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the City of Pomona's RHNA as determined by the Southern California Association of Governments (SCAG). The RHNA allocation given to each jurisdiction intends to accomplish the following:

- Increase the housing supply and the mix of housing types, tenure (rental or ownership), and affordability in all cities and counties within the region in an equitable manner.
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
- Promote an improved intraregional relationship between jobs and housing.

What is the RHNA for Pomona?

The California Department of Housing and Community Development (HCD) established the planning period for the current 6th Cycle RHNA from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City is allocated a total of 10,558 units, including 2,799 units affordable to very low-income households, 1,339 units affordable to low-income, 1,510 units affordable to moderate-income, and 4,910 units affordable to above-moderate (market-rate) income households.

What does "Pro Housing Pomona" mean?

"Pro Housing" is a specific term defined by State law that is intended to give cities like Pomona a clear pathway to establish housing policy that addresses Statewide housing needs. Cities designated "pro housing" by the State receive priority on grant funding applications.

Pro Housing Pomona is based on the following ten action steps:

1. *Establish financial incentives for housing, including a housing trust fund.*
2. *Improve development standards to reduce barriers to on-site housing production.*
3. *Allow residential land uses by-right.*
4. *Maximize zoning density for residential units.*
5. *Streamline the production of accessory dwelling units and duplexes.*
6. *Improve permit processes to reduce time and cost for housing construction.*
7. *Establish objective design standards and pre-approved site plans for housing permits.*
8. *Establish development standards for affordability, choice, and equity, including inclusionary housing.*
9. *Develop a Housing Element with policies that are pro-housing and anti-racist.*
10. *Engage the public, including advocacy groups and State, County, and local partners, early and often*.

Who is this document for?

- ***Pomona Residents***. The housing policy contained in this document is intended to benefit all residents of Pomona. It is imperative that the City write a document that not only meets the technical requirements of State Agency and City Official audiences, but that can be plainly and easily understood by the community. To that end, the format of this document has been intentionally framed to walk readers through the housing policy process, providing definitions of terms, frequently asked questions, and key findings. The goal is to enable residents to advocate for or provide constructive criticism of the housing policies shaping their households.
- ***Housing Stakeholders.*** Housing policy involves multiple groups and individuals working together towards a common goal. This may include non-profit organizations, housing developers, architects, engineers, community-based organizations, and local public and private institutions. This document contains information that can benefit all of these stakeholders, by providing a clear sense of Pomona's position on housing policy, housing needs determined from surveying and data analysis, and sharing a housing inventory.
- ***State Agency.*** The agency responsible for administering State laws related to housing is called the California Department of Housing and Community Development, or HCD. HCD will review this document for consistency against Government Code statutes contained in the California Code of Codes, and to determine if the City of Pomona can defensibly and adequately meet its RHNA allocation. The consistency analysis is contained in **Appendix F: Consistency Check**. The RHNA analysis is contained in Section 3: Housing Resources and **Appendix C: Housing Resources & Inventory**.
- ***City Officials***. Any element of the Pomona General Plan must go through a General Plan Amendment if changed. Since the Housing Element is updated every eight years, it requires a General Plan Amendment adopted by the Pomona City Council. In adopting this document, the City Council will also review for consistency against other elements of the General Plan and its own Council Goals and Priorities. This consistency analysis is contained in **Appendix F: Consistency Check**. Beyond adoption,

this document serves as the definitive Pomona housing policy guide through 2028 for city officials to use in conversations related to housing.

How was this document developed?

The Housing Element uses a robust set of data and information to understand current housing needs, potential housing opportunity and access challenges and housing development barriers or challenges. US Census data, American community survey data and Economic and Employment data provide a foundational understanding of existing housing conditions and needs in Pomona. Data from the City's Assessment of Fair Housing, UC Berkeley's Urban Displacement project, UC Davis' Center for Regional Change data and other regional and state data develop a deeper understanding of fair housing issues in the City. Additionally, local sources such as the City's municipal code, local ordinance, the City's General Plan and General Plan Elements all support an analysis of potential development challenges or opportunities in Pomona. A complete list of data sources used in this document can be found in **Appendix F: Consistency Check**.

In addition to local, state and federal data, the community of Pomona was a vital partner in understanding key issues and challenges and providing input on program opportunities to address such concerns. During the Housing Element Updated process, the City hosted multiple community workshops, provided print and online surveys, and gathered stakeholder and community members together to understand the community's key concerns about housing. The input and feedback received was developed into *Section 1: Housing Needs Assessment*. Additionally, feedback and input received from the community shaped the programs developed in **Section 5: The Plan for Pro Housing Pomona**.

How is this document organized?

This document meets the two purposes of State compliance and establishing Pro Housing Pomona through the following five sections. All evidence and consistency checks are contained in the Appendices for those readers seeking to review the full City analysis.

Section 1. Housing Needs Assessment

This involves analyzing public data to find unique housing needs in Pomona. It also involves engaging the Pomona community to learn directly from residents about their housing needs. Supportive Evidence for Key Findings in Section 1 can be found in **Appendix A-Housing Needs Assessment**.

Section 2. Existing Housing Constraints

Once the City understands housing needs, it identifies all of the existing barriers that may prevent it from addressing these needs. Barriers can be governmental, such as permitting processes and City codes, or non-governmental, such as housing market forces. Ideally, these barriers can be removed over the next eight years. Supportive Evidence for Key Findings in Section 2 can be found in **Appendix B-Existing Housing Constraints**.

Section 3. Existing Housing Resources

The City identifies all of the existing resources at its disposal to help address identified housing needs. These resources can be existing Pomona Housing Authority programs and subsidies, the Pomona General

Plan encouraging housing growth, an existing suitable inventory of land to accommodate housing needs, and housing-forward rules and regulations. Ideally, these resources are strengthened and deepened over the next eight years. Supportive Evidence for Key Findings in Section 3 can be found in **Appendix C-Existing Housing Resources**.

Section 4. Affirmatively Furthering Fair Housing

State law recently mandated that cities updating Housing Elements analyze fair housing within the context of their population. This law, known as Affirmatively Furthering Fair Housing, was also previously adopted as a Federal rule in 2016. The City of Pomona published a comprehensive AFFH document in 2017. Supportive Evidence for Key Findings in Section 4 can be found in **Appendix D-Affirmatively Furthering Fair Housing**.

Section 5. The Plan for Pro Housing Pomona

After evaluating Sections 1 through 4, the City establishes an eight-year plan and vision for meeting all housing needs, removing barriers, and strengthening resources, which establishes Pro Housing Pomona. This plan includes goals, policies, and programs that will be adopted by the City Council and certified by HCD.

Appendices: Consistency & Supportive Evidence

As a final measure, the City holds the plan up against State law, the Pomona General Plan, City Council goals and priorities, and the Pomona Housing Authority's Strategic Plans to make sure it's consistent with laws and existing City policies. Furthermore, all support evidence, such as publicly available data sets that have been analyzed, are included in respective appendices.

SECTION 1

HOUSING NEEDS ASSESSMENT

This section contains the key findings after conducting a housing needs assessment through both data analysis and community participation and engagement. The findings are the result of analyzing publicly available data for population, employment, housing stock, and affordability trends, and analyzing the results of surveying and outreach conducted by the City on housing needs.

Additional supportive evidence can be found in **Appendix A.1: Housing Needs Assessment** and **A.2 Community Engagement Summary**.

Pomona has unique housing challenges for its population.

The Housing Needs Assessment begins with understanding the makeup of Pomona's population and the population trends observed in publicly available data. From this data, four trends emerge.

Expected population growth in Pomona

Pomona's population is expected to significantly increase over the next 20 years. There are two important points of data that provide insight on Pomona's population trends.

- ***U.S. Census.*** The U.S. Census forecasts that the City of Pomona's population will increase from 160,800 residents in 2020 to 190,400 in 2040, an increase of approximately 30,000 residents.
- ***RHNA Allocation.*** The State's Regional Housing Needs Assessment (RHNA) allocation to Pomona is 10,558 housing units for the planning period from 2021 to 2028. This allocation is based upon a methodology that considers a City's existing built environment and its ability to grow around public transit stations and public transit priority areas to make the most efficient use of land. While this projection is not for population, it is important to consider against Pomona's average household size to better understand how this allocation may or may not accelerate the population growth projected by the U.S. Census, or create displacement risks for existing households from increased development pressure.

From this baseline population and unit projection data, the City evaluated additional notable population trends.

Aging population, declining youth population

Pomona's population is aging, while its youth population is declining. The number of young adults in Pomona under the age of 19 continues to decline year over year, representing 35.2 percent of the population in 2010 to 29 percent in 2019. Meanwhile, the population over the age of 50 increased from 21 percent in 2010 to 27.1 percent in 2019. The declining youth population is reflected in declining enrollment at Pomona Unified School District schools, which has seen a steady decline in new students. This may be attributable to declining birth rates within certain census tracts of Pomona, though the City has not yet analyzed for a correlation between these two variables. The average age of a City's population is relevant in determining housing type necessities.

Changing Racial Demographics

From 2010 to 2019, Pomona's racial demographics have shifted. The Black or African American population has been steadily decreasing (a 2.6 percent total decrease), while the Asian and American Indian/Alaska Native populations have increased from 7.8 percent to 10.2 percent and 0.7 percent to 2.4 percent, respectively. The White population remained relatively similar from 47.9 percent to 47.5 percent.

High rate of Latino and Hispanic households

The majority of Pomona's population is Hispanic or Latino of any race. More than 7 out of 10 residents in Pomona identify as Hispanic or Latino, which is among the highest rates in Los Angeles County. The City of Pomona has a much greater population of individuals identifying as Hispanic or Latino than Los Angeles County at 71.7 percent compared to the County's 48.5 percent. The high percentage of Hispanic or Latinos in Pomona requires a better understanding of the nuances within the definition of Hispanic or Latino, the unique housing needs facing Hispanic or Latino households, and the risks these households face with increased housing growth in Pomona. As will be discussed, one immediate need within Hispanic or Latino households is supporting multiple generations living together.

Why does this document use the term "Hispanic or Latino?"

The United States Census Bureau uses the term "Hispanic or Latino" to refer to a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. This term is not a "race" but is used in statistical counts as an aggregate term to include all persons of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish origin. The primary reason to use this term is for ease of data analysis, as a significant amount of publicly available data studied in this document is based on this definition. The use of Hispanic or Latino is not intended to negate or diminish the value of any other gender-neural, pan-ethnic terminology used as a self-identifier.

High rate of college students and recent graduates

Pomona has a significant population of college students and recent graduates. Pomona is served by multiple local collegiate institutions, including California State Polytechnic University of Pomona (Cal Poly Pomona), Western University of Health Sciences, and institutions in neighboring cities including University of La Verne and the Claremont Colleges. Based on 2019 data, there are approximately 16,183 Pomona residents enrolled in college or graduate school. Students may seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. While college graduates provide a specialized pool of skilled labor that is vital to the economy, a lack of affordable housing may lead to their departure from Pomona post-graduation.

Pomona's households are increasingly female-headed, non-family, large, and multi-generational.

After analyzing population trends, the Housing Needs Assessment analyzed data about Pomona's households. Four more trends emerged.

Household income levels are low

The median household income in Pomona is $60,598, which is $7,446 below Los Angeles County's median household income of $68,044. The U.S. Department of Housing and Urban Development (HUD) sets income categories based on Median Family Income, or MFI. Based on these income categories, nearly two out of three households (61.9 percent) in Pomona are considered lower income and depending on housing prices in the City, may not be able to afford housing within the immediate area.

How is Household income defined and used??

According to the U.S. Census, "a **family** consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A **household** consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together."

- **Median Household Income.** This data is sourced from the American Community Survey of the U.S. Census.
- **Median Family Income (MFI).** Also known as "HUD Area Median Family Income (HAMFI)" or "Area Median Income (AMI)," this is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number in the Median Household Income), due to a series of adjustments that are made. This custom data set is known as Comprehensive Housing Affordability Strategy, or CHAS.

High rates of female-headed households

Nearly one out of five households in Pomona (19.2%) are headed by a single female parent. This household type has needs that may not be readily available including access to high quality day care and access to common open space to recreate easily. In addition, female-headed households in particular face income inequalities present in workplaces. Pomona's single-parent female households face poverty levels twice as high as the Los Angeles County average.

High rates of non-family households

More than one out of five households in Pomona (23.2) percent represent non-family households, which is defined as unrelated people living in one housing unit, such as people living alone, roommates, partners or couples cohabitating. This household type may have an increased need for private open space to enable individual privacy within a shared living arrangement. In single-unit neighborhoods, zoning may further constrain the ability to enable amenities that may otherwise be allowed for multi-unit households to help satisfy higher demand. Non-family households may also face structural constraints in qualifying for financial support as their needs may not be adequately captured by metrics such as Median Family Income or assumptions of non-family households as non-owners.

Large, multi-generational households

The size of Pomona households is also large. 26 percent of Pomona households are considered "large," which is defined as 5 or more individuals per household. The average household size in 2019 was 3.77, which is almost one person per household more than the Los Angeles County average. Many of these households are also considered "overcrowded," which is defined as more than one person living per room within a house. 31.3 percent of households are considered overcrowded, compared to 21.8 percent in Los Angeles County. Two out of every three of these overcrowded households are renters as opposed to homeowners. Overcrowding may be attributed to three reasons:

- ***Financial Necessity.*** Overcrowding may be the result of a lack of affordability, with an individual family member being unable to seek independent living due to cost burden.
- ***Cultural Preference.*** Overcrowding data does not consider the cultural relevance of multi-generational households. A multi-generational household is defined as including two or more adult generations, or including grandparents and grandchildren younger than 25, in the same household.

There is often cultural preference to live multi-generationally, however the City's existing housing stock may not provide units to accommodate these preferences in addition to affordability. Therefore, overcrowding may occur due to multigenerational households.

- ***Zoning Limitations.*** Overcrowding may reflect zoning regulations that do not enable the expansion of living area on a property or adding rooms to reduce overcrowding. Recent local and State legislation on accessory dwelling units, or ADUs, have significantly addressed this zoning limitation, though there may be additional zoning constraints that need to be addressed, which are discussed in more detail in **Section 2: Existing Housing Constraints**.

These differing reasons require further analysis by the City in order to determine housing type needs, respective programs, and policy change.

What does "multi-generational" household mean?

A multi-generational household is defined as including two or more adult generations, or including grandparents and grandchildren younger than 25, in the same household.

Housing needs to address disabilities, extreme poverty, and homelessness.

As part of its analysis of special needs groups, the City identified various housing challenges for persons with disabilities, those experiencing extreme poverty, and the homeless.

- **Physical Disability.** Ambulatory difficulty is the most widespread physical disability in Pomona. Ambulatory difficulties relate to issues with walking and movement. Approximately 52 percent of Pomona's disabled population have ambulatory difficulty. This represents 5.7 percent of the total population of Pomona.
- **Developmental Disability.** Of the 15,393 individuals with developmental disabilities assisted by San Gabriel/Pomona Regional Center in 2019/2020, the majority were diagnosed with an intellectual disability (43.4 percent).

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

- **Extreme Poverty.** Extremely low-income households are those households which earn less than 30 percent of the Median Family Income. There are approximately 8,300 extremely low-income households in Pomona (renters and owners). Of these households, 6,970 are experiencing at least one defined "housing problem," which includes incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or a cost burden greater than 30%.
- **Homelessness.** HUD defines persons who are experiencing homelessness as those who are living in a place not meant for human habitation (such as a car), in a shelter, transitional housing or are exiting an institution where they are temporarily residing. Homelessness affected a total of 45,039 persons in the County of Los Angeles in 2018 and rose to 54,291 persons in 2020. Increases in the number of people experiencing homelessness or housing insecurity may increase due to availability of income,

increase in housing costs, unexpected expenses or external factors which exacerbate such insecurities. In 2020, a total of **722** persons were identified as experiencing homelessness in Pomona.

Additionally, community engagement and community participation revealed that residents saw an increase need to support housing opportunities for special needs groups, low and extremely low-income households, as well as for persons who experience homelessness and housing insecurities. A total of 20 percent of a survey respondent noted that the City should ~~prioritize~~prioritize unhoused persons, followed 18 percent who identified seniors as a priority a 15 percent who identified persons with disabilities.

Employment trends reveal middle-income housing needs.

In addition to household data, the Housing Needs Assessment analyzed employment trends within Pomona and the region and its relationship to housing affordability.

Pomona's workforce has changed significantly over the past decade. The Manufacturing and Retail industry declined from 17.36 percent to 11.9 percent from 2010 to 2019. At the same time, the Professional, Scientific, Management, and Administrative Services industry increased by 34.3 percent, and Arts, Entertainment, Recreation, Accommodation, and Food Services increased from 8.5 percent to 10.7 percent. The largest employment sector currently is Education Services, Health Care, and Social Assistance, representing 18.8 percent of the Pomona workforce. Workforce data is important to study as it correlates to household affordability. The mean salary for jobs in industries that are increasingly represented in Pomona may fall within the range known as "moderate income," which is 80 to 120 percent of median household income. This is also sometimes referred to as "workforce housing" or "missing middle" housing, as it represents individuals and families that earn too much to qualify for traditional affordable housing, but not enough to afford market rate rents in the communities where they work.

The options for housing in Pomona are limited to mostly single detached units on single lots.

The City looked at its housing stock in relationship to changing demographic needs. As of 2019, single unit detached homes made up the majority of the Pomona housing stock (62.9 percent). Single unit attached homes, which include townhomes and condominiums, made up another 6.4 percent. Multi-unit developments, such as apartments, made up 26.5 percent of the housing stock and 4 percent were mobile homes. In comparison to the rest of the County, Pomona has a higher percentage of single unit detached homes and a lower percentage of multi-unit developments.

Survey results support expanding the definition of and options for Pomona's housing stock beyond a single unit detached home on a single lot. In some cases, this means continuing to support the implementation of accessory dwelling units on such lots or incorporating them into new home construction. For seniors, single-level units are in demand. In other cases, the community suggests mixed-use buildings, such as 1-to-3-bedroom apartments with ample common open space or converting older industrial buildings into live-work or mixed-use units with ground-floor retail. Other suggestions were mixed-type developments, that may combine various sizes of housing (micro units, traditional units, large units) on a single site.

Other solutions were focused more explicitly on special needs populations, tying housing stock to population need. Multiple respondents supported transitional and supportive housing, considering the use of shipping containers repurposed for affordable housing, co-living arrangements, and small square footage detached units or smaller lots.

There is also interest in alternative construction methods for housing, such as "modular" housing, which is housing that is built indoors in a factory-like setting, then covered and transported to the site where a

builder assembles them. These are distinct from "mobile homes," and are the same as traditional construction except for where they're built. Modular is also referred to as "factory built," "system built," or "prefabricated."

In asking the community where additional housing could be built, respondents cited surplus Pomona Unified School district property, City-owned parking lots, underused houses of worship, empty motels, vacant land, and existing building conversions in Downtown as examples of suitable land for additional housing options.

The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability.

Survey respondents provided specific ideas on how the government could support households in Pomona. On the programmatic side, the community is interested in providing more rental vouchers through the Housing Choice Voucher program, also referred to as "Section 8;" identifying funding sources to subsidize affordable housing development; providing low to no cost loans to finance Accessory Dwelling Units; first-time home buyer options and down payment assistance; and loans or grants for low-income households to restore their homes in a historic district.

On the regulatory side, the community is interested in ordinances for rent control and rent stabilization, limitations on re-selling or "flipping" houses, mandating a percentage of affordable units in new developments, prevailing wage agreements for new housing development, and anti-displacement measures such as eviction moratoriums.

The community is also interested in exploring alternative models of property ownership as a means to prevent displacement in Pomona's neighborhoods. The most popular alternative cited is a "community land trust."

What is a "community land trust?"

A community land trust is a method of land ownership. In this model, a trust, which is typically a non-profit or community-based organization, purchases land and maintains ownership of it permanently. Future homeowners enter into long-term renewable leases with the trust, rather than a traditional sale. When the homeowner sells, they earn a portion of the increased property value, and the remainder is kept by the trust. Through this method, affordability for future households can conceivably be maintained, leaving the property to be less vulnerable to changing housing market conditions.

Existing residential uses located within the City's industrial zones face increased environmental justice concerns and pollution burden.

Pomona is home to a significant amount of industrially zoned land, typically designated as "M" zoning, which is generally the most permissive zoning with respect to allowable land uses. In the City's Eastern Workplace District, which is generally located east of Reservoir Street to City limits and South of Mission Boulevard, there are a significant number of residential properties that are adjacent to these industrial land uses. Although residential uses are no longer permitted in this zone, these residences were permitted through legacy zoning dating as far back as 1930, when residential uses were permitted in industrial zones, and are now considered legally non-conforming. Today, the CalEnviroScreen health assessment tool identifies these areas as pollution burdened, which requires special attention when establishing housing

policy and establishing land use permissions for industrial uses. Improving quality of life is critical to support Pomona's households and neighborhoods.

The community expressed various needs related to maintaining a high quality of life in their households and neighborhoods.

For households, the rehabilitation and repair of existing homes remains a clear need. 85.9 percent of Pomona's housing stock was built before 1990 is now over 30 years old. Additionally, Comprehensive Housing Affordability Strategy (CHAS) data compiled by HUD identifies existing housing problems in Pomona. According to the data, over half of all households (both owners and renters) experience some type of housing problem. Housing problems are considered a lack of a complete kitchen, lack of complete plumbing facilities, or overcrowding in a unit.

For neighborhoods, the community expressed multiple concerns. First, the community would like to support active transportation and an increase in open space, parks, and recreational resources. Multiple survey responses expressed a desire for walkable neighborhoods that can support healthy choices and lifestyles. To that end, roadway safety and street design was also raised as concerns. This includes designing Pomona's roads to support multiple modes of transportation, such as walking and bicycling, and generally increasing the ability for active transportation, while also improving street lighting for safer streets. These needs are even more pronounced in Pomona's neighborhoods that have higher poverty rates and lower parks per acre in their neighborhoods.

Parking remains a key issue facing neighborhoods. Residents have expressed concern over a lack of adequate parking in certain neighborhoods, which may worsen with increased housing units such as accessory dwelling units. Some residents expressed a desire for more on-site parking solutions, including driveways, to maintain more open neighborhood streets with fewer parked cars. Others expressed a desire for more transit-oriented development to less the burden of needing a car for transportation.

SECTION 2

EXISTING HOUSING CONSTRAINTS

This Section contains the key findings on existing housing constraints that need to be addressed to meaningfully tackle the key findings from the Housing Needs Assessment. The constraints identified in this section are in addition to those identified in the City's fair housing analysis. Those findings can be found in **Section 4: Affirmatively Furthering Fair Housing**.

The evidence to support these findings can be found in **Appendix B: Existing Housing Constraints**.

Pomona's zoning regulations contain outdated development standards that limit housing development.

The Pomona Zoning Ordinance (PZO) contains multiple development standards that constrain the construction of new housing. Four notable standards include:

- **Lot Coverage.** The various R- zones within the PZO establish lot coverage limitations that are typically no greater than 35 percent. This coverage limitation constrains the ability for both existing house additions and new accessory dwelling units, or household improvements such as patio covers or adding accessory structures.
- **Parking.** The PZO regulates off-street (private property) vehicular parking requirements. These regulations create constraints to housing. For example, housing additions that increase existing floor space by 50 percent trigger the requirement of a two-car enclosed garage. This does not enable relief for uncovered parking, tandem parking, or reduced parking ratios.
- **Site Constraints.** Site development standards can often be inflexible and prescriptive in where they can be located on a parcel and how they are defined. For example, common open space on multi-unit developments cannot include side yards or front yards, and have narrow definitions. As a result, the ability to add housing density can be diminished to satisfy site requirements.
- **Permitting Various Housing Types.** The majority of Pomona's housing stock consists of detached single units on a single lot. This stock is the result of zoning regulations that inherently restrict the supply of new housing in Pomona and can place pressure upon those few neighborhoods in the City that do allow for multi-unit development. This pressure has been alleviated in recent years through the permission of accessory dwelling units, though these units are not second primary units (duplexes), but accessory to the main single unit.

These zoning regulations, when evaluated together, prevent homeowners from expanding their existing living space to accommodate multiple generations living together or to alleviate overcrowding and may prevent individual developers from pursuing higher density housing or multi-unit development across the city's neighborhoods.

Pomona's zoning regulations contain outdated land use definitions on certain types of housing.

The PZO contains dated definitions of "group care facilities." It includes more recently updated definitions of "transitional" and "supportive" housing, though they appear to be inadequate to capture the nuance of such uses. Moreover, the permission level for housing may require a Conditional Use Permit. In other cases, land uses like farmworker housing or low barrier navigation centers are not explicitly called out as "by right" uses.

Lack of universal design and limited reasonable accommodations for persons with disabilities.

While the PZO does contain reasonable accommodation language in its group care facilities section, it otherwise does not have explicit reasonable accommodation language across all housing types and uses. Furthermore, the PZO lacks universal design standards that provide regulations to assist those with a disability.

The housing market poses an economic challenge to households who cannot afford rising house values.

It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, and California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 had stalled much of the economy in early 2020; however, as the California economy regains momentum the housing stock and prices in the Pomona community remain stable. A housing market analysis by Redfin in April 2021 reports the median sale price of homes in Pomona is $510,000 and has increased by 10.3% year-over-year. The median sale price of homes in Pomona was reported at $462,500 in March 2020. In addition, the median days a home spent on the market is reported to be 31 days – a 29.5% decrease year-over-year.

A 2021 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experienced a 14.4 percent year-to-year increase and cost a median of $664,120 in February 2021; approximately $10,880 lower than the Southern California median home price in the same month ($675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value of a home in Los Angeles County was $585,360 with monthly payments (including taxes and insurance) of $2,870 – requiring an average qualifying income of $86,100.

Some areas of Pomona are at risk of wildland fires, which limits the potential for housing development.

The Noise and Safety Element of the General Plan identifies parts of the City as being susceptible to wildland fires due to hilly terrain, dry weather conditions, and plant cover. Parts of Phillips Ranch and Ganesha Hills are identified as the most at risk of wildland fires, where even a small fire may quickly spread and threaten nearby residential areas. The greatest fire hazard threatening residential neighborhoods are for those located near the wildland/urban interface areas. The prevalence of open space and steep slopes near neighborhoods in Philips Ranch and Ganesha Hills create higher potential risk for wildland fires affecting residential communities.

SECTION 3

EXISTING HOUSING RESOURCES

This section contains the key findings on existing housing and financial resources that can support and mitigate the conclusions of the Housing Needs Assessment. Additionally, this section contains a summary of the adequate sites analysis to accommodate the City's 2021-2029 Regional Housing Needs Assessment (RHNA) allocation.

The complete evidence to support these findings can be found in **Appendix C: Existing Housing Resources & Site Inventory**.

The City has available, suitable land currently zoned to meet its RHNA allocation for all income levels without the risk of housing displacement.

The City of Pomona updated its General Plan in 2014, one year after the start of its fifth RHNA cycle (2013-2021). The 2014 Pomona General Plan coincided with the adoption of the Pomona Corridors Specific Plan, which implemented zoning for new housing density and mixed-used opportunities along Pomona's corridors of Garey and Holt Avenues and Mission and Foothill Boulevards. In 2019, the City updated the Downtown Pomona Specific Plan, which regulates approximately 250 acres in the center of the City, to also implement zoning for housing density and mixed-use called out in the General Plan.

In 2020, in response to Senate Bill 330 (SB 330), the City adopted the "SB 330 Overlay District," an urgency ordinance (Ordinance No. 4306) that implemented General Plan densities across all eligible parcels that had not yet been zoned after the 2014 General Plan. This action enables the City to pursue immediate housing development at densities consistent with the General Plan without the need for rezoning actions.

The City of Pomona has identified sites with sufficient capacity to accommodate the 2021-2029 RHNA and demonstrates additional capacity beyond State requirements.

- **Pomona Corridors Specific Plan.** The City has identified 91 parcels within the Pomona Corridors Specific Plan (PCSP), which runs along major corridors in Pomona going both east/west and north/south.
- **Downtown Pomona Specific Plan.** Additionally, the City has identified 38 parcels within the Downtown Pomona Specific Plan (DPSP), which is located at the center of the City and is adjacent to the Downtown Metrolink Station.
- **SB 330 Overlay District.** The City has identified 63 parcels that are within the SB 330 Overlay District.
- **Phillips Ranch Specific Plan:** The City has identified 2 parcels that are within the Phillips Ranch Specific Plan.
- **Accessory Dwelling Units.** The City of Pomona has determined based on past performance that it is appropriate to anticipate the development of 2,184 accessory dwelling units from 2021 to 2029. This projection is based primarily on the huge uptick in permitting that the City has experienced between 2018 and 2021 and the calculation is outlined within **Appendix B**.

As shown in **Table 1**, the identified sites have been evaluated based on surrounding and existing onsite development to determine the extent to which on-site uses are likely to redevelop within the planning period (2021-2029).

To ensure compliance with recent amendments to State law under Senate Bill 330, none of the sites identified for statutory compliance would create a risk of displacement, as they do not currently contain a housing development.

Table 1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,799 units	1,339 units	1,510 units	4,910 units	10,558 units
Projected Unit Capacity on Site Inventory					
Unit Capacity on Projects in the Pipeline (In review, on entitled land, issued permits, or in construction since June 30, 2021)	~~302~~ 310units		~~5~~ 8 units	~~2,156~~2,234 units	~~2,463~~2,552 units
Unit Capacity on Existing Residentially Zoned Land	~~2,838~~3,459 units		~~1,612~~1.759 units	~~5,259~~2.303 units	~~9,709~~6,753 units
Projected ADU Construction					
Projected ADU Construction	~~1,486~~853 units		~~45~~ 26 units	~~650~~ 373 units	~~2,181~~1.253 units
Projected Sites Inventory Total					
Total Units towards RHNA	~~4,626~~4,662 **units**		~~1,662~~1,794 **units**	~~8,065~~8,462 **units**	~~14,353~~14.878 **units**
Total Unit Capacity Over RHNA	~~488~~ 484units		284~~152~~ units	3,552~~3,155~~ units	~~3,795~~4.320 units
Pro Housing Pomona Percentage	*12%*		*~~10~~19%*	*72~~64~~%*	*41~~36~~%*

The City's CEQA streamlining process for housing projects has significantly reduced the time period for discretionary reviews.

The City has made significant strides since 2017 in streamlining the environmental review of discretionary housing projects subject to the California Environmental Quality Act (CEQA). The City has taken advantage of its Certified Final Environmental Impact Report (EIR) of the 2014 Pomona General Plan and Pomona Corridors Specific Plan to rely upon exemptions, such as Section 15182, *Projects Pursuant to a Specific Plan*, and Section 15183, *Projects Consistent with a General Plan, Community Plan, or Zoning.* For housing development projects proposing density consistent with the General Plan or Pomona Corridors Specific Plan, discretionary review is typically reduced from 18 months to 6 months.

The City has taken advantage of State legislation accelerating housing production.

Multiple State laws have been amended to accelerate housing production statewide. The City has leaned into these laws and, where appropriate, tailored them to housing development in Pomona. The most prominent examples of State and local alignment are:

- **Accessory Dwelling Units.** Ordinance No. 4307 of the City of Pomona represents local consistency with the State's current laws on accessory dwelling units. This ordinance has been updated multiple times since 2018 to maintain consistency with changing State law. The City is currently processing approximately 15 to 18 ADUs monthly.

- **SB 330 Overlay District.** The Housing Crisis Act of 2019, also known as Senate Bill 330, went into effect on January 1, 2020. Among other provisions, SB 330 locked in a City's established General Plan density by limiting legislative actions and downzoning efforts, and established a vesting application pathway. As the City's 2014 General Plan established an aggressive threshold of housing density citywide, the City has routinely relied upon SB 330 to streamline the production of housing in zones not yet currently consistent with the General Plan, including the establishment of a formal SB 330 Vesting Application. Most notably, on August 2, 2021, as an urgency measure, the City adopted Ordinance No. 4306, which established an "SB 330 Overlay District," effectively implementing General Plan densities citywide through zoning to create an immediate, formal process for housing multi-unit development applications.
- **State Density Bonus Law**. The City has taken full advantage of the State mandated "Density Bonus Law" provisions contained in Government Code 65915-65918. The density bonus is a tool typically discussed between the City and prospective applicants and has been used both to lead to the creation of additional affordable units and enable requests for waivers and concessions from development standards.

The City actively provides public subsidies, programs, and education to support affordable and fair housing.

The City and its housing authority, the Pomona Housing Authority (PHA), actively support Pomona residents with a combination of financial subsidies, programs, and education, while also pursuing strategies to ensure affordable, fair, safe, clean, and sanitary housing. These existing efforts fall into the following categories:

- **Interim, Transitional & Supportive Housing**. The City's Homeless Continuum of Care Strategic Plan assists homeless individuals and families with moving from homelessness to self-sufficiency, permanent housing, and independent living. Existing successful strategies include 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. This plan also includes management of Hope for Home, the City's own emergency shelter.
- **Rental & Ownership Assistance**. PHA administers Section 8 Housing Choice vouchers within the City, a Federal government program established by the 1974 Housing and Community Development Act to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities.

Table 2: Pomona Housing Authority Rental Assistance Voucher Allocations						
Program	Population	2018	2019	2020	2021	FY 2021-2022 Funding
Housing Choice Voucher	Low-Income Families	905	905	905	905	$16,348,122
HUD Veterans Affairs Supportive Housing (VASH) Project-Based	Homeless Veterans	30	30	30	30	$332,312
HUD VASH	Homeless Veterans	30	30	30	30	$244,978
Mainstream	Non-Elderly Disabled and Homeless Families (Ages 18-62)	17	17	63	63	$1,823,881
Foster Youth Initiative Tenant Protection	Transitional Aged Youth (Ages 18-24)	--	--	--	4	$56,399
Emergency Housing Vouchers[1]	Homeless, At-Risk of Homelessness, Victims of Domestic Violence, Households At-Risk of Housing Instability	--	--	--	78	$1,623,396
TOTALS	--	982	982	1028	1110	$20,429,088

[1]All vouchers represent permanent voucher assistance so long as tenant is within qualifying population.

The City also manages a Family Self-Sufficiency program to foster homeownership, economic independence, and self-sufficiency among Section 8 participants. The City's recent Moving to Work designation will further facilitate flexibility in the City's execution of this program. To facilitate home ownership, the City's First Time Homebuyer Program assists with down payments and closing costs to income-qualifying households.

- **Healthy Homes.** The City funds multiple programs to ensure that existing housing stock is safe, clean, and sanitary. For example, the Lead Education Awareness and Control (LEAC) Program component provides free lead testing and lead reduction to help prevent lead poisoning in homes that may contain lead-based paint hazard. The Healthy Home Program Component will only be provided to properties approved for LEAC assistance. This provides additional funding of up to $5,000 per unit to address other housing hazards. Additional programs include the Homeowner Rehabilitation Loan Program, the Housing Improvement Program, and accessibility and code correction improvement grants.
- **Affordable Housing Development.** The City provides financial and technical assistance to non-profit housing development organizations. The Community Housing Development Organization set-aside funding program has been successfully used for the development of affordable housing stock. Moreover, the City has received Permanent Local Housing Allocation (PHLA) funding to provide additional "gap" funding support to affordable housing projects, and to support the construction of affordable accessory dwelling units. Beyond these programs, the City's recent Inclusionary Housing Ordinance contains a provision for in-lieu fees to be deposited into the City's Affordable Housing Trust Fund, which can further finance the construction of affordable units. Lastly, the City actively

participates in the San Gabriel Valley Regional Housing Trust Fund, which serves as a significant regional match for affordable housing projects.

- **Housing Education.** The City provides resources for Pomona residents to understand existing programs and to address fair housing concerns.

The City's Inclusionary Housing ordinance provides a permanent source of affordable housing production.

On February 1, 2021, the City adopted an Inclusionary Housing program under Ordinance No. 4295, which became 100 percent effective on May 3, 2021. Under this regulation, any new residential development that includes three or more dwelling units must meet specified inclusionary housing requirements, which include:

- **For-Sale Dwelling Units.** Detached units must set aside 7 percent of units for Moderate income or 15% for Low or Very Low Income on-site or off-site; Attached units must set aside 11 percent of units for Moderate income or 15 percent for Low or Very Low Income on-site or off-site.
- **Rental Dwelling Units.** Rental units must set aside 13 percent of units for moderate income on-site or 15 percent of units for low or very low income.
- **In-Lieu Fee.** As an alternative to providing affordable for-sale or rental dwelling units on-site, developers may pay an in-lieu fee of $11.40 per square foot of applicable detached product, or $9.30 per square foot of applicable attached product, which is deposited into an Affordable Housing Trust Fund managed by the Pomona Housing Authority. Developments proposing more than 30 housing units may only pay an in-lieu fee if approved by City Council.
- **Deed Restriction.** Units require covenant restrictions ranging from 45 to 55 years.

SECTION 4

AFFIRMATIVELY FURTHERING FAIR HOUSING

This section contains the key findings of fair housing issues and concerns, as well as local contributing factors which were identified in the fair housing analysis. Key findings were derived using local, State and Federal data, as well as include a consideration of public feedback received during the update process.

The complete evidence to support these findings can be found in **Appendix D: Affirmatively Furthering Fair Housing**.

What is Fair Housing and what does it look like in Pomona?

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability."

Pomona residents identified some key issues related to fair housing access in the City. When asked about challenges that exist, nine percent of survey participants said that discrimination and prejudice is a primary challenge to housing access. In addition, 12 percent of participants identified mitigating and preventing racism, injustice and discrimination as key avenues to directly support and house community members. Overall, engagement from the community revealed the following key issues related to fair housing in Pomona:

- Discriminatory housing practices toward residents of color
- Overall lack of affordable housing for low-income residents
- Challenges finding housing near economic opportunities
- Landlord-tenant conflict and unresolved fair housing disputes
- Unsafe or unsanitary living conditions and housing problems

Housing discrimination based on race and disability persist in Pomona

Residents commented that housing discrimination based on race and disabilities persist in the community. Minority, elderly, and disabled households in Pomona are disproportionately represented in the low-income group, which subsequently leads to a lack of housing choice. While the City has been diligently working to expand the affordable housing inventory, the needs in the community remain unmet due to diminished funding.

Housing Choice Vouchers rejected by landlords as a source of income

In 2020, a total of 1,110 people relied upon the HCV program. The HCV program is in high demand with a long waiting list of applicants. Not only do applicants have to wait a long time to receive a voucher, but once a voucher is available, it often takes a long time to find a landlord who would accept it. Voucher use is primarily concentrated in the City's central and eastern neighborhoods.

Recent State legislation strengthened a tenant's ability to use housing choice vouchers as a source of income. SB 329 redefines source of income to be inclusive of Federal, State or local public assistance, and SB 222 adds to the definition Veterans Affairs Supportive Housing (VASH) vouchers.

Pomona residents may face more barriers to securing mortgages than other communities.

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing

affects a person's ability to purchase or improve a home. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community.

What is the Home Mortgage Disclosure Act (HDMA)?

HDMA is a law passed in 1975 that requires lending institutions to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Data is available nationwide and provided by "Metropolitan Statistical Area/Metropolitan Division," or MSA/MD. For Pomona, the most relevant MSA/MD is Los Angeles-Long Beach-Glendale.

According to 2019 HDMA data for the Los Angeles-Long Beach-Glendale MSA/MD, applicants in the 120% MSA/MD median income range or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50% MSA/MD median income range experienced higher percentages of denied loans than other income categories. In all income categories, applicants who reported White had the most approvals and applicants who reported Native Hawaiian or other Pacific Islander had the most denials. Encompassing all income levels, about 59% of applicants received a loan and 18.5% had their loan application declined.

Pomona has two census tracts of racial or ethnic concentrations of poverty

- **Census Tract 4027.02.** This tract, generally located between White Avenue and Dudley Street along Holt Avenue, consists of a median family income of $38,843, with a population of 6,487 residents, 94.17% of whom are minority. The housing stock consists of 291 owner-occupied units and 968 1-4 family units.
- **Census Tract 4023.04.** This tract, generally located between East End and Mills Avenues along Holt Avenue, consists of a median family income of $42,036, with a population of 4,041 residents, 94.06% of whom are minority. The housing stock consists of 277 owner-occupied units and 775 1-4 family units.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.[1] However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

[1] Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, *80*(4), 677–iv. https://doi.org/10.1111/1468-0009.00028

What is a Racially or Ethnically Concentrated Area of Poverty (R/ECAP)?

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, extreme poverty is identified as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Pomona's overall environmental health and quality is considered low.

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). The data tool is made up of 20 indicators and identifies areas with increased pollution burden and areas of vulnerabilities based on health and demographics. The CalEnviro screen map identifies most of Pomona as high scoring, meaning that nearly all of the City experiences *high exposure to harmful pollutants*.

Persons who identify as Native Hawaiian or American Indian or Hispanic experience the highest levels of segregation with persons who identify as White in the City of Pomona.

The Fair Housing Analysis of **Appendix D** identifies levels of segregation in the City of Pomona through a dissimilarity index. The dissimilarity index is the most used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration. The race and ethnic groups with the highest scores were the Native Hawaiian Population (53.4) and Hispanic population (44.9). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract to achieve a more integrated community. For instance, 53.4 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration or 44.9 percent of the Hispanic population would need to move into the predominantly White census tract areas for perfect integration.

The majority of residents in Pomona have a moderate to low level of access to opportunity throughout the City.

The UC Davis Regional Opportunity Index shows that most residents within Pomona have a moderate to low level of access to opportunity throughout the City. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Pomona are classified with the "Low to Moderate Resource" designation. This indicates that these census tracts may lack essential mobility, retail/food, economic, housing or civic resource that may promote upward mobility and result in healthier neighborhoods.

SECTION 5

THE PLAN FOR PRO HOUSING POMONA

This section describes the City of Pomona's housing strategy and policy plan for the 6th Cycle planning period (2021-2029). The goals policies and programs were developed using key data, community feedback, and a review of the City's past performance. The goals are intended to address the concerns and key findings identified in the Pro Housing Pomona summary above and are supported by the data in **Appendices A through G**.

Introduction

The City of Pomona's housing policy and strategy plan is organized by goals, supported by policies, and implemented by programs. Goals are aspirational purpose statements that indicate the City's direction and intention on housing-related opportunities, challenges, and community need. A goal includes several policies; a policy is a statement that describe the City's preferred course of action to work towards and reach the intended goal. A goal and its related policies also include programs, or specified efforts and actions the City will take to achieve its goals. Each program is associated with actions, which are steps the City will take to implement the program and further the City's policies and goals.

The following goals, policies, and programs were developed to meet the needs of all segments of the City and are informed by the following:

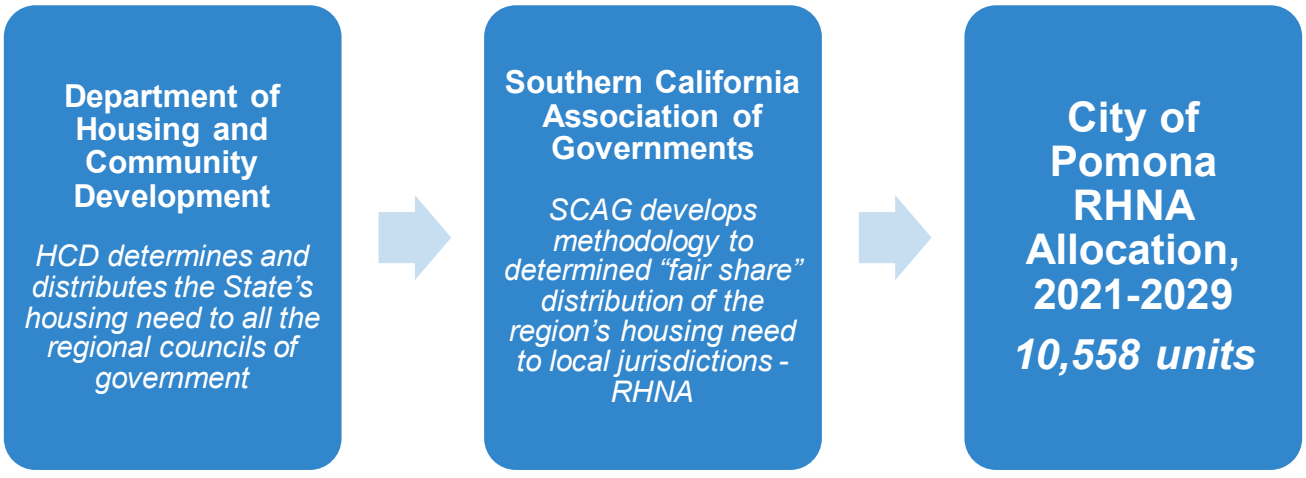
- A housing needs assessment that includes a demographic analysis of the Pomona Community and input and feedback gathered throughout the process from community members, local stakeholders, advocacy groups and City decision makers,
- An analysis and assessment go Governmental and non-governmental constraints,
- An analysis of existing housing resources and adequate sites analysis to accommodate the City's RHNA; and
- A review of the 2014-2021 5th Cycle Housing Element.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Los Angeles County region (process shown in **Figure 1** below). The RHNA quantifies Pomona's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Los Angeles County. The City's 2021-2029 RHNA growth need is as follows:

- 2,799 units – Very low income (0-50% County MFI)
- 1,339 units – Low income (51-80% of County MFI)
- 1,510 units – Moderate income (81-120% of County MFI)
- 4,910 units – Above moderate income (120% or more of County MFI)
- **10,558 units – TOTAL (All Income Categories)**

Figure 1: RHNA Determination Process, Pomona



Housing Goals

An important component of the Housing Element is an evaluation and reconsideration of the goals and policies that serve as the framework for more detailed implementing actions and programs. The goals and policies described in this plan 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).

The City of Pomona has identified the following housing goals as part of this Housing Element Update:

- **HOUSING GOAL #1**: Pomona's land use regulations encourage the development and preservation of safe, healthy, affordable housing as well as a variety of housing types, home ownership models, and designs.

- **HOUSING GOAL #2:** The City and Pomona Housing Authority actively support Pomona residents with financial resources and housing education to secure safe, decent, and sanitary housing.

- **HOUSING GOAL #3:** Pomona's households have the resources to improve their property, to continue living in Pomona across multiple generations, to build income and equity, and to be shielded from displacement and rapid changes in affordability**.**

- **HOUSING GOAL #4:** Pomona's households are supported by a strong network of resources and amenities that encourage quality public health outcomes.

- **HOUSING GOAL #5:** Pomona's housing policy actively supports fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.

GOAL 1
LAND USE REGULATION

Pomona's land use regulations encourage the development and preservation of safe, healthy, affordable housing as well as a variety of housing types, home ownership models, and designs.

This goal directly addresses the Housing Needs Assessment Findings pertaining to type, design, and location of housing units, the ability to subdivide property to create for sale units and accommodating population growth. It also addresses Existing Housing Constraints related to outdated Pomona Zoning Ordinance regulations and land use definitions. Lastly, it builds upon Existing Housing Resources related to the adequate sites inventory and the 2014 Pomona General Plan.

Policy 1.1: Identify and maintain an inventory of land suitable for housing at all income levels.

Program 1.1A: Adequate Sites Inventory

The City will maintain an inventory of available vacant and underutilized sites and provide this inventory to interested developers. The City will monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. The City will promote incentives available for housing, live/work development, and mixed-use development citywide.

Timing: Begin implementation upon adoption, ongoing throughout 6th Cycle
Responsibility Agency: Planning
Funding: General Fund

Program 1.1B: Housing Program Monitoring

The Housing Plan is the planning tool to guide and implement housing programs and strategies for the 6th cycle planning period and the City has identified several monitoring programs and implementation actions. Additionally, HCD requires all jurisdictions to report and submit progress of program implementation through the 2021-2029 planning cycle as well as conducts a mid-cycle review for progress in consideration of SB 35 eligibility. The City will dedicate the appropriate staff and resources to implementing the outline programs in the Housing Plan and submit the Housing Annual Progress Report to HCD.

Timing: Begin implementation upon adoption, evaluate progress Annual Review and Submittal
Responsible Agency: Planning and Housing Division
Funding Source: General Fund

Program 1.1C: Water and Sewer Service Purveyors

Pursuant to SB 1087, Chapter 727, Statutes of 2005, the City of Pomona will transmit its adopted Housing Element and any future amendments to local water and sewer service providers. This legislation enables the coordination between the City and water and sewer purveyors when considering future housing development. Additionally, the City encourages that priority for water and sewer service is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer purveyors for their review and input.

Timeframe: Upon adoption of the Housing Element
Responsible Agency: Planning
Funding Sources: General Fund

Policy 1.2: Update the Pomona Zoning ordinance to implement the Pomona General Plan, address existing regulatory constraints, and ensure a variety of subdivisions, housing types, designs, and home ownership models.

Program 1.2A: Pomona Zoning Ordinance Update

The City of Pomona updated the City's General Plan in 2014. The 2014 update included strategies for land use to improve and increase housing opportunities, improve the lives of Pomona residents, and create policy consistency of all General Plan Elements for future growth. In order to appropriately implement the goals of both the General Plan update and the Housing Element, the City will comprehensively update the Pomona Zoning Ordinance, the first complete overhaul since its creation in 1951. Actions include the following:

1. Implement the Pomona General Plan, ensuring no net loss of density or downzoning.
2. Implement the goals and policies of the Pomona General Plan, especially land use place type designations.
3. Adopt development standards that meaningfully address housing constraints related to lot coverage, parking, site standards, and unit type requirements so as to not unnecessarily limit the development of housing for reasons other than public health and safety.
4. Adopt subdivision standards to encourage various types of subdivisions and lot splits.
5. Adopt universal design standards and reasonable accommodation language to support individuals with physical and developmental disabilities.
    a. Revise the Municipal Code for Reasonable Accommodations to remove subjective language from the findings for approval or denial. Specifically revise Zoning Ordinance Section .5809-14, Subsections A-D to remove the language which states" "Potential impacts on surrounding uses" when considered for reasonableness of the request.
6. Update regulatory language to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).
7. To comply with SB 48, the City of Pomona will adopt policies, procedures, and regulations for processing Low Barrier Navigation Centers to establish a non-discretionary local permit approval process. In the interim, any submitted application for this use type will be processed in accordance with State law (Section 65662).
8. Adopt land use classifications and processes that are consistent with Federal and State fair housing definitions, including definitions for group care facilities, Farmworker Housing, and transitional and supportive housing.
9. Adopt by-right land use permissions for low-barrier navigation centers and supportive housing pursuant to and compliant with State law.
10. Review and revise section Appendix I. Part III. Section .5809-14 (Group Care Facilities) and Section .580 (Conditional Use Permits) to remove subjectivity and increase certainty in approval of request, and in turn, increase accessible housing opportunity.

Timing: Initiate Updates Within 12 Months of Adoption, Complete by July 2023
Responsibility Agency: Planning
Funding: Grant Sources

Policy 1.3: Regulate housing that is consistent with the Pomona General Plan through a by-right process with a streamlined, predictable, and transparent development process.

Program 1.3A: By-Right Housing Entitlement Analysis

The City will implement the following in the Pomona Zoning Ordinance Update:

1. Allow by right housing for housing developments with 20 percent or more affordable to lower income households on nonvacant sites identified in the Fifth Cycle (per Government Code Section 65583.2(I)) and identified in **Appendix C**.
2. Consider removing Conditional Use Permit requirements for all housing land uses citywide. Update any specific plans as necessary as a clean-up action as part of this action.
3. Implement objective design standards for housing development projects in the Pomona Zoning Ordinance.
4. Establish a Development Plan Review, or DPR, with a public hearing process, similar to mechanisms used in the Pomona Corridors Specific Plan and Downtown Pomona Specific Plan.
5. Establish thresholds for housing projects to enable ministerial review without public hearing, even for design review (Development Plan Review), for qualifying affordable housing projects, while maintaining discretionary authority and environmental review for housing development exceeding such thresholds.

Timing: Initiate Within 12 Months of Adoption and Finalize Within 24 Months of Adoption
Responsibility Agency: Planning
Funding: Grant Sources

Program 1.3B: Housing Permit Streamlining and SB 35 Provisions

The City will undertake the following actions to streamline the housing development review process to help provide predictable and transparent outcomes for housing projects:

1. The City will develop streamlining procedures and objective standards for qualified projects, under SB 35, to be approved ministerially. The City will make the procedures available to the public on the City's webpage and at the public counter.
1.2. Establish a one-stop permit center that allows easier access to all Departments within the development review process at City Hall.
2.3. Upgrade technology to expand City's existing permit system (Energy) to allow for online permit application submittal and the ability to for applicants to track project status online.
3.4. Upgrade technology to allow for a 100% electronic permit review and routing system.
4.5. Fast track permit process for Accessory Dwelling Units (ADUs) and other housing permits.
5.6. Explore and implement, if funding permits, an online cloud-based application to provide location based permit guides with all development standards and permit process aggregated into one guide sheet.

Timing: Begin Implementation within 6 Months of Adoption. Complete SB 35 procedures with 18 months., Complete Upgrades with 24 months.
Responsibility Agency: Development Services
Funding: Grant Sources

Policy 1.4: Encourage affordable housing through both regulatory mandates and incentive programs.

Program 1.4A: Inclusionary Housing

On February 1, 2021, the City adopted an Inclusionary Housing program under Ordinance No. 4295, which became 100 percent effective on May 3, 2021. Under this regulation, any new residential development that includes three or more dwelling units must meet specified inclusionary housing requirements The Inclusionary Ordinance also includes an In-lieu fee which developers may pay as an alternative to providing on-site units; the in-lieu fee is directed to an Affordable Housing Fund to support a variety affordable housing programs and projects. The City will enforce and manage the recently adopted Inclusionary Housing Ordinance through an Inclusionary Housing Program. Actions include the following:

1. Track number of developments providing on-site units against ones utilizing the in-lieu fee.
2. Coordinate acceptance and use of in-lieu funds into Affordable Housing Trust Fund with Neighborhood Services and Economic Development Departments.
3. Policy review for effectiveness, which may include interviews of developers to better understand how inclusionary requirements affect financial feasibility of projects, including proforma analysis.
4. Provide a report to City Council on status of Inclusionary Housing Ordinance program.
5. Align regulations with local density bonus ordinance adoption (See Program 1.4B).

Timing: Initiate Within 12 Months of Adoption, implement all monitoring annually and complete evaluation by 2024
Responsibility Agency: Planning / Neighborhood Services / Economic Development
Funding: General Fund

Program 1.4B: Affordable Housing Incentives

The City currently defers to State Density Bonus Law for projects seeking to take advantage of the development of additional housing density or seeking waivers and concessions from development standards. The City will pursue local alignment of density bonus laws and evaluate additional "bonus" and incentive programs to encourage affordable housing production. Actions include the following:

1. Implement a local density bonus incentive program and additional bonus/incentive programs based upon economic analysis.
2. Ensure incentives also target moderate income rental projects that do not currently have incentives in the State Density Bonus Law, assuming market feasibility.
3. Educate prospective applications about density bonus and other incentives through informational campaigns, web content, and meetings.

Timing: ~~Within~~Complete ordinance within 24 Months of Adoption of Pomona Zoning Ordinance (July 2025), provide information annually.
Responsibility Agency: Planning
Funding: General Fund

Program 1.4C: Development of Housing for Extremely Low and Lower-Income Housing

The City recognizes the importance of supporting the development of housing for low and extremely low-income households. While the City does not build housing, it is a primary goal of the Housing Element to support developers and increase the feasibility of development of housing for extremely low- and low-income households. Actions for this program include the following:

4. When funding is available, the City shall subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units affordable to 80% AMI or lower.
5. Providing support and assist with funding or funding applications for affordable housing developments.
6. Promote the benefits of this program to the development community by posting information on the City's webpage and creating a handout to be distributed with land development applications.
7. Proactive and annual outreach with developers, both market rate and affordable.
8. Provide information about fee subsidies for projects that include units affordable to low and extremely low-income households at City Hall and the planning counter.
9. Investigate new funding opportunities and administer funds as they become available.

Timing: Explore funding sources upon adoption of Housing Element, Implement annually on a case by case basis throughout the 6th Cycle.
Responsibility Agency: Planning
Funding: General Fund

GOAL 2

PARTNERSHIPS, GOVERNMENT FUNDING & EDUCATION

The City and Pomona Housing Authority actively support Pomona residents with financial resources and housing education to secure safe, decent, and sanitary housing.

This goal directly addresses the Housing Needs Assessment Findings pertaining to financial assistance to secure housing, first time homebuyer support, rental assistance, and other government support. It also builds upon the Existing Housing Resources of the City and its Pomona Housing Authority (PHA) to support Pomona's households. The outbreak of novel coronavirus disease has led to unprecedented challenges that directly impact Pomona's households. Now, more than ever, the City and PHA are needed to support residents seeking to navigate the housing uncertainty of a post-COVID reality. Additionally, the City has partners with local and regional organizations to support housing, and as part of this goal the intends to continue and deepen collaboration with community-based organizations to increase the City's capacity and resources to address resident housing needs.

Policy 2.1: Continue implementing strategic plan on homelessness and deepen resource allocation to at-risk homelessness services, including interim, transitional, and permanent supportive housing.

Program 2.1A: Strategic Plan to Combat Homelessness

The City will 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 include the following:

1. Street outreach, collection of quality data, and homeless prevention.
2. Coordinated assessment, critical intervention through case management, and increase in access to mainstream benefits.
3. Support for individuals with high barriers to housing or that don't readily meet definitions for care.
4. Evaluate effectiveness of Plan.

Timing: Begin implementation upon adoption, implement outreach and coordination annually. Support residents ~~Ongoing~~on a ~~case-by-case~~case-by-case basis and complete program evaluation by 2025.
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.1B: Interim and Transitional Rental Assistance

The Pomona Housing Authority currently allocates 215 rental assistance vouchers for homeless veterans, non-elderly disabled and homeless families, transitional aged youth, and the homeless, at-risk of homelessness, victims of domestic violence, and households at-risk of housing instability. Actions include the following:

1. Continue allocating HUD vouchers to special needs and vulnerable populations to support transitional and permanent supportive housing needs.
2. Continue funding homeless households with permanent disabilities, non-elder disabled, and homeless families ages 18-62 through the Continuum of Care Permanent Supportive Housing Program and Mainstream vouchers.
3. Support Pomona families with PUSD students with interim housing resources.
4. Support Project RoomKey and other efforts at interim housing.

Timing: Begin implementation upon adoption, implement annually on an ~~O~~ongoing ~~case-by-case~~case-by-case basis
Responsibility Agency: Housing Services
Funding: Pomona Housing Authority

Program 2.1C: Housing for Persons with Physical and Developmental Disabilities

The City will implement and enforce reasonable accommodation requests as appropriate and will support development of a variety of housing types specifically to meet the needs of persons with physical and 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 include the following:

1. To accommodate the needs of these residents 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.

Timing: Begin implementation upon adoption, ~~Throughout 6th Cycle~~implement annually on a case-by-case basis per requests. Seek funding annually.
Responsibility Agency: Planning
Funding Source: Grant Sources

Policy 2.2: Provide financial resources to low-income and moderate-income Pomona households seeking rental or ownership.

Program 2.2A: Housing Choice Vouchers

The City currently allocates 905 Housing Choice Vouchers for low-income families. The City of Pomona was recently designated as a "Moving to Work" demonstration program city by HUD. As part of this designation, Pomona's Housing Authority can pursue flexible approaches to its housing choice voucher program that achieves the following three goals: streamlining the implementation of the Federal program; initiatives that promote self-sufficiency among program participants; and initiatives that increase affordable housing development. Actions include the following:

Housing Choice Vouchers:

1. Continue implementing the Housing Choice Voucher program.
2. Maintain information on the City's website and prepare written communication for tenants and other interested parties about HCV Section 8 housing opportunities.
3. Assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.
4. Monitor Section 8 waiting list and housing opportunities managed through the Housing Division to ensure information provided on the City website is up to date. As the Section 8 waiting list is opened, promote the availability of the program through marketing materials made available to the public.
5. Continue allowing the direct dispersal of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher Program rental certificates and vouchers.

Moving to Work:

1. Implement Moving to Work designation to ensure program streamlining, initiatives that increase self-sufficiency and economic independence of program participants, and initiative that increase affordable housing opportunities.
2. Increase the percentage of project-based vouchers.

Timing: Begin implementation upon adoption, Ongoing throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Pomona Housing Authority

Program 2.2B: Family Self-Sufficiency Program

The City will continue the Family Self-Sufficiency Program which fosters homeownership among Section 8 recipients. The program assists Family Self-Sufficiency participants with achieving economic independence and self-sufficiency. Actions include the following:

1. Advertise the program at community outreach events, on the city's webpage, and other public avenues.

Timing: Begin implementation upon adoption, Ongoing ~~case-by-case~~case-by-case basis
Responsibility Agency: Neighborhood Services
Funding: Grant Sources

Program 2.2C: First-Time Homebuyers

The City will continue promoting the City's First Time Homebuyer Program which assists with down payments and closing costs. Actions include the following:

1. Provide down payment and closing cost assistance to approximately six low and or moderate-income buyers per year.
2. Advertise the program on City website, at Planning and Housing counters at City Hall, and at public outreach and community events.

Timing: Begin implementation upon adoption, Throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Grant Sources

Policy 2.3: Support the rehabilitation and maintenance of healthy homes that are safe, decent, and sanitary through financial assistance.

Program 2.3A: Lead Education Awareness & Healthy Homes

The City will continue managing the Lead Education Awareness and Control (LEAC) Program, which provides free lead testing and lead reduction to help prevent lead poisoning in homes that may contain lead-based paint hazard. Actions include the following:

1. Provide free lead testing and lead reduction services to help prevent lead poisoning in homes that may contain lead-based paint hazard.
2. Provide additional funding of $5,000 per unit to address other housing hazards for qualifying households under the Healthy Home program component.

Timing: Begin implementation upon adoption, implement annually ~~T hroughout 6th Cycle~~
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.3B: Housing Improvement Program

The City will continue managing the Housing Improvement Program, which provides financial assistance to residents seeking accessibility and disability access improvements to their home, to conduct roof repair work, and to address code enforcement corrections. Actions include the following and are implemented annually:

1. Provide financial assistance to residents seeking accessibility and disability access improvements to their home.
2. Provide financial assistance to residents seeking to conduct roof repair work on their home.
3. Provide financial assistance to residents seeking to resolve code enforcement corrections on their home.

Timing: Begin implementation upon adoption, ~~Throughout 6th Cycle~~implement annually to residents on a case-by-case request basis.
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.3C: Homeowner Rehabilitation Loan Program

Through the various HUD funded programs (CDBG and NSP) and other capital improvement programs, the City identifies areas of greatest needs on an annual basis and provides funds for appropriate programs to upgrade the substandard conditions of neighborhoods according to funding availability. For eligible properties, owners are referred to the City's rehab loan and grant assistance programs, and once properties are cited, they are given sufficient time for compliance. Actions include the following:

1. The City will fund capital improvements, establish partnerships with community groups and businesses when funding is available.
2. The City will review existing policy and revise to improve substandard neighborhoods.
3. Subject to need and funding availability, the City will continue to provide CDBG funds for the construction of capital improvement projects within CDBG eligible areas.

Timing: Begin implementation upon adoption. ~~–~~Funding will be provided on a c~~C~~ase-by c~~C~~ase, the program will be implemented annually. Review of existing policy and subsequent updates to be completed by 2024.
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.3D: Maintenance and Rehabilitation of Individual Mobile Home Units

The City will continue implementing the CalHome Mobile Home Program and work with selected individual mobile homes units to correct health and safety problems related to infrastructure, upkeep, illegal/inferior construction, and aesthetics. Actions include the following:

1. Provide 10 deferred, low-interest rehabilitation loans annually to individual extremely low and low-income mobile home units to correct health and safety problems related to infrastructure, upkeep, illegal or inferior construction, and aesthetics.

Timing: Begin implementation upon adoption, Throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.3E: Conserve and Improve Existing Housing Stock

Properly maintained, safe and sustainable housing supports a household's ability to age in place and promotes high quality housing options for future homebuyers. The City of Pomona is committed to monitoring the safety and quality of existing housing through its Code Enforcement department. Currently, the City has identified 134 units which may be in need of rehabilitation through the City's Rehabilitation, emergency grant and façade rehabilitation program. If a property requires significant repairs or maintenance, the City will inform property owners of available assistance, such as rehabilitation

loans or grants available to address such issues. The City will actively maintain the quality of the existing housing stock and annually monitor the progress of the Rehabilitation, emergency grant and façade rehabilitation program.

Timing: Begin implementation upon adoption, annual monitoring throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Grant Sources

Policy 2.4: Encourage cooperative and alternative housing models rooted in community equity sharing, partner with local community-based organizations, and explore innovative re-use of public assembly land and City-owned land for affordable housing.

Program 2.4A: Community Land Trust

The City embarked on extensive community outreach efforts as a part of the 2021-2029 Housing Element update process. Through outreach and market analysis, the City identified a community land trust as a potential tool in increasing opportunity and development of affordable housing. Actions include the following:

1. Conduct feasibility study of creating and implementing a community land trust to serve as an avenue to increase affordable housing units. This includes identifying potential sites and studying challenges of property acquisition.
2. Partner with non-profit organizations and community stakeholders to refine the goals and implementation of a community land trust in Pomona.
3. Identify and apply for grants or other funding sources to support the creation of a community land trust.

Timing: Initiate Within 24 Months of Adoption, complete feasibility study by 2025. Annually partner with local organizations and seek funding.
Responsibility Agency: Planning / Housing Services / Economic Development
Funding: Pomona Housing Authority

Program 2.4B: Reuse, Repurpose and Redevelopment of Public Assembly Sites

As part of the sites analysis for the 2021-2029 Housing Element, the City of Pomona identified public assembly properties, particularly houses of worship, within the Housing Element but believes these partnerships with the organizations that serve Pomona could be an important component of the overall process of creating more affordable housing in the community. Actions include the following:

1. Create an inventory and map of faith-based organizations in the City of Pomona.
2. Create an informational packet outlining land use and zoning opportunities to convert congregational and public assembly land uses into residential development.
3. Establish contacts with faith-based organizations and connect them to affordable housing development resources.

Timing: Initiate and establish contacts within 6 months of adoption, ~~Ongoing throughout 6th Cycle~~complete inventory by within 24 months of initiation. Complete informational materials by December 2023.

Responsibility Agency: Planning / Housing Services / Economic Development
Funding: Grant Sources

Program 2.4C: Housing Development on City-Owned Parcels

The City will pursue the development of housing on City-owned parcels Downtown and along commercial corridors. The City will also work to create transitional housing for people moving out of homeless shelters and work with local organizations that serve the homeless to determine the level of need for this program, possible components, and cost. Actions include the following:

1. Perform a housing land suitability and infrastructure study of City-owned parcels in order to identify:
2. Sites with potential for housing (to include housing types that could potentially be constructed on site and maximum density).
3. Review housing potential against Surplus Land Act requirements, including options to sell off land or retain land and sell only air rights.
4. Determine barriers to development and estimate when sites could reasonably be developed given current constraints, such as land use policies, lack of available infrastructure.
5. Study all potential housing development scenarios, including 100 percent affordable housing, transitional and permanent supportive housing, and mixed-use developments.
6. Rank the top three locations to focus upon and provide information that would allow City to Issue a Request for Proposals to prospective developers for one or more these City-owned sites for affordable housing re-development. The goal is to identify readily developable sites that can provide diverse, affordable housing within the next 0-5 years.
7. Describe any opportunities to modify public policies to support increased expansion/supply of affordable housing, including mixed-income rental housing and residential investment.
8. Describe possible recommendations for future housing programs and incentives to provide for private developers, to include best practices evidenced in other areas.
9. An infrastructure capacity analysis that should include: site conditions, site development, constraints, sewer and water utilities, stormwater, natural resources, among other factors to inform housing readiness.
10. Identify opportunities for a large-scale catalytic project.
11. Identify possible recommendations for future housing programs and incentives to provide for private developers, to include best practices evidenced in other areas.
12. When applicable, reconcile Vehicle Parking District requirements against redevelopment potential and provide plan on which lot should be retained or consolidated.
13. Provide recommendations to consolidate parking lots to reduce heat island effects and reduce water runoff.
14. Upon findings, revise and amend relevant zoning ordinance to allow for by-right, ministerial processing of affordable housing projects on city-owned parcels.

Timing: Initiate within 18 months of adoption, complete program by 2025. Implement actions annually. ~~Ongoing throughout 6th Cycle~~
Responsibility Agency: Planning / Housing Services / Economic Development
Funding: Grant Sources

Policy 2.5: Invest in affordable housing developments and initiatives to deepen affordability across all neighborhoods.

Program 2.5A: Community Housing Development Organization Assistance

The City will continue to assist in finance and technical assistance to nonprofit housing development organizations through the Community Housing Development Organization (CHDO) program. Actions include the following:

1. Work with Certified CHDOs to review proposed projects and provide gap funding for the development of approximately eight affordable housing units.
2. Provide technical assistance to approximately five interested non-profit organizations, including information on HOME program requirements, eligible use of funds, monitoring, and CHDO capacity building.
3. Author Requests for Proposals for rental housing development that includes criteria to prioritize projects that incorporate housing for extremely low-income households.

Timing: Begin implementation upon adoption. Review projects on a case-by-case basis and provide technical assistance on a case-by-case basis. Complete proposal requests by 2023. ~~, Throughout 6th Cycle~~
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.5B: Affordable Housing Trust Funds & Targeted Investments

The Pomona Housing Authority is a member and partner of the San Gabriel Valley Regional Housing Trust, and recently established its own Pomona Affordable Housing Trust Fund as part of adopting an Inclusionary Housing in-lieu fee program. Taken together, the two trust funds provide a key financial opportunity to deepen investments in both small and large-scale affordable housing developments.

Actions include the following:

Pomona Affordable Housing Trust Fund

1. Establish an eight-year financial projection and strategic plan for potential Inclusionary Housing in-lieu fees to be deposited into Pomona Affordable Housing Trust Fund.
2. Pursue small-scale investments in affordable housing opportunities to complement larger-scale investments from regional housing trust and CHDO sources. Examples include affordable ADU development, support for pensioned senior population for home ownership assistance, and interim, transitional, and permanent supportive housing.

San Gabriel Valley Regional Housing Trust

1. Continue membership in SGVRHT and regularly partner with other member cities on identifying best practices, resource sharing, and opportunities for affordable housing development regionally.
2. Identify large-scale affordable housing development projects in need of gap funding and seek Trust support for matched funding on grant applications and CHDO initiatives.

Other Targeted Affordable Housing Investments

2. Through sources like the Permanent Local Housing Allocation, supplement Trust Fund investments with additional targeted investments in affordable housing production.

Timing: Initiate ~~within 24 months of~~ upon adoption~~,~~. Complete actions for Pomona Affordable Housing Trust Fund by 2024. Implement actions for ~~-~~San Gabriel Valley Regional Housing Trust annually. Supplement investments in affordable housing production annually, on a case-by-case basis. ~~Ongoing throughout 6th Cycle~~

Responsibility Agency: Housing Services
Funding: Grant Sources

Policy 2.6: Monitor affordable units at risk of conversion, pursue strategies to protect affordable units, and provide education to tenants and homeowners to increase their knowledge of local housing actions and protect their housing status and investments.

Program 2.6A: Preserve and Monitor At-Risk Housing & All Affordable Units

The City of Pomona currently has 15 affordable housing complexes consisting of both rental and ownership units. These 15 projects contain 1,079 deed-restricted units, 466 of which are at risk of conversion to market rate during the 10-year period commencing on October 15, 2021. The City will monitor these affordable units to ensure that housing costs are consistent with levels appropriate for the identified income category. The City will post an AB 987 Affordable Housing Database on its website and will continue to track affordable housing units citywide through the annual certification process. In addition, as new affordable units are developed, these properties will be added to the table and will be monitored annually to ensure they meet affordability requirements. Actions include the following:

1. Monitor publicly assisted and deed-restricted units to ensure housing costs are consistent with levels appropriate for identified income category.
2. Work with developers to maintain existing affordable housing stock in City.
3. Create an AB 987 Affordable Housing Database on publicly accessible website and continue tracking affordable housing units through annual certification process.
4. Explore methods to continue affordability of units beyond deed restriction expiration, such as project-based vouchers, re-financing, and 99-year affordability covenants.
5. Require property owners to notify tenants and local governments of the impending loss of affordability 12 and 6 months prior.
6. Proactively outreach to property owners at least three (3) years prior to expiration of covenant.
7. Identify organizations qualified to preserve at-risk units and coordinate with them annually.
8. Assists with funding applications and provided support to tenants when funding is available on a case-by-case basis.
9. Create, and keep up to date, a fact sheet with education and information on available affordable housing opportunities.

Timing: Within Six Months of Adoption, implement annually.
Responsibility Agency: Planning / Housing Services
Funding: Grant Sources

Program 2.6B: Public-Facing Online Housing Resources Dashboard

In an effort to transparently share information on housing resources and opportunities with all Pomona households, and to increase the community's knowledge on housing actions and policies and investments, the City will establish a public-facing website that will function as a "dashboard" of housing resources. Actions include:

1. The dashboard will list the addresses and building management contact information of affordable housing units on the City website and distribute the list to community and housing organizations annually.

2. The dashboard will display AB 987 affordability tracking (per Program 2.6A) and status of existing housing covenants and deed restricted units.
3. The dashboard will list existing, new, and substantially rehabilitated income-restricted units.
4. The dashboard will make a list of units acquired and substantially rehabilitated under the Neighborhood Stabilization Program.
5. The dashboard will share the investments being made from the Pomona Affordable Housing Trust Fund and any leveraged funds invested in Pomona from the San Gabriel Valley Regional Housing Trust.
6. The dashboard will also be translated in Spanish and a paper-based version will be available at the Housing Services counter along with reliable contact information and phone numbers to aid any households with limited or no internet access.

Timing: Initiated upon adoption of Housing Element, Ongoing throughout 6th Cycle
Responsibility Agency: Housing Services, Planning
Funding: Grant Sources

Program 2.6C: Fair Housing Assistance Program

The City will continue provided fair housing assistance resources to the general public, as required by fair housing law. Actions include the following:

1. Partner with local non-profit organizations.
2. Provide legal and information resources on fair housing to Pomona residents.
3. Provide fair housing educational information and outreach.

Timing: Implement upon adoption, Ongoing support and coordination throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Grant Sources

Program 2.6D: Housing Leadership Academy

The City established a Housing Leadership Academy in February 2021 consisting of 30 housing stakeholders in Pomona. The academy participated in a six-week intensive housing policy workshop. The purpose of the academy is to empower and encourage local residents to actively participate in housing outcomes in their City. Actions include the following**:**

1. Continue involvement of Academy participants in Sixth Cycle Housing Element and development of goals, policies, and programs.
2. Increase City's capacity to engage Pomona residents by empowering Academy participants to share information and resources on various housing programs offered by the City.

Timing: Continue effort. Implementation upon adoption, Throughout 6th Cycle
Responsibility Agency: Housing Services
Funding: Grant Sources

GOAL 3
HOUSEHOLD RESOURCES

Pomona's households have the resources to improve their property, to continue living in Pomona across multiple generations, to build income and equity, and to be shielded from displacement and rapid changes in affordability.

This goal directly addresses issues of displacement. It also addresses the ability of current residents to remain in the City of Pomona, to build generational equity and to be afforded the ability to age comfortably in place. Lastly, it builds upon the community feedback and concerns received during community engagement and aims to address the potential displacement issues that may existing residents and future residents of the City.

Policy 3.1: Enable Pomona households to accommodate multiple generations living together.

Program 3.1A: Express Permitting for Additional Units

Since the adoption of State and local laws pertaining to accessory dwelling units, or ADUs, the City has seen a significant increase in the number of ADU permit applications. The majority of these applications represent conversions of existing interior garage spaces. More recently, the City adopted an SB 330 Overlay, which enables the creation of additional primary units on single-family zoned parcels. Collectively, ADU laws and the SB 330 Overlay provide a local opportunity to enable Pomona households to accommodate multi-generational living. Actions include the following:

1. Implementation of a permit ready ADU and Duplex program to reduce time and costs associated with designing an ADU or second primary unit.
2. Creating permit ready plans for special needs populations, such as large households, seniors, and residents with physical or developmental disabilities.
3. Creating an expedited plan check review process to shorten the time to issue a permit.
4. Explore potential State and Regional funding sources for affordable ADUs and provide financing support for affordable ADUs with available funding.
5. ~~4.~~ Train and designated specific counter staff to answer questions about the ADU process and provide information to interested property owners.
6. ~~5.~~ Create a monitoring program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels. The monitoring program will track progress annually and will implement additional incentives within 2 years of the above incentives, and every 2 years subsequent, if ADUs are not approved and permitted at the rate anticipated in **Appendix C** and the above incentives do not increase ADU development. Additional incentives may include:
    - Reduced or waived fees for affordable ADUS
    - Additional streaming of permit ready plans
    - Provide financial support to develop lower income ADUS if funding is available

Timing: Develop program Implementation Strategy within 6 months of adoption, Complete implementation and updates within 24 months. Monitor annually throughout 6th Cycle.
Responsibility Agency: Planning / Housing Services
Funding: Grant Sources

Policy 3.2: Encourage Pomona households to improve upon their land in a manner that is aligned with their cultural norms and practices.

Program 3.2A: Land Use in Practice

The majority of single-family zoned parcels in the City require deep front and rear yards, and additional property development standards that may prohibit certain uses of property. The City will evaluate potential constraints and limitations these development standards may have on residential development. Actions include the following:

1. As part of Pomona Zoning Ordinance Update, assess the use of front yards, rear yards, and entire sites to determine appropriate property development standards.

2. Study historical patterns of applications for relief, such as requests to increase lot coverage, increases in height of fencing, hedges, and walls, and other relief requests, to identify any common needs not being met by existing zoning.

Timing: Initiate Within 12 Months of Adoption, Determine Strategy Within 24 Months
Responsibility Agency: Planning
Funding: Grant Sources

Policy 3.3: Provide households with tools to pursue pathways to equity building through subdivision of land.

Program 3.3A: Lot Splits

Over the last five years, the City has approved multiple small-lot subdivisions of land citywide. This includes a code amendment permitting small lots in the Pomona Zoning Ordinance, and the creation of small lots within the Pomona Corridors Specific Plan. Lot splits in single-unit neighborhoods have the potential to provide a new and low-cost pathway to build equity among Pomona's households, and to provide an alternative, affordable for-sale housing solution. Actions include the following:

1. Adopt standards in the Pomona Zoning Ordinance for lot splits in all residential zones that consider public health and safety impacts and Los Angeles County Fire code requirements.
2. Identify parcels with access to public rights-of-way, inclusive of public alleys, and study potential for sub-lots, access easements, and flag lots.
3. Reconcile the creation of fee simple small lots with ADU law. Explore potential for airspace subdivision / condominium as an alternative for-sale model.
4. Assess feasibility of incentivizing lot splits with provisions of ensuring family connection or use as multi-generational equity building tool.

Timing: Within 18 Months of Adoption
Responsibility Agency: Planning
Funding: Grant Sources

Policy 3.4: Shield Pomona households from displacement and rapid changes in affordability brought on by the acceleration of private equity in the housing market.

Program 3.4A: Rent Stabilization Feasibility Study

The City embarked on extensive community outreach efforts as a part of the 2021-2029 Housing Element update process. Through outreach and available data analysis, the City identified rent stabilization as a potential tool to preserve and increase affordable housing opportunities. The City will initiate a market study to assess the feasibility of rent stabilization policies in the City of Pomona.

Timing: Immediately Explore Feasibility and Implement a Designated Approach Within 18 Months of Adoption ~~, Designate Approach Within 36 Months of Adoption~~
Responsibility Agency: Planning
Funding: General Fund

Program 3.4B: Local Tenant Protection Regulation Study

AB 1482, also known as the Tenant Protection Act of 2019, requires a landlord to have a "just cause" in order terminate a tenancy, limits annual rent increases, and provides other tenant protections. This law expires on January 1, 2030. The City does not have a local regulatory tool that aligns with AB 1482 or other tenant protection laws. In an effort to understand potential benefits of a local tenant protection ordinance, the City will initiate a feasibility study.

Timing: Explore Feasibility Within 18 Months of Adoption, Designate Approach Within 36 Months of Adoption
Responsibility Agency: Planning
Funding: General Fund

Policy 3.5: Encourage Pomona households to pursue entrepreneurial activities like home-based businesses.

Program 3.5A: Home-Based Businesses

The City allows home-based businesses to conduct activity on private residential property through a Home Occupation Permit. After launching Activate Pomona during COVID-19 measures, the City saw an increase in creative and innovative home-based business requests that are limited by existing Home Occupation language. Actions include the following:

1. Update Home Occupation language in Pomona Zoning Ordinance update to reflect a wider breadth of home-based businesses.
2. Study the potential for introducing commercial uses in residential neighborhoods, such as through an Accessory Commercial Unit, or limited Mixed-Use properties.

Timing: Within 18 Months of Adoption
Responsibility Agency: Planning
Funding: General Fund

GOAL 4

NEIGHBORHOOD RESOURCES

Pomona's households are supported by a strong network of resources and amenities that encourage quality public health outcomes.

This goal directly addresses issues of smart growth and healthy, safe, and equitable neighborhoods. It focuses on the amenities and resources which are essential to creating housing opportunities which are both available to a variety of income levels and households, as well as are connected to necessary resources. Lastly, it builds upon the community feedback and concerns received during community engagement about quality of life, the impact of future population growth, and access to transportation, retail, commercial and economic opportunities.

Policy 4.1: Define and design Pomona's rights-of-way to accommodate multi-modal transportation, pedestrian and disability access, climate change resilience, and recreation and amenity space to the benefit of all residents

Program 4.1A: Citywide Complete Streets Initiative

The City of Pomona recognizes the importance of safe roads and sidewalks for all modes of transportation. Complete streets provide important and adequate transit for pedestrians, cyclists and motor vehicles alike. As a part of the Citywide Complete Streets Initiative, the City aims to focus on improved walkability, access to public transit for special needs groups and lower income neighborhoods, safe and shared roads for cyclists and motor vehicles, and overall improvement in transit connectivity. The City was recently awarded a grant from the Southern California Association of Governments to establish a citywide "complete streets" ordinance that enables the City to regulate and zone the streets.

Actions include the following:

1. Preparation of a Completer Streets Ordinance
2. Data collection and existing conditions report for First-Last Mile connectivity at Future Metro L (Gold) Line station and existing Downtown Metrolink station, including:
    - station area pedestrian, bicycle, and micro-mobility improvements.
    - 15-minute pedestrian radius around key academic, cultural, and public health institutions and K-12 schools.
    - enhancing Foothill Transit and Omnitrans routes and stops with high-frequency service.
    - at-risk neighborhoods with higher percentage of vulnerable populations.
3. Model complete street network segment needs based on both quantitative and qualitative metrics, balancing active transportation goals against socioeconomic indicators of social and environmental justice.
4. Host 12 monthly pop-up workshops throughout community and community walks and bike rides to collect specific community input; establish a technical advisory committee.
5. Establish legal proportionality nexus between proposed development impacts to active transportation.
6. Adopt Ordinance that codifies Complete Streets into the Pomona Zoning Ordinance as a "Streets" module.
7. Implement "quick build" demonstration projects to test Complete Streets regulations in coordination with SCAG and Go Human Campaign.

Timing: Implement Within 24 Months of Adoption
Responsibility Agency: Planning, Public Works
Funding: Grant Sources

Program 4.1B: Transit Education

The City conducted an assessment of fair housing issues within the Housing Element and identified the following key themes:

- 96.2 percent of all jobs in Pomona are located within ½ mile of transit
- There are 48,717 customer households within a 30-minute transit commute of local businesses

- 2.21 percent of workers in Pomona walk to work
- 0.86 percent of workers in Pomona bike to work

On average, households in Pomona have the following:

- 1,316 transit trips per week within ½ mile
- 5 transit routes within ½ mile
- 77,858 jobs accessible in a 30-minute transit trip
- 2.67 percent of all commuters use transit

The City has developed a robust and resourceful transit system, however the community, specifically those in the workforce either choose not to use transit for various convenience reasons or have limited education about the City's transit system and therefore have limited access. To increase ridership the city will explore the feasibility if of developing an educational outreach program to empower the community to take advantage of existing and affordable transportation options. Actions include the following:

1. Identify areas of the City where public transit is not uses.
2. Explore feasibility of targeted outreach to increase ridership.
3. If necessary, create a strategy for an outreach program to promote public transit ridership and increase access to and knowledge of the City's transportation system.

Timing: Explore Feasibility Within 18 Months of Adoption, Designate Approach Within 36 Months of Adoption
Responsible Agency: City of Pomona Planning Division and Transit Authority
Funding Source: General Fund

Policy 4.2: Strengthen Pomona's network of parks, trails, and recreational facilities.

Program 4.2A: Citywide Parks Improvement

The City of Pomona recognizes the social, health and welfare benefits of a strong parks network and park access for Residents. The Park improvement program will focus on analyzing existing conditions and needs at each of its 28 parks, including the condition of the facilities, community centers, and programming at each of the parks. This program will also assist the City in prioritizing and addressing the needs at each park, identifying appropriate and necessary improvements and focus on increasing the quality of and access of the parks system for residents.

Actions include the following:

1. Preparation of a Parks Master Plan.
2. Several community meetings to provide residents with an opportunity to share valuable input into the needs of the community.
3. The Master Plan may include an analysis of needs, a financial strategy analysis, and an analysis of the feasibility of new park development, a level of service cost analysis, and the identification of alternative funding sources for park development, maintenance, and administration.

Timing: Within 24 Months of Adoption
Responsibility Agency: Public Works
Funding: General Fund

Policy 4.3: Strengthen Pomona's preservation and protection of historic structures and sites for the benefit of all residents.

Program 4.3A: Preservation and Rehabilitation of Historic Building Stock

The City will continue to support resident efforts at preserving historical districts and landmarks throughout the City of Pomona. Actions include:

1. The City will assist residents living in historic districts on the requirements of the Historic Preservation ordinance.
2. The City will establish updated Design Guidelines that provide predictable, clear guidance on historical architectural styles to ensure that new additions and improvements on historic properties preserve historic significance.
3. The City will develop a context statement and study potentially historically significant structures and neighborhoods citywide.
4. The City will refine its historic regulations to ensure the protection of potentially historic resources that are 50 years or older.
5. The City will provide one-on-one assistance at the public counter for the Mills Act Program, which enables tax-based savings to homeowners seeking to improve historic properties.
6. The City will continue maintaining a website dedicated to Historic Preservation information.

Timing: Continued effort, Implementation upon adoption
Responsibility Agency: Planning
Funding: General Fund

Policy 4.4: Integrate the cultural arts into housing design and development across all neighborhoods.

Program 4.4A: Art in Public Places Program

The Art in Public Places Program was established in 2012 to promote the creation of public art citywide. Included in this program is the Public Art Fund, which established an in-lieu fee for new qualifying development towards public art. Public art improves quality of life in neighborhoods and can provide a vehicle for residents to express themselves creatively. Actions include:

1. Encourage applicants of new housing projects to integrate public art into projects and rely upon local artists to execute public art.
2. Work with the Cultural Arts Commission and Citizen's Advisory Committee to engage the public on ideas for public art at a neighborhood scale, and release Calls for Artists to fund such ideas.

Timing: Continued effort, Implementation upon adoption
Responsibility Agency: Planning
Funding: Public Art Fund

Policy 4.5: Ensure that housing growth coincides with the protection of local-serving commercial amenities and employment centers and encourage pathways for mutual aid.

Program 4.5A: Local Serving Resources

The purpose of this program is to create legal pathways for households to pursue mutual aid and community-driven efforts at providing neighborhood resources. In addition, it's intended to study the potential to protect commercially zoned neighborhood retail from full redevelopment without replacement. Actions include the following:

1. Establish regulations in the Pomona Zoning Ordinance for local-serving retail, community gardens and urban agriculture, and other local serving resources.

Timing: Within 36 months of adoption
Responsibility Agency: Planning
Funding: General Fund

GOAL 5

FAIR HOUSING

Pomona's housing policy actively supports fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.

This goal directly addresses the fair housing issues and local contributing factors to fair housing concerns identified in **Appendix D** of this document. It focuses on increasing awareness about fair housing laws and rights, improving equity in the community and in housing opportunities. Lastly, it aims to mitigate past practices and policies which have exacerbation fair housing issues in Pomona and builds upon the community input received about key fair housing challenges related to housing access.

Policy 5.1: Foster Diversity, Equity and Inclusion in housing by addressing barriers to accessing housing based on protected characteristics such as race, color, sex and more through Affirmatively Furthering Fair Housing (AFFH) policies.

Program 5.1A: Fair Housing in Land Use Regulations

The AFFH analysis made several conclusions with respect to fair housing that have land use regulatory implications. In order to meaningfully address these concerns, the City will take the following actions:

Racially/Ethnically-Concentrated Areas of Poverty (R/ECAP Areas):

R/ECAP areas are census tracts where more than half the population is non-White and 40% or more of the population is in poverty or where the poverty rate is greater than three times the average poverty rate in the area. Pomona's analysis identified two census tracts that are considered racially or ethnically concentrated, which means that the non-white population is greater than 50 percent and the poverty rates exceed 40 percent. Moreover, no concentrated census tracts of "affluence," defined as a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000, exist in Pomona.

Actions include the following:

1. As part of the Pomona Zoning Ordinance update, analyze and identify regulations that may have historically contributed to the disparities in access to housing and propose innovative solutions such lot configuration, affordability covenants and land splits to encourage diversified development and support opportunities for wealth building through home ownership.
2. Explore and implement anti-gentrification policies and regulations to combat displacement, which especially effect low-income residents and communities of color.
3. Engage community health workers to conduct ground level site visits and meetings within R/ECAP census tracts to better understand resident and business barriers, resources, and needs.

Environmental Justice:

The analysis also identified environmental health and exposure to harmful pollutants using the CalEnviro Screen mapping tool (using a scale of 0-100 percent) and accompanying data (2018). The analysis demonstrated that a majority of Pomona is classified as high to very high (81-100 percent), signifying high exposure to harmful pollutants. These environmental justice concerns overlap with other realms, including public health, income, safety, climate resilience, and transformative justice. The City is need of a singular new Element of the Pomona General Plan that meaningfully studies and defines policies around these interdependent subjects.

Actions include the following:

1. Initiate and adopt a new Element of the Pomona General Plan that directly addresses environmental justice through clear policy language that supports outcomes that reduce pollution burden and exposure to harmful pollutants for all Pomona households.
2. Integrate the disciplines of transformative justice, climate resilience, emergency preparedness and safety, and public health into the new Element, to establish a more holistic and interdisciplinary approach to connecting fair housing challenges with public health outcomes.
3. Establish health Indicators to meaningfully measure progress towards equity.

Timing: Begin within 12 Months of Adoption and complete ~~by 2026~~ Zoning Code Review and update by July 2023. Complete program actions related to Racially/Ethnically Concentrated Areas of Poverty (R/ECAP Areas) by 2025. Complete program actions related to Environmental Justice by 2026.

Responsibility Agency: Planning

Funding: Grant Sources

Program 5.1B: Fair Housing in Government and Non-Government Financing

The AFFH analysis identified discrimination in lending within the non-government finance industry, and a reluctance among landlords to accept housing assistance vouchers. Barriers to housing resources continue to persist in the realm of both government and non-government financing. Actions include the following:

1. SB 329 redefines source of income to be inclusive of Federal, State or local public assistance, and SB 222 adds to the definition Veterans Affairs Supportive Housing (VASH) vouchers. The City will assess whether a local ordinance is necessary to further protect use of vouchers as a source of income and implement upon findings.
2. The Pomona Housing Authority and City will work with financial institutional partners, including banks, credit unions, and alternative banking models, to identify ways to discourage discrimination in underwriting and lending to Pomona households. This include studying cooperative models like community land trusts as a means to prevent fair housing discrimination.

Timing: Begin within 12 Months of Adoption and complete assessment by 2024. Work with financial institutional partners annually, implement programmatic results of analysis and coordination by 2026.

Responsibility Agency: Housing Services

Funding: Grant Sources

Program 5.1C: Fair Housing in Economic Opportunity

The AFFH analysis summarized findings from the UC Davis Regional Opportunity Index, which concludes that the majority of residents within Pomona have a moderate to low level of access to opportunity throughout the City. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Pomona are classified with the "Low to Moderate Resource" designation. This indicates that these census tracts may lack essential mobility, retail/food, economic, housing or civic resource that may promote upward mobility and result in healthier neighborhoods. Actions include the following:

1. The City will study trends in home-based businesses and home occupations and explore programs to encourage the establishment of businesses based on household demand that can facilitate entrepreneurship without the need for new brick-and-mortar leases or property purchase.
2. As part of the Pomona Zoning Ordinance update, the City will analyze ways to preserve neighborhood-serving retail and incentive the redevelopment of parcels for housing that can retain critical amenities and resources for neighborhoods.
3. As part of the Citywide Complete Streets Ordinance, the City will explore how to activate the public rights-of-way to be more inclusive of mutual aid and urban agriculture and other legal pathways to encourage the sharing of resources within neighborhoods to increase economic opportunity.

Timing: Begin within 6 Months of Adoption and complete by 2024

Responsibility Agency: Planning, Economic Development

Funding: Grant Sources

Quantified Goals and Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2029-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on June 30, 2021.

Table 3 presents the City's quantified objectives in four categories:

- Construction of units as projected by the Regional Housing Needs Assessment allocations
- Construction of accessory dwelling units
- Preservation of exiting deed restricted units at risk of conversion to market rate
- Rehabilitation of units with various issues impeding health, safety and livability

Table 3: Summary of Quantified Objectives

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	1,399 units*	1,400 units	1,339 units	1,510 units	4,910 units	**10,558 units**
Accessory Units	1,486 units			5 units	650 units	**2,181 units**
Preservation	466 units			0 units	0 units	**466 units**
Rehabilitation[1]	134 units			0 units	0 units	**134 units**

*Extremely Low Units are defined by HCD as half of the City's Very-Low Income need.

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

Appendix A.1

HOUSING NEEDS ASSESSMENT

A. Housing Needs Assessment

The Housing Needs Assessment for the City of Pomona provides an overview of publicly available data and public engagement and surveying about the City's housing and population conditions. The needs assessment develops context for the goals, programs, and policies, developed in the Housing Element. Specifically, the needs assessment describes the community's population, employment, economics and household characteristics; special Needs groups and housing stock characteristics are also described. The needs assessment also summarizes public engagement and surveying conducted in the Pomona community and describes the results.

B. POPULATION CHARACTERISTICS

Population characteristics affect current and future housing demands in a community. A city's population growth, age composition and race and ethnicity composition influence the type and extent of housing needed. Similar factors may also affect the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and local trends that affect housing needs in Pomona.

1. Population Growth

Table A.1-1 provides population projections through 2040 as calculated by the Southern California Association of Governments (SCAG) 2016-2040 Regional Growth Forecast. The City of Pomona is forecast to increase by 26.3 percent through 2040. Compared to the rest of the County, Pomona's population will grow by approximately 10 percent more than surrounding cities. The City's population growth forecast is also greater than the Cities of Diamond Bar and Claremont; however, the Cities of Ontario and Chino are projected to experience almost double the population growth of Pomona. Population projections are critical to the planning of housing in order to meet the needs of both current and future Pomona residents.

Table A.1-1: Population Growth Forecast by City (2010 – 2040)

Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010 - 2020	2020 - 2040
Ontario	163,924	166,300	197,600	248,800	258,600	20.5%	30.9%
Chino	77,983	79,400	86,200	114,200	120,400	10.5%	39.7%
Pomona	**149,058**	**150,500**	**160,800**	**181,700**	**190,400**	**7.9%**	**18.4%**
Diamond Bar	55,544	56,000	57,800	62,400	63,900	4.1%	10.6%
Claremont	34,926	35,500	36,300	38,200	39,400	3.9%	8.5%
Los Angeles County	9,818,605	9,923,000	10,326,000	11,145,000	11,514,000	5.2%	11.5%

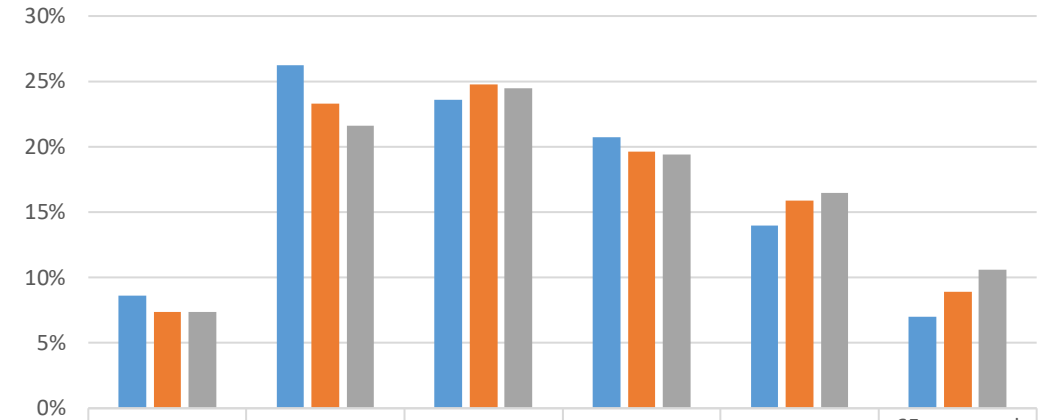
Sources: 2010 Census and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

2. Age Characteristics

Housing demand within the market may be determined by preferences of certain age groups. Interest in housing type may vary by the type of household (age, family/non-family, etc.). Households may look to upgrade in terms of quality and size; additionally, younger and middle-aged households seek homes that can accommodate growing households, while older households may look to downsize to lower maintenance homes.[1] For example, seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. Middle-aged persons between 35 and 65 years of age make up a major portion of the homebuyer market for moderate to ~~high~~ high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As population moves through different stages of life, housing must accommodate new or adjusted needs.

In 2010, those between 5 and 19 years of age made up the largest percentage of the population. More recently, in 2015 and 2019, persons between 20 and 34 years of age make up the largest percent of the population. **Figure A.1-1** shows that between 2010 and 2019 the general age of the population has been increasing; the percentage of children and young adults under 19 has decreased from a total of 35.2 percent to 29 percent. Meanwhile, those over the age of 50 have increased from 21 percent to 27.1 percent. Adults aged 20 to 34 years have maintained the most stable percentages over the 9 years, possibly due to the number of students attending local universities. The figure's aging trend points towards changing housing needs within the City of Pomona.

Figure A.1-1: Age Distribution in Pomona (2010-2019)



	Under 5 years	5 to 19 years	20 to 34 years	35 to 49 years	50 to 64 years	65 years and over
2010	8.6%	26.2%	23.6%	20.7%	14.0%	7.0%
2015	7.4%	23.3%	24.8%	19.6%	15.9%	8.9%
2019	7.4%	21.6%	24.5%	19.4%	16.5%	10.6%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Table A.1-2 shows that Pomona's most populous age group is between 25 and 44 years and represents 28.3 percent of the population in 2019. This trend is consistent with the County and the Cities of Ontario

[1] RCLCO Real Estate Advisors, Housing and Community Preference Survey, 2018.

and Chino. Diamond Bar and Claremont, however, have higher percentages of persons between 45 and 64 years of age. All jurisdictions listed in **Table A.1-2** have the lowest percentages of persons age 15 to 17.

Table A.1-2: Comparative Age Distribution by City

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Ontario	6.9%	14.8%	4.6%	10.9%	31.0%	22.6%	9.2%
Chino	5.8%	11.0%	3.4%	8.6%	32.6%	27.0%	11.6%
Pomona	**7.4%**	**13.2%**	**4.4%**	**13.6%**	**28.3%**	**22.5%**	**10.6%**
Diamond Bar	5.3%	11.2%	3.5%	7.4%	25.5%	30.4%	16.7%
Claremont	4.7%	9.7%	4.0%	16.2%	21.0%	25.1%	19.3%
Los Angeles County	6.1%	12.1%	3.8%	9.7%	29.8%	25.2%	13.3%

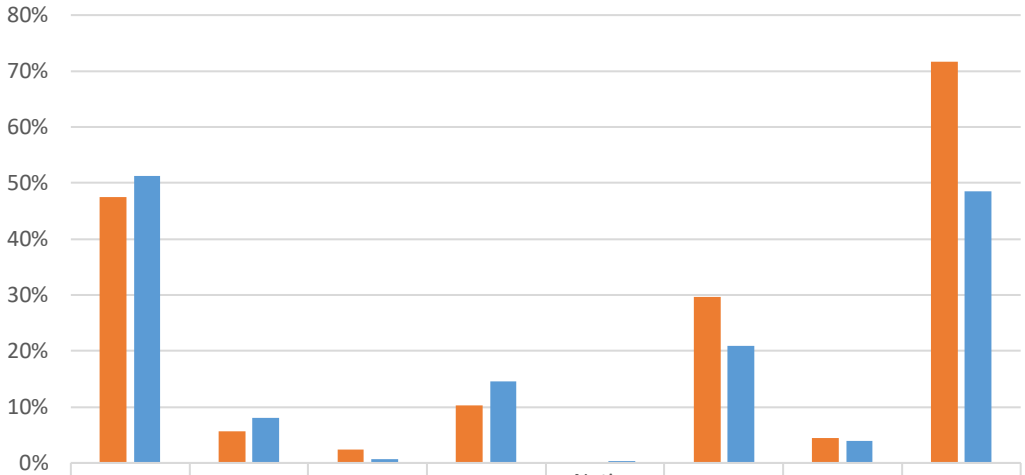
Source: American Community Survey, 5-Year Estimates, 2019.

3. Race and Ethnicity Characteristics

Equal opportunity for housing is an important component in the provision of housing units within cities and jurisdictions. The analysis of current race and ethnicity demographics assists the city in determining potential housing needs across all racial and ethnic groups within Pomona. The Housing Element contains a further discussion of race and ethnicity in the Fair Housing analysis within **Appendix D**. **Figure A.1-2** illustrates the racial and ethnic composition of the City of Pomona, which is shown to be made up of mostly White Alone individuals at 47.5 percent followed by 29.6 percent of individuals who identify as Some Other Race. Compared to Los Angeles County, Pomona has smaller White, Asian, and Black or African American populations. Those identifying as American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander represent the smallest racial groups in both Pomona and Los Angeles County. Additionally, Pomona's American Indian/Alaska Native population is approximately 2 percent greater than Los Angeles County's.

The Population of all races who also identify as Hispanic or Latino is shown in **Figure A.1-2.** The City of Pomona has a much greater population of individuals identifying as Hispanic or Latino than Los Angeles County at 71.7 percent compared to 48.5 percent.

Figure A.1-2: Racial and Ethnic Composition (2019)



	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino*
Pomona	47.5%	5.6%	2.4%	10.2%	0.1%	29.6%	4.4%	71.7%
Los Angeles County	51.3%	8.1%	0.7%	14.6%	0.3%	21.0%	4.0%	48.5%

*Of any race. *Source: American Community Survey, 5-Year Estimates, 2019.*

Table A.1-3 shows that in 2019, the majority of residents in Pomona and surrounding cities identified as White, with the exception of Diamond Bar which population is majority Asian (58.4 percent). The City of Pomona has one the lowest White population than the surrounding cities and the County. The American Indian/Alaska Native and Some Other Race populations in Pomona have the highest percentages when compared to the surrounding cities and the rest of Los Angeles County. The City of Pomona also has an Asian population that represents the lowest percentages in comparison to the surrounding area.

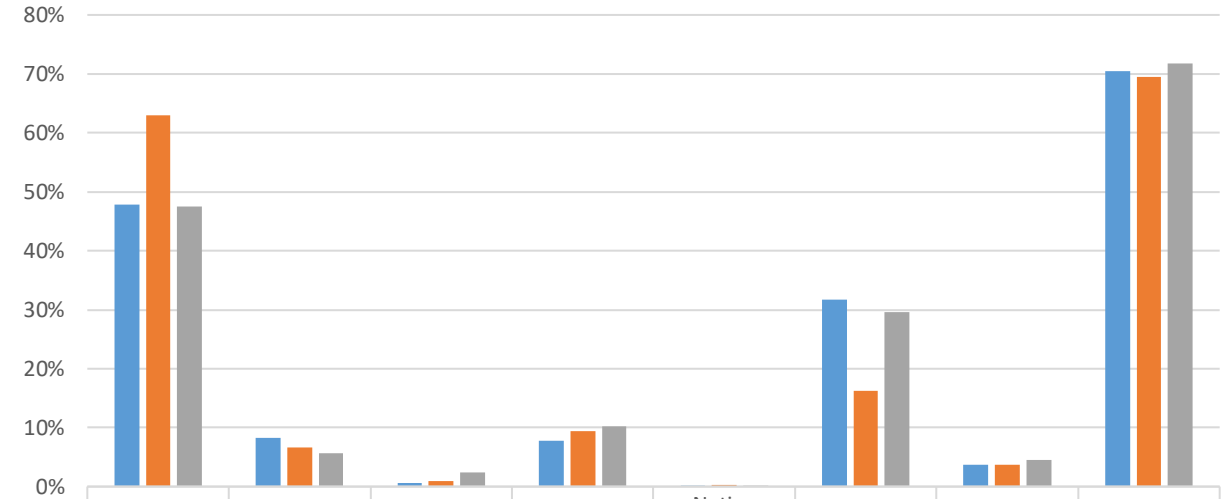
Table A.1-3: Comparative Racial/Ethnic Composition (2019)

Jurisdiction	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Ontario	48.9%	5.5%	1%	6.8%	0.2%	32.5%	5.1%	70%
Chino	52.4%	5.5%	0.5%	15.2%	0.8%	19.5%	6.2%	51%
Pomona	**47.5%**	**5.6%**	**2.4%**	**10.2%**	**0.1%**	**29.6%**	**4.4%**	**71.7%**
Diamond Bar	27.7%	3.6%	0.4%	58.4%	0.1%	6.1%	3.8%	18.6%
Claremont	63.9%	5.3%	1%	14.3%	0%	8.4%	7.1%	25.4%
Los Angeles County	51.3%	8.1%	0.7%	14.6%	0.3%	21%	4%	48.5%

Source: American Community Survey, 5-Year Estimates, 2019.

An important component of analyzing race and ethnicity is identifying how demographics within Pomona have changed over time. **Figure** A.1**-3** illustrates changes between 2010 and 2019. The Pomona population that identifies as White and Some Other Race have both experienced the greatest fluctuations between 2010 and 2019. In 2015, the White population grew by 15 percent, while those identifying as Some Other Race decreased by 15 percent. The Black or African American population has been steadily decreasing (a 2.6 percent total decrease), while the Asian and American Indian/Alaska Native populations have increase increased from 7.8percent to 10.2 percent and 0.7 percent to 2.4 percent, respectively.

Figure A.1-3: Race and Ethnicity in Pomona, 2010-2019



	White Alone	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
2010	47.9%	8.2%	0.7%	7.8%	0.1%	31.7%	3.7%	70.4%
2015	62.9%	6.6%	1.0%	9.3%	0.3%	16.2%	3.6%	69.5%
2019	47.5%	5.6%	2.4%	10.2%	0.1%	29.6%	4.4%	71.7%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019

It is important to understand the demographic characteristics of Pomona and how those characteristics may affect and determine different housing needs and desires. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. For example, Asian or Hispanic cultures often choose to live multi-generationally, requiring larger housing units. If these considerations are unaccounted for, inappropriate housing stock and availability within a city may occur leading to overcrowding

C. ECONOMIC CHARACTERISTICS

Income levels and economic characteristics vary throughout Pomona and generate a difference in housing unit demand and housing type demand. Housing needs at different income levels throughout Pomona highlight the importance of developing and maintaining a diverse housing stock. Similarly, since housing demand increases as employment increases, the amount of housing within Pomona may be affected by changes in economic conditions.

1. Employment and Wage Scale

Employment characteristics within a city can directly affect housing need and trends. Employment and income affect the ability for the population to purchase housing and may influence the types of housing households or persons are able to purchase. Table A.1-4 summarizes projected employment growth for Pomona and its surrounding cities along with Los Angeles County from 2012 to 2040. The data is projection data from SCAG's 2016-2040 Final Growth Forecast.

Pomona is estimated to experience an employment growth of 22 percent (12,100 new jobs) between 2012 and 2040. Pomona's employment growth is about one percent less than the County but is greater than project growth in Chino and Claremont. Job growth is an opportunity for cities to add housing options for the current and future workforce.

Table A.1-4: Employment Growth, 2012-2040

Jurisdiction	2012 Estimated	2020 Estimated	2035 Projected	2040 Projected	% Change 2012-2040	# Change 2012-2040
Ontario	103,300	129,300	170,600	175,400	69.8%	72,100
Chino	42,600	45,500	50,000	50,600	18.8%	8,000
Pomona	**55,100**	**60,500**	**64,700**	**67,200**	**22%**	**12,100**
Diamond Bar	15,400	17,100	18,500	19,300	25.3%	3,900
Claremont	17,400	18,500	19,300	19,700	13.2%	2,300
Los Angeles County	4,246,000	4,662,000	5,062,000	5,226,000	23.1%	980,000

Source: SCAG 2016-2040 Final Growth Forecast by Jurisdiction Report.

Based on the American Community Survey (ACS) 5-Year Estimates, the number of employed people in Pomona is estimated to have reached 62,591 in 2010. This value surpasses that projected by the SCAG 2016-2040 Final Growth Forecast for 2020 by approximately 2,000.

Analyzing trends in employment by industry helps to understand income wages and housing needs. Table A.1-5 shows 2010 and 2019 ACS employment data for Pomona by sector. Employment is considered the employment status of residents in the city of Pomona and may include jobs within the City and outside City limits. Essentially, the employment numbers reported by SCAG are reflective of the population of persons in the job force who are employed. Key findings identified in the table include the following:

- Education services, health care, and social assistance industries were the largest employers of Pomona residents at 18.8 percent.
- The manufacturing and retail trade industries also employed relatively high percentages at just under 12 percent each, however, from 2010 to 2019 the manufacturing industry decreased from 17.36 percent to 11.9 percent.
- The agriculture, forestry, fishing and hunting, and mining industry experienced the greatest growth between 2010 and 2019 with an increase of 195.4 percent.
- The Arts, entertainment, recreation, accommodation, and food services increased from 8.5 percent to 10.8 percent.
- The professional, scientific, management, and administrative services increased by 34.3 percent between 2010 and 2019.

- Meanwhile, the information industry decreased by 25 percent. Overall, there was a 12.5 percent increase in employment for Pomona residents between 2010 and 2019.

Table A.1-5: Employment by Sector, 2019					
Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employment	
Agriculture, forestry, fishing and hunting, and mining	238	0.4%	703	1.0%	195.4%
Construction	5,120	8.2%	5,972	8.5%	16.6%
Manufacturing	10,855	17.3%	8,412	11.9%	-22.5%
Wholesale Trade	2,953	4.7%	2,752	3.9%	-6.8%
Retail Trade	7,728	12.3%	8,277	11.8%	7.1%
Transportation and warehousing, and utilities	4,782	7.6%	5,502	7.8%	15.1%
Information	989	1.6%	742	1.1%	-25.0%
Finance and insurance, and real estate and rental leasing	3,584	5.7%	3,046	4.3%	-15.0%
Professional, scientific, management, and administrative services	5,685	9.1%	7,642	10.9%	34.4%
Education services, health care, and social assistance	10,256	16.4%	13,204	18.8%	28.7%
Arts, entertainment, recreation, accommodation, and food services	5,347	8.5%	7,589	10.8%	41.9%
Other services (except public administration)	3,324	5.3%	4,279	6.1%	28.7%
Public Administration	1,730	2.8%	2,298	3.3%	32.8%
Total Employment	**62,591**	**100.0%**	**70,418**	**100.0%**	**12.5%**
Source: American Community Survey, 5-Year Estimates, 2019.					

Analyzing unemployment rate is essential to understand current and future housing affordability and needs. According to 2019 ACS survey data, at 7.1 percent, Pomona has the largest unemployment rate compared to surrounding cities and Los Angeles County. This reflects approximately 2 percent more than surrounding cities, and about 1 percent more than Ontario and Los Angeles County. The City of Chino has the lowest unemployment rate listed in Table A.1-6.

Table A.1-6 – Unemployment Rate, 2019	
Jurisdiction	Unemployment Rate
Ontario	6.5%
Chino	5.1%
Pomona	**7.1%**
Diamond Bar	5.6%
Claremont	5.4%
Los Angeles County	6.1%
Source: American Community Survey, 5-Year Estimates, 2019.	

Based on the data summarized in Table A.1-6, approximately 7 percent of Pomona's population was without work in 2019 and therefore may require more affordable housing options. For those that are employed, income level can further identify housing types and needs.

According to SCAG's approved Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income)
- Low Income (50-80 percent of the County's median income)
- Moderate Income (80-120 percent of the County's median income)
- Above Moderate Income (120 and above of the County's median income)

Los Angeles County's median income for 2019 was $68,044, according to ACS data. Table A.1-7 shows the occupations that fall below 50 percent of this amount are Protective Services; Installation, Maintenance and Repair; Sales; Office and Administrative Support; Production; Transportation and Material Moving; Healthcare Support; Building, Grounds Cleaning, and Maintenance; Personal Care and Service; Farming, Fishing and Forestry; Food Preparation and Serving Related. Most occupations in Los Angeles County have an average income that is either low or very low. If this trend is applied to Pomona, it should be anticipated that affordable housing stock is needed to accommodate potential income levels.

Table A.1-7: Mean Salary by Occupation in Los Angeles County

Occupation	Salary
Management	$114,390
Legal	$104,938
Healthcare Practitioners and Technical	$82,497
Architecture and Engineering	$96,327
Computer and Mathematical	$91,016
Life, Physical and Social Sciences	$76,729
Business and Financial Operations	$73,862
Education, Training and Library	$58,704
Arts, Design, Entertainment, Sports and Media	$66,605
Construction and Extraction	$53,407
Protective Services	$42,698
Community and Social Service	$51,576
Installation, Maintenance and Repair	$49,710
Sales	$30,061
Office and Administration Support	$38,518
Production	$30,113
Transportation and Material Moving	$30,369
Healthcare Support	$32,833
Building, Grounds Cleaning, and Maintenance	$30,108
Personal Care and Service	$25,036
Farming, Fishing and Forestry	$25,294
Food Preparation and Serving Related	$24,851

Source: California Employment Development Division, Occupational Wage data, 2016-2026.

D. Household Characteristics

Statistics like income, affordability, and special needs groups are typically measured at the household level. A **"household"** consists of a house and its occupants, which may include a single occupant, related persons, or unrelated people sharing a housing unit. Some occupants may be classified as a Special Needs group, which may include large families, single parent households, or low and extremely low-income households, which are so classified as they may face unique financial housing challenges. Household trends for Pomona are analyzed within this section and provide useful information used to plan for the future housing needs of the City.

1. Household Type and Size

Table A.1-8 and Figure A.1-4 display ACS data from 2019 on household characteristics for Pomona and surrounding cities. The ACS reported a total of 39,097 households in Pomona as of 2019. Of these households, just under half are married-couple family households (48.3 percent) and 23.2 percent are non-family households. Non-family households include persons living alone and persons living with roommates. Female headed households without a spouse present also represent just under 20 percent of the Pomona households.

In comparison to nearby cities, the City of Pomona has the lowest percent of married-couple family households (48.3 percent); Los Angeles County has an estimated 45.1 percent married-couple family households. In contrast, Pomona has the largest percentage of single female households at 19.2 percent. This is approximately 5 percent more than Los Angeles County and 9 percent more than Claremont which has the lowest at 10.1 percent.

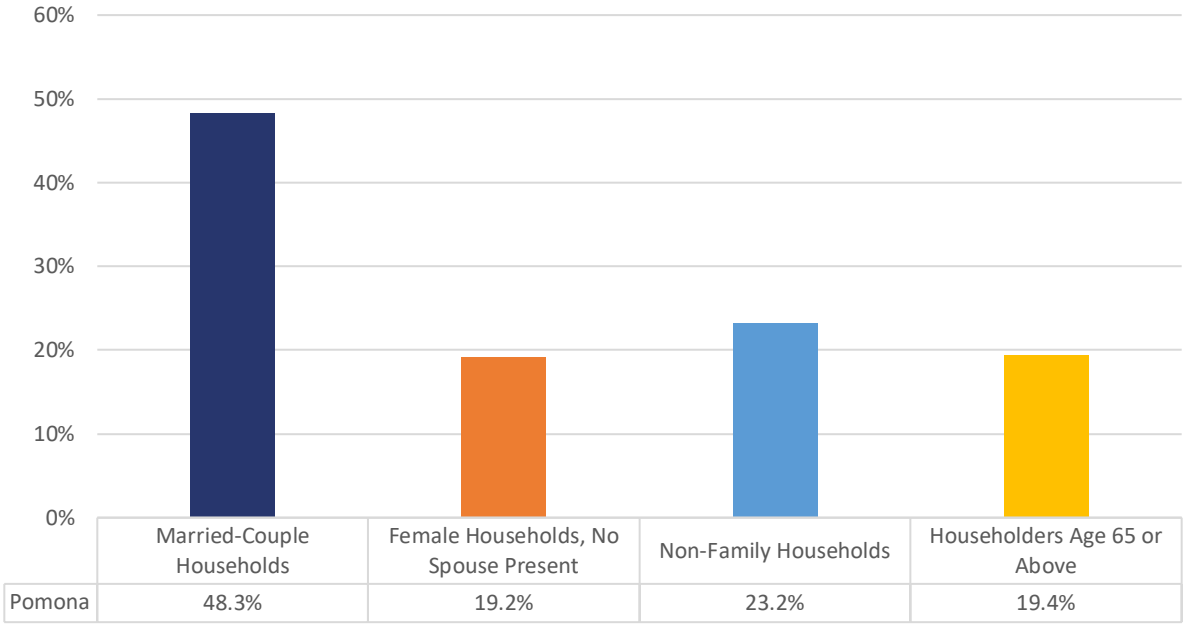
Table A.1-8: Household Characteristics

Jurisdiction	Married-Couple Family HH	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total Households
Ontario	26,065	51.5%	9,358	18.5%	11,126	22.0%	50,621
Chino	12,829	58.5%	3,224	14.7%	4,554	20.8%	21,918
Pomona	**18,886**	**48.3%**	**7,523**	**19.2%**	**9,060**	**23.2%**	**39,097**
Diamond Bar	11,688	65.3%	2,288	12.8%	3,137	17.5%	17,904
Claremont	6,691	57.0%	1,188	10.1%	3,452	29.4%	11,729
Los Angeles County	1,495,658	45.1%	488,776	14.7%	1,105,856	33.3%	3,316,795

*HH – Household

Source: American Community Survey, 5-Year Estimates, 2019.

Figure A.1-4: Pomona Household Characteristics (2019)



Source: American Community Survey, 5-Year Estimates, 2019.

Table A.1-9 summarizes household changes from 2010 through 2019. Married-couple family households experienced the greatest decrease (2 percent); female households with no spouse present also decreased 1 percent. In comparison, non-family households grew by about 3 percent. Senior households experienced the most growth at 6 percent in 9 years.

Table A.1-9: Changes in Household Types

Household Type	2010	Percent	2015	Percent	2019	Percent
Married-Couple Family Households	19,383	50.3%	19,531	49.6%	18,886	48.3%
Female Households, No Spouse Present	7,707	20%	7,600	19.3%	7,523	19.2%
Non-Family Household*	7,977	20.7%	8,899	22.6%	9,060	23.2%
Householder 65 Years or Over	5,125	13.3%	6,379	16.2%	7,575	19.4%
Total Households	**38,535**	**100%**	**39,378**	**100%**	**39,097**	**100%**

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.
**Non-family Households includes unrelated persons living in one housing units, e.g. persons living alone, roommates, partners or couples cohabitating.*

The City of Pomona is forecast to have a household growth about 10 percent over that of the County, but less than the growth anticipated for the Cities of Chino and Ontario (Table A.1-10). Claremont households are estimated to increase the least at 12.8 percent, which is approximately 20 percent less than Pomona households.

Table A.1-10: Household Growth Forecast by Jurisdiction, 2012-2040					
Jurisdiction	**2012**	**2020**	**2035**	**2040**	**Percent Change from 2012-2040**
Ontario	45,100	58,300	72,200	75,300	67.0%
Chino	21,000	24,500	32,200	34,000	61.9%
Pomona	**38,600**	**43,400**	**48,800**	**51,100**	**32.4%**
Diamond Bar	17,900	19,100	20,700	21,200	18.4%
Claremont	11,700	12,200	12,800	13,200	12.8%
Los Angeles County	3,257,000	3,494,000	3,809,000	3,946,000	21.2%
Sources: 2010 Census and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.					

Table A.1-11 displays average household size for Pomona compared to nearby cities. Pomona has an average household size of 3.77 in 2019, almost 1 person per household more than Los Angeles County (2.99). Pomona's average household size is the largest of the surrounding cities. Claremont has the lowest average household size at 2.69 persons per household. More persons per household require larger housing units, additionally, there are affordability and overcrowding factors to consider for larger households.

Table A.1-11: Average Household Size by Jurisdiction	
Jurisdiction	**Average Persons per Household**
Ontario	3.48
Chino	3.39
Pomona	**3.77**
Diamond Bar	3.13
Claremont	2.69
Los Angeles County	2.99
Source: American Community Survey, 5-Year Estimates, 2019	

2. Household Income

Household income is directly connected to affordability. As a household's income increases, the ability to afford a higher priced housing unit also increases. This may include access to a larger sized unit and/or the ability to move from a rental to an ownership opportunity. However, as household income decreases, households are more likely to utilize a disproportionate amount of their income toward housing costs. This may result in incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Median Family Income (MFI) of Los Angeles County:

- Very Low-income: households earning between 0 and 50 percent of the MFI
- Low-income: households earning between 51 percent and 80 percent of the MFI
- Moderate Income: households earning between 81 percent and 120 percent of the MFI
- Above Moderate Income: households earning over 120 percent of the MFI

State law also defines extremely low-income as households earning 30 percent or less of the MFI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Pomona's household income characteristics directly inform the housing types that would be most beneficial to the City's population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average income levels allow for the occupancy of larger housing units. **Table A.1-12** shows the lower income categories represent 61.5 percent of households in Pomona and moderate to above moderate-income category represents 38.5 percent.

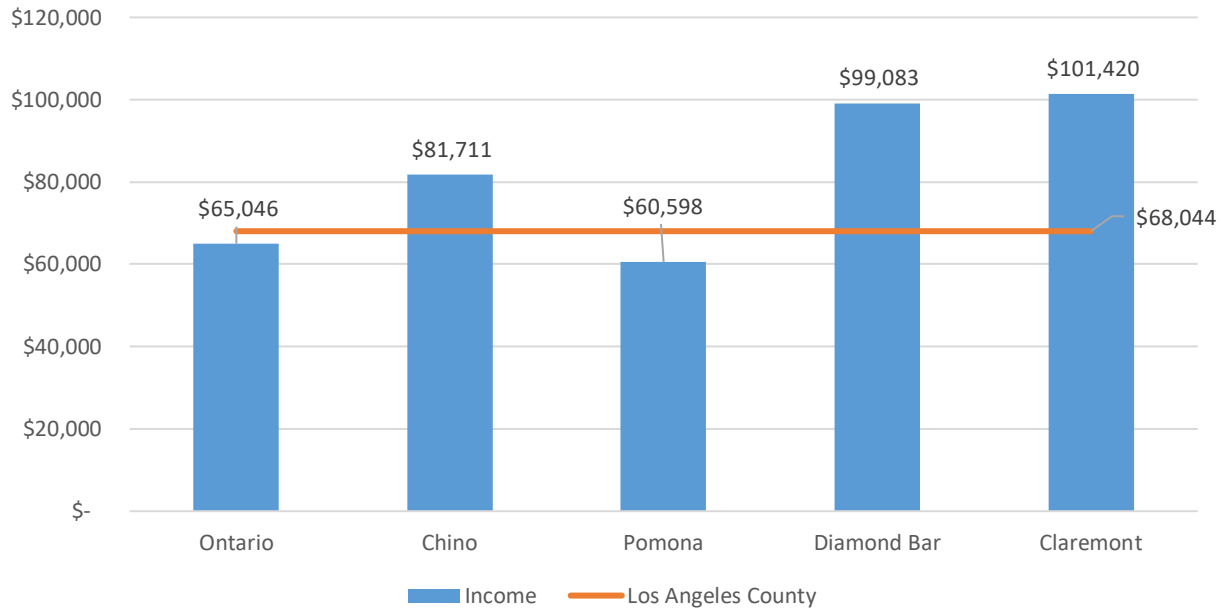
Table A.1-12: Households by Income Category in Pomona

Income Category (% of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	8,300	21.4%
Very Low (30% to 50% MFI)	7,230	18.6%
Low (50% to 80% MFI)	8,375	21.5%
Moderate or Above (Over 80% MFI)	14,960	38.5%
Total	**38,870**	**100%**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

The median household income in Pomona is shown to be $60,598 which is $7,446 below Los Angeles County's median household income of $68,044. **Figure A.1-5** illustrates this difference with comparisons to surrounding cities and Los Angeles County's income median. Therefore, a significant number of households in Pomona have a lower income and depending on housing prices in the City, may not be able to afford housing within the immediate area.

Figure A.1-5: Median Household Income by City (2019)



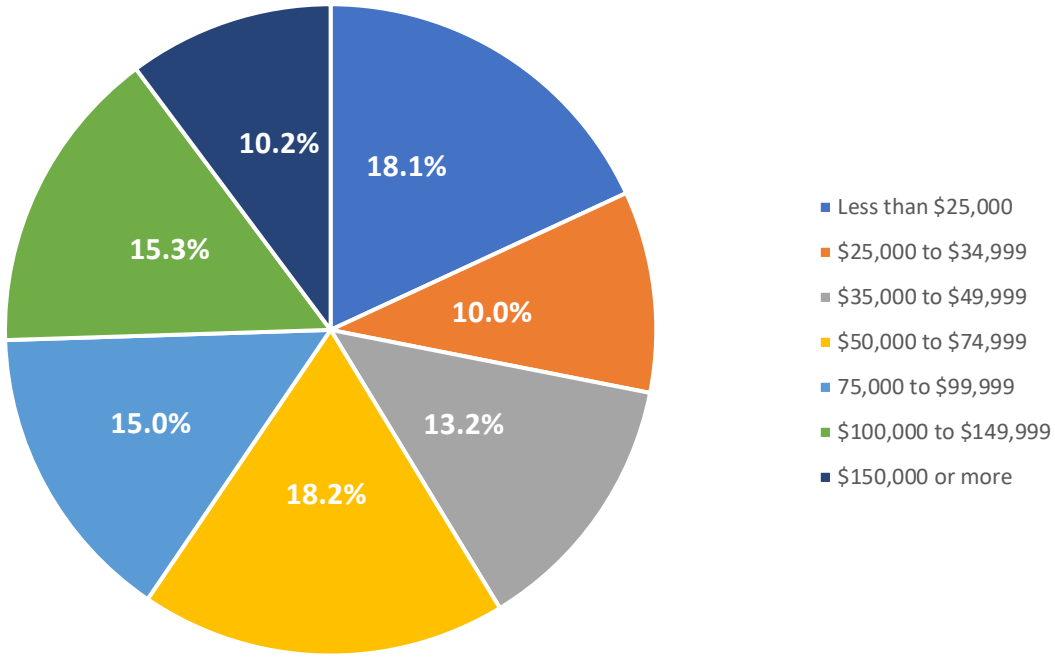
Source: American Community Survey, 5-Year Estimates, 2019.

Table A.1-13 below shows that the median household income in Pomona is approximately 10.9 percent lower than the regional median. Pomona has the lowest median income in the area, followed by Ontario. The cities of Chino, Diamond Bar, and Claremont have median incomes well above Los Angeles County's median income with Claremont having the highest.

Table A.1-13: Median Household Income		
Jurisdiction	Median Income	Percent Above/Below Regional Median
Ontario	$65,046	-4.4%
Chino	$81,711	20.1%
Pomona	**$60,598**	**-10.9%**
Diamond Bar	$99,083	45.6%
Claremont	$101,420	49.1%
Los Angeles County	$68,044	--
Source: American Community Survey, 5-Year Estimates, 2019.		

Figure A.1-6 illustrates that that about 41 percent of Pomona residents earn an annual income over $100,000, and 10 percent earn over $150,000. On the other hand, 41 percent earn below $50,000 and less than the City's median household income.

Figure A.1-6: Pomona Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2019.

E. Housing Problems & Severe Housing Problems

"Housing Problems" and "Severe Housing Problems" are official terms used by the Census Bureau in its Comprehensive Housing Affordability Strategy (CHAS), which provides detailed information on housing needs by income level for different types of households in Pomona. The most recent available CHAS data for Pomona was published in August 2020 and was based on 2013-2017 ACS data (**Table A.1-14**). A "housing problem" may include one or more of the following variables:

Housing Problems:

- Units lack complete kitchen facilities.
- Units lack complete plumbing (bathroom) facilities.
- Overcrowded units with more than *one person per room*.

Housing cost burdens, including utilities, exceeding *30 percent* of gross income; **Severe Housing Problems:**

- Units lack complete kitchen facilities.
- Units lack complete plumbing (bathroom) facilities.
- Overcrowded units with more than *1.5 persons per room*.
- Housing cost burdens, including utilities, exceeding *50 percent* of gross income.

Table A.1-14 shows that a greater percentage of renters experience Housing Problems than homeowners. Approximately 70 percent of renters in Pomona have at least 1 of 4 Housing Problems and about 50 percent have at least 1 of 4 Severe Housing problems. Conversely, 43.1 percent of homeowner households have a Housing Problem and about a quarter have at least 1 Severe Housing Problem. In total, a little over half of households in Pomona live with at least 1 Housing Problem and 37.5 percent live with at least 1 Severe Housing Problem.

Table A.1-14: Housing Assistance Needs of Lower Income Households

Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Household has at least 1 of 4 Housing Problems	8,820	43.1%	12,905	70.1%	21,725	55.9%
Household has none of 4 Housing Problems	11,490	56.2%	5,055	27.5%	16,545	42.6%
Cost Burden not available, no other problems	150	0.7%	450	2.4%	600	1.5%
Total	20,460	52.6%*	18,410	47.4%*	38,870	100%
Severe Housing Problem Overview* **	**Owner**	**Percent of Total HH**	**Renter**	**Percent of Total HH**	**Total**	**Percent of Total HH**
Household has at least 1 of 4 Severe Housing Problems	5,155	25.2%	9,435	51.2%	14,590	37.5%
Household has none of 4 Severe Housing Problems	15,155	74.1%	8,525	46.3%	23,680	60.9%
Cost Burden not available, no other problems	150	0.7%	450	2.4%	600	1.5%
Total	20,460	52.6%*	18,410	47.4%*	38,870	100%

* Percent of total households

** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

1. Overcrowding

Overcrowded households are defined as those with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household may result from a number of factors, including a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowding in households can accelerate the physical deterioration of housing stock and infrastructure due to the intensive use of individual housing units resulting in excessive wear and tear, and the potential cumulative overburdening of community infrastructure and sewer, trash, and water service capacity. This burden can further be exacerbated by declining environmental and public health outcomes due to proximity of persons living together. The combination of lower incomes and high housing costs may result in households living in overcrowded housing conditions.

Table A.1-15 shows that renters are more disproportionately impacted by overcrowding than owner occupied households. The data shows that there is a higher percentage of renters living in overcrowded housing units than homeowner; this may be a result of persons living together to reduce housing costs, the City's proximity to a college and students' tendency to live more than person per room, or multiple-generations living in inadequate sized units. Eight percent of households are renter occupied and severely overcrowded, while approximately two percent are owner occupied and severely overcrowded. In total, about 31 percent of Pomona households are overcrowded with renters representing 67 percent of that amount.

Table A.1-15: Overcrowding by Tenure, Pomona

Tenure	Overcrowded Units (1.0 to 1.5 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Number of Units	Percent of Total Occupied Units	Number of Units	Percent of Total Occupied Units	Number of Units	Percent of Total Occupied Units
Owner Occupied	1,728	8.4%	391	1.9%	2,119	10.3%
Renter Occupied	2,352	12.7%	1,528	8.3%	3,880	21%
Total	**4,080**	**21.1%**	**1,919**	**10.2%**	**5,999**	**31.3%**

Source: American Community Survey, 5-Year Estimates, 2019.

When compared to surrounding cities and to the County, the City of Pomona has the greatest total percentage of overcrowded units at 31.3 percent, as shown in Table A.1-16. Pomona also has the highest rates of overcrowding than its surrounding cities and the County for both owner and renter occupied households (10.3 percent and 21 percent, respectively).

Table A.1-16: Overcrowded Housing Units by Tenure						
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)		Total Overcrowded Units	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]
Ontario	1,903	7.1%	4,256	18.1%	6,159	25.2%
Chino	572	4.1%	1,039	12.8%	1,611	16.9%
Pomona	**2,119**	**10.3%**	**3,880**	**21%**	**5,999**	**31.3%**
Diamond Bar	359	1.7%	359	8.4%	718	10.1%
Claremont	57	0.8%	92	2.2%	149	3%
Los Angeles County	84,291	5.6%	291,621	16.2%	375,912	21.8%

1. Percent of total overcrowded units.
Source: American Community Survey, 5-Year Estimates, 2019.

2. Overpayment (Cost Burden) in Relation to Income

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Severe overpayment is when greater than 50 percent of total income is allocated to housing costs. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Overpayment (also referred to as cost burden) provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

Table A.1-17 below summarizes Pomona's households in context of overpayment and household income. The majority of homeowners with a cost burden greater than 30 percent are those who have a household income between 50 and 80 percent of the HUD Median Family Income (MFI). Of owner households with a cost burden over 50 percent, most earn below 30 percent of the MFI. As Table A.1-17 shows, renters have higher percentages of overpayment than owners. About 13 percent of renter households who earn below 30 percent of the MFI experience a cost burden over 30 percent; 11.1 percent of those households experience a cost burden over 50 percent. Low-income renters in Pomona experience cost burdens are greater rates than homeowners in the City.

Table A.1-17: Summary of Housing Overpayment								
Income by Cost Burden[1]	Homeowners				Renters			
	Cost Burden > 30%	Percent[2]	Cost Burden > 50%	Percent[2]	Cost Burden > 30%	Percent[2]	Cost Burden > 50%	Percent[2]
Household Income less-than or = 30%	1,695	4.4%	1,310	3.4%	5,105	13.1%	4,300	11.1%
Household Income >30% to less-than or = 50% MFI[3]	1,925	5%	1,160	3%	3,335	8.6%	1,275	3.3%
Household Income >50% to less-than or = 80% MFI[3]	2,285	5.9%	650	1.7%	1,945	5%	235	0.6%
Household Income >80% to less-than or = 100% MFI[3]	755	1.9%	55	0.1%	310	0.8%	20	0.1%
Household Income >100% MFI[3]	689	1.8%	4	0%	90	0.2%	0	0%
Total	**7,349**	**18.9%**	**3,179**	**8.2%**	**10,785**	**27.7%**	**5,830**	**15%**

1. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
2. Percent of total households in Pomona
3. MFI refers to the HUD Area Median Family Income – this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

F. Special Needs Groups

Special needs groups are those that may encounter added difficulty in procuring adequate and affordable housing due to natural circumstances. Special needs populations include seniors, persons with disabilities, large households, single parent households, students, and farm workers. In addition, many often have lower incomes or may be homeless.

Table A.1-18: Special Needs Groups			
Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total Senior Population	16,124	--	10.6%
Senior Headed Households[1]	7,575 households	19.4%	--
Seniors Living Alone[2]	2,385 households	6.1%	--
Persons with Disabilities	16,631 persons	--	11%
Persons with Developmental Disabilities[3]	*15,393 persons*	--	--
Large Households	10,111 households	25.9%	--

Table A.1-18: Special Needs Groups			
Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Single-Parent Households	4,768 households	12.2%	--
Single-Parent, Female Headed Households with Children (under 18 years)	*3,271 households*	*8.4%*	--
People Living in Poverty	26,511	--	17.9%
Farmworkers[4]	703 persons		1%
Migrant Farmworkers	*395 persons*	--	--
Seasonal Farmworkers	*1,044 persons*	--	--
Permanent Farmworkers	*1,061 persons*	--	--
Persons Experiencing Homelessness	722 persons[5]	--	--

1. Seniors age 60 or older.
2. Seniors age 65 or older.
3. Total persons who received service from the San Gabriel/Pomona Regional Center for FY 2019-2020.
4. Agriculture, forestry, fishing and hunting, and mining industry. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services.
5. Total results from 2020 homeless count by Los Angeles Homeless Services Authority (LAHSA).

Source: American Community Survey, 5-Year Estimates, 2019; San Gabriel/Pomona Regional Center Total Annual Expenditures and Authorized Services Report, 2019-2020; United States Department of Agriculture, National Agriculture Statistics – Hired Farm Labor, 2017; Los Angeles Homeless Services Authority 2020 Homeless County by Community/City.

1. Seniors

Individuals 65 years old or older are commonly referred to as seniors. Seniors may have limited incomed tied to retirement payments and high healthcare costs. Due in part to their age, seniors are also more susceptible to mobility issues and self-care limitations. Specific housing needs of the senior population includes affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. Table A.1-19 summarizes the senior population of Pomona, and surrounding cities and the County are included for reference. Pomona has one of the lowest senior populations at 10.6 percent, approximately three percent less than Los Angeles County. In the area, Claremont has the highest senior population with nine percent more than Pomona, while Ontario has the lowest at one percent less than Pomona.

Table A.1-19: Persons Age 65 and Over		
Jurisdiction	Population Count	Percent of Population
Ontario	16,301	9.2%
Chino	10,401	11.6%
Pomona	**16,124**	**10.6%**
Diamond Bar	9,389	16.7%
Claremont	6,975	19.3%
Los Angeles County	1,335,978	13.3%
Source: American Community Survey, 5-Year Estimates, 2019.		

Table A.1-20 illustrates the tenure of senior households in the City of Pomona. The majority of senior households are owner-occupied with 69.4 percent of all senior households.

Table A.1-20: Senior Households by Tenure		
Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	5,254	69.4%
Renter Occupied	2,321	30.6%
Total	7,575	100.0%
Source: American Community Survey, 5-Year Estimates, 2019.		

Federal housing data defines the household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Table A.1-21 summarizes the income and tenure of elderly family households in Pomona. Of elderly family households in Pomona, 31.4 percent earn less than 30 percent of the surrounding area income, 51.4 percent earn less than 50 percent of the surrounding area.

Table A.1-21: Elderly Households by Income and Tenure				
Income category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% MFI or less)	965	1,145	2,110	31.4%
Very Low (30% to 50% MFI)	860	485	1,345	20.0%
Low (50% to 80% MFI)	895	380	1,275	19.0%
Moderate (80% to 100% MFI)	335	85	420	6.2%
Above Moderate (100% MFI or more)	1,315	260	1,575	23.4%
Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Per-Certified Local Housing Data for 2021).				

Affordable housing benefits the senior population as they often have fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Smaller, more affordable housing units allow for a greater accommodation of their lifestyles.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or assisted-living setting.

Ambulatory difficulty is the most widespread disability in Pomona. Ambulatory difficulties relate to issues with walking and movement. Approximately 52 percent of Pomona's disabled population have ambulatory difficulty. This represents 5.7 percent of the total population of Pomona. Self-care difficulties was the least common as shown in Table A.1-22. Disabilities require different living conditions which inform housing

needs for Pomona. Those with ambulatory difficulties may require smaller single-story spaces due to a lack of ability to walk long distances.

Table A.1-22: Disability Status

Disability Type	Under 18	18 to 64	65 and Over	Total	Percent of Population with a Disability	Percent of Total Population[1]
Hearing Difficulty	222	1,545	2,178	**3,945**	**23.7%**	2.6%
Vision Difficulty	368	1,943	1,445	**3,756**	**22.6%**	2.5%
Cognitive Difficulty	1,216	3,383	1,760	**6,359**	**38.2%**	4.2%
Ambulatory Difficulty	268	3,746	4,633	**8,647**	**52%**	5.7%
Self-care Difficulty	460	1,438	1,780	**3,678**	**22.1%**	2.4%
Independent Living Difficulty		2,784	3,351	**6,135**	**36.9%**	4.1%
Total[2]	**2,534**	**14,839**	**15,147**	**16,631**	**100%**	**11%**

1. Total noninstitutionalized population.
2. This number may double count persons having one or more disabilities.
Source: American Community Survey, 5-Year Estimates, 2019.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The San Gabriel/Pomona Regional Center provides various support services to individuals with developmental disabilities from 30 cities in the Foothill, Pomona, and El Monte Health Districts. According to the San Gabriel/Pomona Regional Center *Total Annual Expenditures and Authorized Services Report* for 2019 to 2020, a total of 15,393 individuals from the region with developmental disabilities received services. Of the 15,393 individuals, the majority were diagnosed with an intellectual disability (43.4 percent). The rest were diagnosed with autism (30.3 percent), Cerebral Palsy (2 percent), Epilepsy (0.8 percent), Category 5 (1.6 percent), and 22 percent with some other disability. Of those who received

services, 16.1 percent were White, 12.4 percent were Asian, 5.2 percent were Black or African American, 0.2 percent were American Indian or Alaska Native, 0.1 percent were Native Hawaiian or Other Pacific Islander, and 9.7 percent were ~~some other race~~Some Other Race. At 56.3 percent, over half of those who received services identified as Hispanic or Latino. Most individuals who received services were 3 to 21 years of age (40.8 percent), the rest were over 22 years of age (39.8 percent) and under the age of 2 (19.3 percent). Over 80 percent of individuals who received services lived at home with a parent or guardian.

According to the State of California Department of Development Services *Consumer County by California Zip Code* for December 2020, a total of 2,117 individuals with a Pomona mailing address (91766, 91767, or 91768) received developmental disability services. Of the 2,117 individuals, 1,018 (48.1 percent) were under the age of 18 and 1,099 (51.9 percent) were over the age of 18. Approximately 80 percent of individuals who received services lived at home with a parent or guardian.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes.

3. Large Households

Large households are households of five or more individuals. The need to procure resources for a large group requires a greater portion of income that would otherwise go toward housing. This may lead households to find smaller, more affordable housing units which may not be large enough to adequately contain a household of that size, leading to overcrowding. Securing housing large enough to accommodate all members of a household may be more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. Many apartment complexes do not typically have 4- or 5-bedroom units and as bedroom count increases, the affordability of a housing unit typically decreases.

Table A.1-23 below display data for large households in Pomona, but tenure (owner or renter). In Pomona, large households represent about 26 percent of all households. Of this amount, owners and renters have a near even split, with a difference of 5 percent more for owners (52.1 percent). 5-person households are more common for both owners and renters. In total, 7-or-more person households represent a larger

portion of large households than 6-person households. The provision of affordable housing may alleviate potential overcrowding burdens experienced by these households.

Table A.1-23: Large Households by Tenure

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	2,325	23%	2,239	22.1%	4,564	45.1%
6-Person Household	1,399	13.8%	1,321	13.1%	2,720	26.9%
7-or-More Person Household	1,540	15.2%	1,287	12.7%	2,827	28%
Total	5,264	52.1%[1]	4,847	47.9%[1]	10,111	25.9%[2]

1. Percent of large households.
2. Percent of total households.
Source: American Community Survey, 5-Year Estimates, 2019.

4. Single-Parent Households

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female headed households with no male present is a lower average income due to income inequalities present in workplaces. Table A.1-24 estimates that single-parent female households with no spouse present nearly double, compared to the number of single-parent male households with no spouse present (8.4 percent and 3.8 percent, respectively). Both percentages are greater than in Los Angeles County. Compared to the County, Pomona single-parents female households living in poverty represent a total of the population that is twice as much as Los Angeles County.

Table A.1-24: Single-Parent Households

Jurisdictions	Single Parent-Male, No Spouse Present		Single Parent-Male Household Living in Poverty		Single Parent-Female, No Spouse Present		Single Parent-Female Household Living in Poverty	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]
Pomona	1,497	3.8%	786	2%	3,271	8.4%	4,753	12.1%
Los Angeles County	86,362	2.6%	50,570	1.5%	211,592	6.4%	214,363	6.5%

1. Percent of total households.
Source: American Community Survey, 5-Year Estimates, 2019.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level only. Within Los Angeles County, there were a total of 3,266 hired farm workers in 2017. A total of 1,044 were considered permanent workers (working 150 days or more per year), 1,061 were considered seasonal workers (working less than 150 days per year), and 395 were migrant workers farmworkers.

According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) in Los Angeles County earned a median annual income of $25,294. This annual income would place each individual or household in the very low-income bracket for Pomona. This limited income may be exacerbated by their tenuous and/or seasonal employment status. These employees and households may reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Farmworker households is a group in need of further affordable housing options.

6. Extremely Low-Income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 15,530 very low- and extremely low-income households living in Pomona. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for Los Angeles County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 8,300 extremely low-income households in Pomona (renters and owners). Table A.1-25 below includes data characterizing affordability and cost burden for various income groups. Extremely low-income households are more likely to experience overpayment, overcrowding, and substandard housing conditions.

A total of 1,740 extremely low-income households in Pomona live in owner-occupied housing units with at least one of the four housing problems. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.
- ~~Of the extremely low-income households in Pomona, 8,820 households in owner occupied housing units contain at least one of the four housing problems. The housing problems identified by CHAS are provided in the **Housing Problems and Severe Housing Problems** section above.~~

Moderate income households also occupy the smallest amount of owner households with at least one of the four housing problems. For owner occupied units, households with low-income levels occupy the most housing units with at least one housing problem (2,720 households). In contrast, renters earning an extremely low income have the most housing units with at least one housing problem (5,220). As the income goes up for renters, the number of housing units with a housing problem goes down.

Table A.1-25: Housing Problems for all Households by Tenure			
Income by Housing Problem	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Owner			
Less-than or = 30%	1,740	335	150
>30% to less-than or = 50% MFI	2,045	955	0
>50% to less-than or = 80% MFI	2,720	1,800	0
>80% to less-than or = 100% MFI	980	1,590	0
>100% MFI	1,330	6,810	0
Total	**8,820**	**11,490**	**150**
Renter			
Less-than or = 30%	5,220	405	450
>30% to less-than or = 50% MFI	3,785	445	0
>50% to less-than or = 80% MFI	2,660	1,195	0
>80% to less-than or = 100% MFI	765	895	0
>100% MFI	475	2,115	0
Total	**12,905**	**5,055**	**450**

* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

To calculate the projected RHNA housing needs for extremely low-income households, the City assumed 50 percent of its very low-income housing need are for extremely low-income households. The very low-income housing need is 2,799 housing units which allows the City to estimate 1,400 housing units as the extremely low-income housing need.

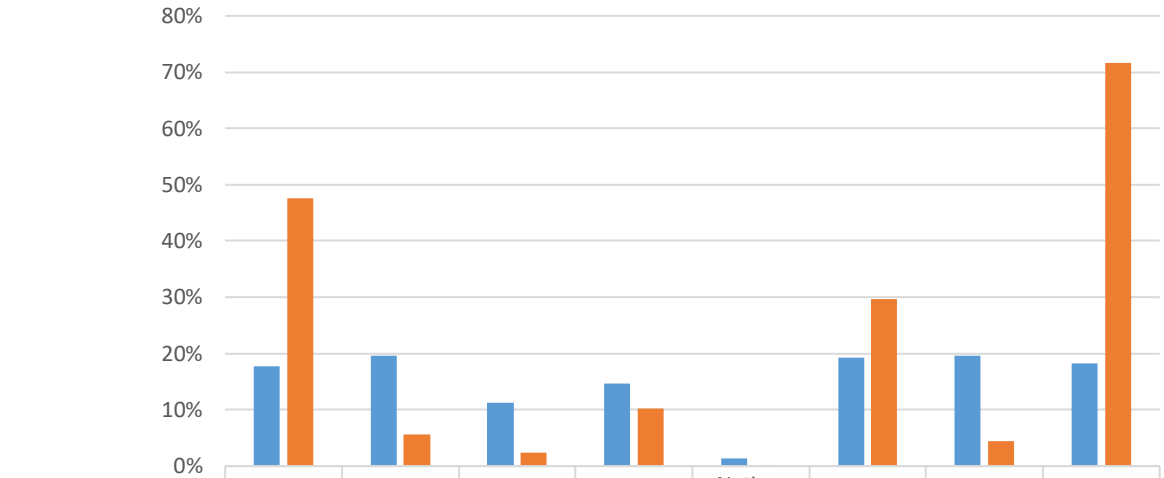
Housing Extremely Low-Income households (those with incomes less than 30% of the County Median income) are generally challenging. **Table A.1-26** shows that there are 8,804 persons in Pomona with incomes less than 30% of the Area Median Income. Asian and Other Non-Hispanic and Black, Non-Hispanic Households experience the highest rates of extremely low income, representing 25.3 percent and 23.7 percent of the total Extremely Low-Income Population respectively. This income category is generally distributed evenly amongst other racial/ethnic groups. Renters tend to have a higher incident of Extremely Low Income in Pomona (34.9 percent versus 11.3 percent Owner-occupied).

Table A.1-26: Extremely Low-Income Housing Needs		
	Number of Households <30% MFI	Percent Share <30% MFI
White, Non-Hispanic	1,480	21.2%
Black, Non-Hispanic	745	23.7%
Asian and Other Non-Hispanic	1,304	25.3%
Hispanic	5,275	22.3%
TOTAL	8,804	22.6%
Renter Occupied	6,495	34.9%

Table A.1-26: Extremely Low-Income Housing Needs		
	Number of Households <30% MFI	Percent Share <30% MFI
Owner Occupied	2,300	11.3%
Source: HUD CHAS, 2012-2016. *MFI refers to Median Family Income*		

Despite representing only 5.6 percent of the Pomona population, the Black and African American population is estimated to have one of the highest rates of poverty in Pomona in 2019 (19.7 percent). The case is the same for those identifying as Two or More Races. Conversely, the White population represents almost half of the City's residents yet has a poverty level of 17.8 percent. The values shown in **Figure A.1-7** outline potential differences in housing needs based on poverty status for different racial and ethnic groups within the City.

Figure A.1-7: Percent Living Below the Poverty Line, by Race and Ethnicity



	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino origin (of any race)
Below Poverty Line	17.8%	19.7%	11.3%	14.7%	1.4%	19.2%	19.7%	18.2%
Race/Ethnicity	47.5%	5.6%	2.4%	10.2%	0.1%	29.6%	4.4%	71.7%

Source: American Community Survey, 5-Year Estimates, 2019.

Key Challenges and Resources to Address Extremely Low-Income Needs

Extremely Low-Income Households in Pomona have exhibited the following unique challenges to housing:

- Need for increased affordable housing options
- Markedly higher incidents of cost burden for housing
- Need for smaller housing unit options such as SRO's
- Rental assistance
- Higher incidents of homelessness
- Higher likelihood for transitional and supportive housing

Extremely Low-Income household needs are focused on affordability of housing and access to subsidies and services that support lower monthly overall costs. To address these challenges, Pomona must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for Extremely low-income households
- Preservation of subsidized housing units
- Creation of additional subsidized housing units
- Housing with a service component
- Transitional, Supportive and Homeless housing options

Resources to address the needs of Extremely Low-Income households include a variety of federal, state and regional programs, such as Section 8, HUD, LIHTC USDA, CalHFA and other public and private funding sources.

To address the housing needs of extremely low-income households, the City will adopt housing programs to facilitate construction of housing for extremely low-income households and supportive housing. While many programs will benefit ELI households, **Program 1.4C: Development of Housing for Extremely Low and Lower-Income Housing** and **Program 2.2A: Housing Choice Vouchers** will directly impact ELI households. All Housing Programs can be found in **Section 5: The Plan for Pro Housing Pomona.** This effort is designed to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

7. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue within California. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following is a list of the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.

- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Table A.1-27 shows the population of persons experiencing homelessness on a regional level, in Pomona, and in the surrounding cities. Pomona experienced a 6.8 percent decrease in its homeless population between 2018 and 2020. Claremont saw a decrease, but Ontario and Chino increased by 13.3 percent and 10.7 percent, respectively. Los Angeles County saw an increase of about 20.5 percent in people experiencing homelessness over these 3 years.

Table A.1-27: Homelessness in Pomona and Surrounding Cities

Jurisdiction	2018	2019	2020	Percent Change 2018-2019
Ontario	90	128	102	13.3%
Chino	28	23	31	10.7%
Pomona	**775**	**696**	**722**	-6.8%
Diamond Bar	4	4	4	0.0%
Claremont	27	27	17	-37.0%
Los Angeles County	45,039	49,521	54,291	20.5%

Source: Los Angeles Homeless Service Authority, 2018-2020; Los Angeles County Homeless Partnership Point in Time Count Report 2018-2020.

8. Students

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact on housing demand is often increased in areas surrounding universities and colleges. According to the American Community Survey 2019 data, there are approximately 16,183 Pomona residents enrolled in college or graduate school. Students may seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, a lack of affordable housing may lead to their departure post-graduation.

9. Undocumented Population

The Migration Policy Institute estimates a total undocumented population of 880,000 persons in Los Angeles County. This estimation is derived from ACS data for 2014-2018 and the 2008 Survey of income and Program Participation (SIPP), weighted to 2018 unauthorized immigrant population estimates provided by Jennifer Van Hook of Pennsylvania State University. Of these 880,000 estimated persons, approximately 56 percent are estimated to be from Mexico, 12 percent from El Salvador, and 10 percent from Guatemala. About 80 percent of undocumented persons in Los Angeles County are estimated to be from Mexico and Central America, and about 69 percent have been living in the United States for at least 10 years. An estimated 56 percent of undocumented persons in the County are between the ages of 25 and 44 years. Of those over the age of 16 years, approximately 65 percent are employed, 5 percent are unemployed, and 30 percent are not in the labor force. The most common industries of employment are Accommodation and Food Service, Arts, Entertainment, and Recreation (17 percent); Construction (15 percent); Manufacturing (14 percent); Professional, Scientific, Management, Administrative, and Waste Management Services (13 percent); and Retail Trade (10 percent). Approximately 38 percent of undocumented persons in the County are at or above 200 percent of the poverty level.

G. Housing Stock Characteristics

Pomona's housing stock is defined as the collection of all housing units located within its jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Pomona to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Growth

Table A.1-28 shows growth trends for housing units in Pomona and surrounding cities. The data shown in the table reflects ACS 5-year estimates and is not based on true City reported figures. An evaluation of the existing development and development opportunities is outlined in Appendix B-D, Housing Constraints, Resources, and AFFH. The number of housing units in Pomona have increased slightly between 2010 and 2015. In 2019, the estimated housing units for the City are lower than those in 2015 – this does not reflect a true loss of units, but rather estimations.

Table A.1-28: Housing Unit Growth Trends

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2017	Percent Change 2017 to 2019
Ontario	48,575	50,535	52,927	4.0%	4.7%
Chino	21,121	21,368	23,614	1.2%	10.5%
Pomona	**41,436**	**41,453**	**40,846**	**0.0%**	**-1.5%**
Diamond Bar	18,356	18,606	18,535	1.4%	-0.4%
Claremont	11,606	12,470	12,511	7.4%	0.3%
Los Angeles County	3,425,736	3,476,718	3,542,800	1.5%	1.9%

Source: *American Community Survey, 5-Year Estimates, 2019.*

2. Housing Type

Table A.1-29 summarizes the available housing units in Pomona and Los Angeles County by housing type. As of 2019, single unit detached homes made up the majority of the Pomona housing stock (62.9 percent). Single unit attached homes, which include townhomes and condominiums, made up another 6.4 percent. Multi-unit developments, such as apartments, made up 26.5 percent of the housing stock and 4 percent were mobile homes. In comparison to the rest of the County, Pomona has a higher percentage of single-unit detached homes and a lower percentage of multi-unit developments.

Table A.1-29: Total Housing Units by Type

Jurisdiction	Single-Unit Detached		Single-Unit Attached		Multi-Unit		Mobile Homes		Total Units
	Count	%	Count	%	Count	%	Count	%	
Pomona	25,692	62.9%	2,612	6.4%	10,832	26.5%	1,622	4%	40,846
Los Angeles County	1,722,121	48.6%	223,134	6.3%	1,537,818	43.5%	57,197	1.6%	3,542,800

Source: *American Community Survey, 5-Year Estimates, 2019.*

3. Housing Availability and Tenure

Household size differs between renter and owner-occupied housing units. In addition, family households generally occupy larger housing units such as single-unit homes. The City of Pomona housing stock includes 20,621 owner occupied housing units and 18,476 renter occupied housing units, as shown in Table A.1-30. The large majority of owner-occupied homes are single unit detached structures, while for renters the majority are multi-unit developments.

As Table A.1-31 shows, the City of Pomona trends towards larger household size when compared to surrounding cities. An average household size of 3.77 points towards a need for large housing units, as well as a potential need for smaller, independent units (ADUs) for extended family members and or young person's moving into the economic market in Pomona. The average household size for owner and renter households in Pomona are similar (3.78 and 3.76, respectively). The City of Claremont has the lowest household size at 2.69 and a renter occupied household size of 2.37. Los Angeles County's overall household size of 2.99 reflects almost an entire person difference with Pomona.

Table A.1-30: Occupied Housing Units by Type and Tenure

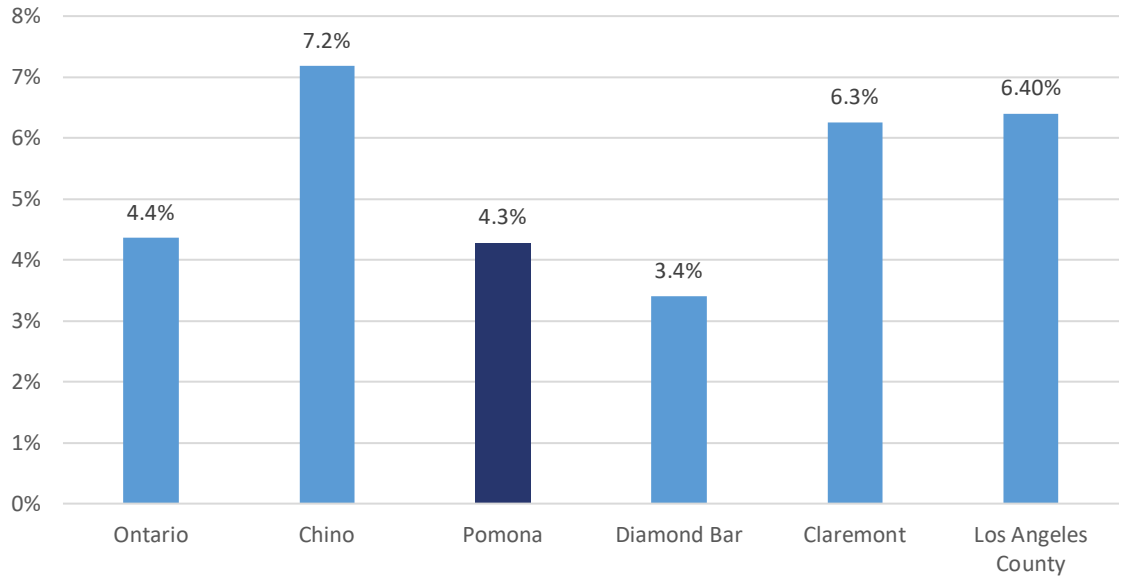
Tenure	Single-Unit Detached	Single-Unit Attached	Multi-Unit	Mobile Homes	Total Occupied Units
Owner Occupied	86%	5%	3%	6%	20,621
Renter Occupied	38%	8%	52%	3%	18,476

Source: *American Community Survey, 5-Year Estimates, 2019.*

Table A.1-31: Average Household Size by Tenure			
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Ontario	3.52	3.43	3.48
Chino	3.42	3.34	3.39
Pomona	**3.78**	**3.76**	**3.77**
Diamond Bar	3.07	3.31	3.13
Claremont	2.87	2.37	2.69
Los Angeles County	3.17	2.83	2.99
Source: *American Community Survey, 5-Year Estimates, 2019.*			

Pomona has one of the lowest vacancy rates of the surrounding cities (**Figure A.1-8**). At 4.3 percent, Pomona's vacancy rate is about 2 percent below Los Angeles County and 3 percent below Chino. Diamond Bar has the lowest vacancy rate at 1 percent below Pomona's (3.4 percent). Of Pomona's vacant units, a large portion are vacant for unknown reasons, according to ACS data (48.8 percent). **Table A.1-32** shows that just under 20 percent of vacant units are up for rent and 24.5 percent are either on the market or have already been sold but are not yet occupied. Additional housing units can be found by improving the development of additional dwelling units on vacant parcels or the development of vacant parcels to accommodate expanded housing units.

Figure A.1-8: Vacancy Rates by Jurisdiction



Source: American Community Survey, 5-Year Estimates, 2019.

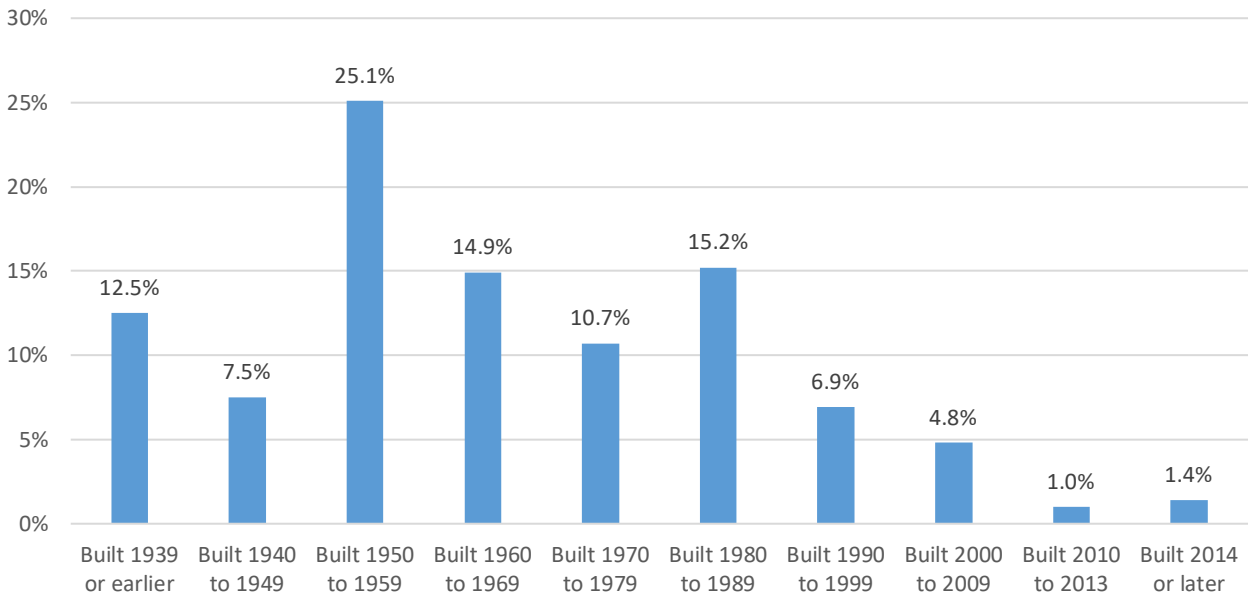
Table A.1-32: Vacant Housing Units by Type		
Type of Housing	Estimate	Percentage
For rent	339	19.4%
Rented, not occupied	81	4.6%
For sale only	290	16.6%
Sold, not occupied	139	7.9%
For seasonal, recreational, or occasional use	47	2.7%
For migrant workers	0	0.0%

Table A.1-32: Vacant Housing Units by Type		
Type of Housing	Estimate	Percentage
Other vacant	853	48.8%
Total	**1,749**	**100%**
Source: *American Community Survey, 5-Year Estimates, 2019.*		

4. Housing Age and Condition

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many Federal and State programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, a large proportion of older housing stock would indicate that most of the City's housing stock could require major rehabilitation. In Pomona, 85.9% of the housing stock was built prior to 1990 and is over 30 years old. The majority of the Pomona housing stock was built between 1950 and 1989 (**Figure** A.1-9).

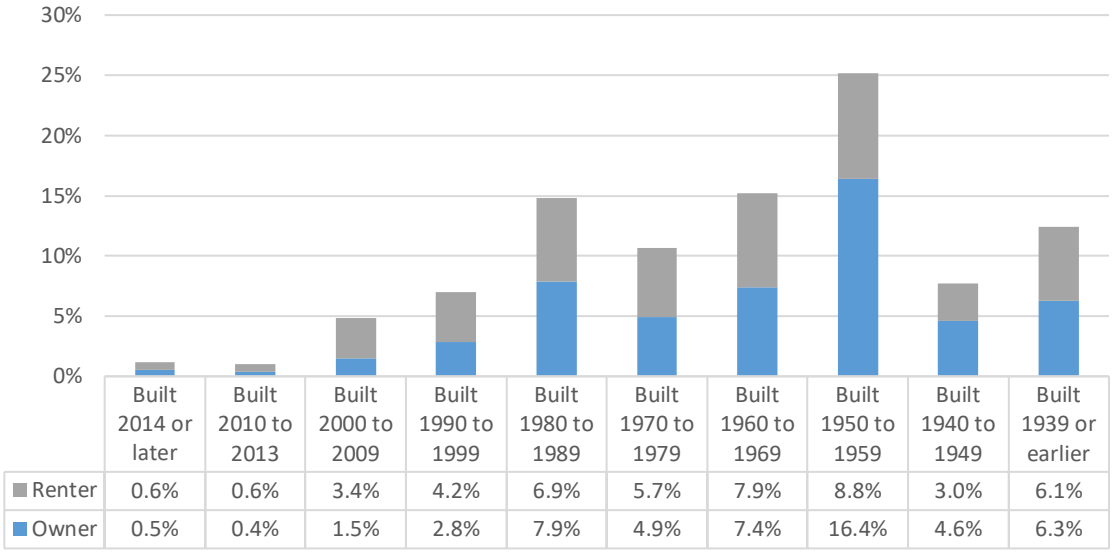
Figure A.1-9: Housing Stock Age in Pomona



Source: American Community Survey, 5-Year Estimates, 2019.

Figures A.1-10 **and** A.1-11 below illustrates tenure by year the housing unit was built. The Y axis represents the percentage of housing units built each identified time period on the X axis. The data shows the number of renters or owners that occupy housing units by age of the unit. Renters occupy more newer units than homeowners. Given the higher percentage of renters in multi-family units, this may point towards the addition of new multi-family developments versus older, single-unit homes that are occupied by more homeowners.

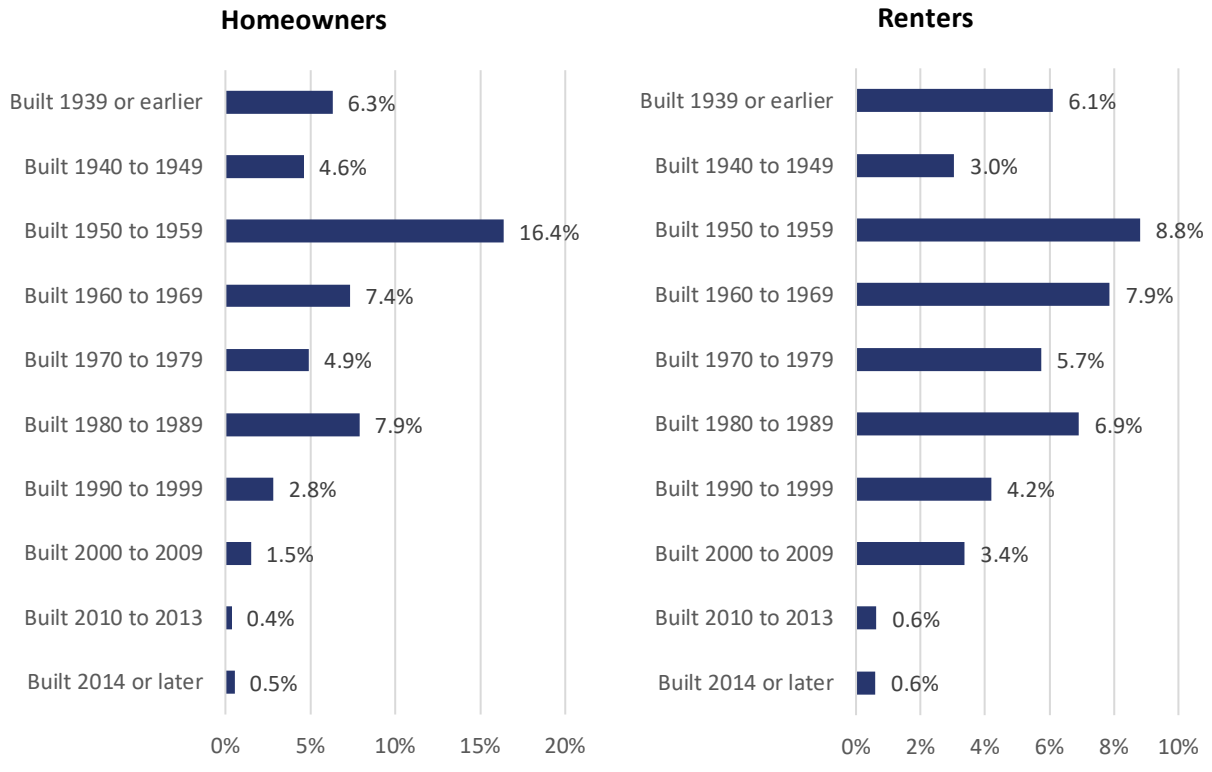
Figure A.1-10: Tenure by Year Housing Unit Built



	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Renter	0.6%	0.6%	3.4%	4.2%	6.9%	5.7%	7.9%	8.8%	3.0%	6.1%
Owner	0.5%	0.4%	1.5%	2.8%	7.9%	4.9%	7.4%	16.4%	4.6%	6.3%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure A.1-11: Housing Units by Year Built and Tenure



Source: American Community Survey, 5-Year Estimates, 2019.

Based on historical data sourced from Pomona's Code Enforcement Office and the Pomona Housing Authority's past performance rehabilitating homes during the 5th Cycle, the City estimates that there are 134 units in need of rehabilitation. Programs have been included in **Pro-Housing Pomona Section 5** to facilitate the rehabilitation of 134 units in accordance with the City's 6th Cycle quantified objectives.

5. Housing Costs and Affordability

The median home value in Pomona is estimated to be $394,500, which is one of the lowest values compared to nearby cities and the County (**Table A.1-33**). Pomona's median home value is approximately $188,700 less than Los Angeles County and $278,000 less than Diamond Bar, which has the highest value. Larger homes with higher prices are generally affordable to persons or households with moderate or above moderate incomes.

Table A.1-33: Median Home Value by Community

Jurisdiction	Median Home Value (ACS)	Median Home Value (Zillow)
Ontario	$375,000	$440,500
Chino	$459,100	$503,000
Pomona	**$394,500**	**$448,000**
Diamond Bar	$664,400	$692,000
Claremont	$672,500	$685,000
Los Angeles County	$583,200	$636,000

Source: American Community Survey, 5-Year Estimates, 2019, Zillow Home Value Index, 2019.

According to data gathered from Zillow, the median home value in Pomona in 2021 is $586,939 which is almost 50 percent more than the value of the American Community Survey 5-Year Estimate for 2019. According to Zillow, the median home value in Pomona is 21.2 percent higher in 2021 than that of 2020. The median home value of homes in Pomona in 2020 was $474,247 which is still a higher value than the American Community Survey 5-Year Estimates for 2019.

As shown in **Table A.1-34**, monthly rent for a one bedroom in Pomona has increased from $867 to $1,062 (22.5 percent) between 2015 and 2019; experiencing the most price increase of all bedrooms. Studios saw the least amount of price increase at 7.2 percent. In general, all rentals saw increase in prices over these 5 years, with the median gross rent increasing by 18.4 percent from $1,150 to $1,362. In comparison, the median income for Pomona households increased by 23.2 percent between 2019 and 2015 – from $49,186 to $60,598 annually.

Table A.1-34: Median Gross Rent by Bedrooms						
Unit Size	2015	2016	2017	2018	2019	Percent Change 2015 - 2019
Studio	$917	$916	$965	$998	$983	7.2%
1 Bedroom	$867	$887	$930	$985	$1,062	22.5%
2 Bedrooms	$1,160	$1,192	$1,244	$1,272	$1,346	16.0%
3 Bedrooms	$1,532	$1,557	$1,590	$1,614	$1,714	11.9%
4 Bedrooms	$1,743	$1,751	$1,899	$1,940	$2,081	19.4%
5 or More Bedrooms	$1,838	$1,922	$2,027	$1,883	$2,169	18.0%
Median Gross Rent	**$1,150**	**$1,183**	**$1,246**	**$1,289**	**$1,362**	**18.4%**
Source: American Community Survey, 5-Year Estimates, 2015, 2016, 2017, 2018, 2019.						

An analysis of Zillow rentals in Pomona was done to estimate more realistic market rate rent in the City. The average rent of 2-8 properties of each unit type was calculated to determine the market rate rent of each unit type in 2021. The analysis yielded the following data:

- Studio – $1,253
- 1 Bedroom – $1,379
- 2 Bedrooms – $2,530
- 3 Bedrooms – $2,766
- 4 Bedrooms – $3,000
- 5 or More Bedrooms – NA
- Median Gross Rent – $2,186

Table A.1-35 shows that the median gross rent in Pomona is estimated to be $1,362 a month, which is the lowest value compared to the surrounding cities and the County. Pomona's median gross rent value is approximately $98 less per month than Los Angeles County and $709 less per month than Diamond Bar, which has the highest value.

Table A.1-35: 2019 Median Gross Rent by Community							
Jurisdiction	Unit Size						Median Gross Rent
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms	
Ontario	$1,099	$1,219	$1,457	$1,731	$1,959	$2,438	$1,499
Chino	$1,388	$1,138	$1,535	$1,990	$2,137	$2,785	$1,596
Pomona	**$983**	**$1,062**	**$1,346**	**$1,714**	**$2,081**	**$2,169**	**$1,362**
Diamond Bar	$1,701	$1,474	$1,785	$2,292	$2,579	$3,178	$2,071
Claremont	$1,255	$1,168	$1,563	$1,907	$2,670	--	$1,561
Los Angeles	$1,085	$1,234	$1,605	$1,909	$2,110	$2,165	$1,460
Source: American Community Survey, 5-Year Estimates, 2019.							

Table A.1-34: 2019 Median Gross Rent by Community							
Jurisdiction	Unit Size						Median Gross Rent
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms	
Ontario	$1,099	$1,219	$1,457	$1,731	$1,959	$2,438	$1,499
Chino	$1,388	$1,138	$1,535	$1,990	$2,137	$2,785	$1,596
Pomona	$983	$1,062	$1,346	$1,714	$2,081	$2,169	$1,362
Diamond Bar	$1,701	$1,474	$1,785	$2,292	$2,579	$3,178	$2,071
Claremont	$1,255	$1,168	$1,563	$1,907	$2,670	—	$1,561
Los Angeles	$1,085	$1,234	$1,605	$1,909	$2,110	$2,165	$1,460
Source: American Community Survey, 5-Year Estimates, 2019.							

Housing affordability is analyzed by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. The analysis information helps estimate the affordability of different sizes and types of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Median Family Income (MFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Los Angeles County are shown in Table A.1-37. This amount can be compared to current housing asking prices (Table A.1-33). In Table A.1-38, the data shows the maximum affordable monthly rental amount that a household can pay for each month without overpayment.

Extremely Low-Income

For an Extremely low-income household that earns less than 30 percent of the County MFI the maximum affordable home price for ownership is up to $76,500 for a one-person household and up to $105,200 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Pomona without a substantial cost burden.

Very Low-Income

The very low-income limits are the basis for all other income limits. For a Very low-income household that earns between 31 percent and 50 percent of the County MFI the maximum affordable home price for ownership is up to $149,600 for a one-person household and up to $218,300 for a five-person household in 2020. Very low-income households cannot afford market-rate rental or ownership housing in Pomona without a substantial cost burden.

Low-Income

For a Low-income household that earns between 51 percent and 80 percent of the County's MFI the maximum affordable home price for ownership is up to $260,000 for a one-person household and up to $388,500 for a five-person household in 2020. Given the cost of housing in Pomona, low-income

households could afford market-rate rental units. Low-income households would not be able to afford ownership housing without a substantial cost burden.

Moderate Income

Persons and households of moderate income earn between 80 percent and 120 percent of the County's MFI. The maximum affordable home price for a moderate-income household is $268,300 for a one-person household and $401,500 for a five-person family. Moderate income households can generally find affordable market-rate rental units in the City. Ownership housing in Pomona is generally affordable to 5-person households but remain generally unattainable to smaller household sizes.

Affordability Conditions

Housing affordability is generally defined as 30 percent of a household income; however, a variety of other factors can influence a household budget, including but not limited to:

- Gas and transportation costs
- Food and essential market costs
- Family size and financial responsibilities

The California Budget and Policy Center created the "Making Ends Meet" tool, which presents basic family budgets for each of California's 58 counties for four types of households: a single adult, a single-parent family, a two-parent family with one parent working, and a two-working-parent family. Table A.1-36 below displays the cost of necessary expenses for each household in Los Angeles County.

Table A.1-36: Household Expenses, los Angeles County

Expense type	Two-Working Parent Family	Single Adult	Single Parent Family	Two Parent Family (One working Parent)
Food	$773	$268	$577	$773
Child Care	$1,295	$0	$1,246	$346
Health Care	$589	$115	$435	$454
Transportation	$510	$334	$480	$480
Miscellaneous	$787	$361	$463	$787

Source: California Budget and Policy Center, Making Ends Meet: How much Does It Cost to Support a Family in California?

The cost of food and transportation can cost upwards of $600 for a single person household. For someone in the low-income category who makes less than $40,000 annually ($3,280 per month), transportation and food can cost upwards of 18 percent of overall income. In addition, costs of childcare and housing utilities can chip away at the overall affordability of living and limit a household's options when looking for housing in Pomona.

Table A.1-37: Affordable Housing Costs in Los Angeles County (2020)						
Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-income (30% of AMFI)						
1-Person	$23,700	$349	$155	$89	$593	$76,500
2-Person	$27,050	$402	$173	$101	$676	$88,000
3-Person	$30,450	$437	$210	$$114	$761	$95,800
4-Person	$33,800	$461	$257	$127	$845	$101,000
5-Person	$36,550	$480	$297	$137	$914	$105,200
Very Low-Income (50% of AMFI)						
1-Person	$39,450	$683	$155	$148	$986	$149,600
2-Person	$45,050	$784	$173	$169	$1,126	$171,800
3-Person	$50,700	$867	$210	$190	$1,268	$190,000
4-Person	$56,300	$939	$257	$211	$1,408	$205,800
5-Person	$60,850	$996	$297	$228	$1,521	$218,300
Low-income (80% AMFI)						
1-Person	$63,100	$1,186	$155	$237	$1,578	$260,000
2-Person	$72,100	$1,359	$173	$270	$1,803	$297,800
3-Person	$81,100	$1,513	$210	$304	$2,028	$331,700
4-Person	$90,100	$1,658	$257	$338	$2,253	$363,500
5-Person	$97,350	$1,772	$297	$365	$2,434	$388,500
Moderate Income (120% AMFI)						
1-Person	$64,900	$1,224	$155	$243	$1,623	$268,300
2-Person	$74,200	$1,404	$173	$278	$1,855	$307,800
3-Person	$83,500	$1,564	$210	$313	$2,088	$342,900
4-Person	$92,750	$1,714	$257	$348	$2,319	$375,800
5-Person	$100,150	$1,831	$297	$376	$2,504	$401,500

1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.
Source: 2020 LACDA Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Development Authority Utility Allowance.

Table A.1-38: Affordable Monthly Housing Cost for Renters in Los Angeles County (2020)				
Annual Income		Rent	Utilities[1]	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	$23,700	$438	$155	$593
2-Person	$27,050	$503	$173	$676
3-Person	$30,450	$551	$210	$761
4-Person	$33,800	$588	$257	$845

Table A.1-38: Affordable Monthly Housing Cost for Renters in Los Angeles County (2020)				
Annual Income		Rent	Utilities[1]	Total Affordable Monthly Housing Cost
5-Person	$36,550	$617	$297	$914
Very Low-income (50% of AMFI)				
1-Person	$39,450	$831	$155	$986
2-Person	$45,050	$953	$173	$1,126
3-Person	$50,700	$1,058	$210	$1,268
4-Person	$56,300	$1,151	$257	$1,408
5-Person	$60,850	$1,224	$297	$1,521
Low-income (80% AMFI)				
1-Person	$63,100	$1,423	$155	$1,578
2-Person	$72,100	$1,630	$173	$1,803
3-Person	$81,100	$1,818	$210	$2,028
4-Person	$90,100	$1,996	$257	$2,253
5-Person	$97,350	$2,137	$297	$2,434
Moderate Income (120% AMFI)				
1-Person	$64,900	$1,468	$155	$1,623
2-Person	$74,200	$1,682	$173	$1,855
3-Person	$83,500	$1,878	$210	$2,088
4-Person	$92,750	$2,062	$257	$2,319
5-Person	$100,150	$2,207	$297	$2,504

1. Utilities includes electric cooking, heating, water heating; basic electric; water; trash; air conditioning; refrigerator.

Source: 2020 LACDA Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Development Authority Utility Allowance.

Appendix A.2

COMMUNITY ENGAGEMENT SUMMARY

A. Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City has conducted extensive public outreach activities beginning in Spring 2021. These engagement efforts included a housing leadership academy, virtual community workshops, City Council and Planning Commission study sessions, a community survey, online and social media outreach, tabling at community events, meetings with stakeholders, and digital information through the Housing Element Update webpage.

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

Housing Leadership Academy

The City initiated an eight-week program created to expand and develop an on-going network of informed, passionate housing policy advocates in Pomona committed to creating healthy housing markets for all. The curriculum covers the following eight modules:

- Framing that State of the Housing Crisis
- Planning and Regulatory Environment
- Market Rate Development/Healthy Labor Markets
- Affordable Housing Development/Impacted Communities: LMI Renters, Communities
- Impacted Communities: Homeless Populations
- Impacted Communities: Economy and Employers
- Federal and State Policy
- Regional and Local Policy

The academy was run by LeSar Development Consultants and ran from March 16 to April 20, 2021. Supplemental meeting materials are provided at the end of this appendix.

Housing Element Update Webpage

A Housing Element Update webpage was created on the City's website to provide relevant background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website provided a link to the community survey tool, as well as the contact information of the project team for residents and community members to send additional comments or request additional information. The website is available at this following address: https://www.pomonaca.gov/government/departments/development-services/planning-division/general-plan/pro-housing-pomona.

Virtual Community Workshop #1

On March 31, 2021, the City hosted a virtual community workshop. The workshop presented the public with information on the Housing Element Update, including an overview of the Housing Element, the Regional Housing Needs Assessment (RHNA), and the update process and timeline. The presentation also provided information regarding the online survey, developed by the City to solicit additional feedback from the community. The workshop was advertised in both Spanish and English using flyers, social media posts, and the City's Housing Element Update webpage. The presentation recording is available for viewing by the public on the City's Housing Element Update webpage.

Online Community Survey

On April 27, 2021, the City launched an online community survey, in English and Spanish, in order to gather additional feedback regarding potential policies and programs to include in the Housing Element, as well as potential housing types and opportunities in the City. The survey solicited feedback regarding potential barriers to housing access and constraints to the development of housing. A total of 325 survey responses were submitted.

Print Survey Outreach

In addition to the online survey, the City created a print survey to use at community events to engage individuals who may not have reliable access to the Internet, or that may not typically participate in City-led initiatives. A total of 205 print surveys were completed, including 118 English surveys and 87 Spanish surveys. The events included: The City attended a variety of community meetings to provide information on the Housing Element Update and solicit feedback through surveys. These included:

- Weekly tabling outside City Hall to target regular City Hall residents conducting business, paying bills, or seeking permits, from May 1 to May 31, 2021.
- Tabling at Sacred Heart Church for Spanish-speaking attendees at weekday and weekend services, from May 24 to May 30, 2021.
- Tabling at Mi Cafecito, a neighborhood coffee shop in Downtown Pomona, from June 3 to June 6, 2021.
- Tabling at the Pomona Farmers Market at Purpose Church on Pearl Street and Holt Avenue on June 5, 2021.
- Tabling at the Downtown Pomona Art Work located at Second Street in Downtown Pomona on Saturday, June 12, 2021.
- Tabling at the Pomona Juneteenth Celebration at Ganesha Park on Saturday, June 19, 2021.

Stakeholder Meetings

The City held two meetings with community stakeholders on April 29 and May 6, 2021. The meetings presented the stakeholders with background information on the update process and outreach, furthering fair housing, housing policy implementation, as well as solicited feedback through breakout discussions. The stakeholders included professionals in the field, local business owners, community members, and LeSar Housing Policy Leadership Academy members.

The City held a third stakeholder meeting on Thursday October 21, 2021. The meeting was hosted virtually, using zoom and was for the members of the Housing Leadership Academy. The goal of the meeting was to keep the members of the leadership academy informed as bot important stakeholders and community and

neighborhood leaders. The meeting provided an overview on the Housing Element efforts to date, the role of the community and stakeholders in the process, and an in depth overview of the Public Review Draft.

Joint City Council and Planning Commission Study Session

On May 12, 2021, the City held a joint City Council and Planning Commission Study Session. The Study Session presented information on the Housing Element Update process and RHNA allocation, status of the update, community engagement efforts, and upcoming events and efforts. The Study Session concluded with a discussion to gather input from both the City Council and Planning Commission.

Virtual Community Workshop #2

On May 11, 2021, the City hosted a second Community Workshop. The Workshop was held Virtually using zoom Webinar and live translation was available, the meeting was recorded and posted to the City's Housing Element Update webpage. The workshop provided a presentation which included a summary of community outreach to date, an overview of the status of the Housing Element, a detailed summary of each Section of the Pro-Housing Pomona document, and time for community discussion and questions.

Public Review Draft Comments

The City released a public review draft of the Housing Element for community and consideration, available from September 30 to November 1st. This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Additional Outreach Efforts

The listed dates below represent additional conversations on the public draft and some input received from additional outreach:

- October 2, 2021 - Planning Division presented an overview of the public draft at the Pomona Leadership Network conference entitled "A New Way Home: An Economic Forum on Affordable Housing in Pomona" on Zoom.
- October 7, 2021 - Planning Division presented an overview of the public draft, with an emphasis on Goal 2 and homelessness programs, to the Pomona Continuum of Care Coalition (PCOCC) Meeting on Zoom.
- October 14, 2021 - Planning Division met with Jesus Sanchez, Executive Director of Gente Organizada, to provide an overview of the public draft, and to solicit stakeholder feedback on all parts of the document.

Key Findings

The outreach listed above was used to develop key findings and appropriate policies and programs, outline in *Section 1: Housing Needs Assessment* of the Pro Housing Pomona document. Key findings and programs developed to address each finding are outlined in Table A.2-1 below.

Table A.2-1: Community Engagement, Key Findings and Programs	
Key Housing Needs from Community Input	**Programs**

• Pomona has unique housing challenges for its population.
  ○ Expected population growth in Pomona
  ○ Aging population, declining youth population
  ○ Changing Racial Demographics
  ○ High rate of college students and recent graduates
	• Program 2.6B: Public-Facing Online Housing Resources Dashboard
	• Program 1.2A: Pomona Zoning Ordinance Update

• Pomona's households are increasingly female-headed, non-family, large, and multi-generational.
  ○ Household income levels are low
  ○ High rates of female-headed households
  ○ High rates of non-family households
  ○ Large, multi-generational households
	• Program 1.4B: Affordable Housing Incentives
	• Program 2.6B: Public-Facing Online Housing Resources Dashboard

• Housing needs to address disabilities, extreme poverty, and homelessness.	• Program 2.1A: Strategic Plan to Combat Homelessness • Program 2.1B: Interim and Transitional Rental Assistance • Program 2.1C: Housing for Persons with Physical and Developmental Disabilities • Program 2.1C: Housing for Persons with Physical and Developmental Disabilities
• Employment trends reveal middle-income housing needs.	• Program 2.6A: Preserve and Monitor At-Risk Housing & All Affordable Units • Program 3.1A: Express Permitting for Additional Units • Program 3.2A: Land Use in Practice
• The options for housing in Pomona are limited to mostly single detached units on single lots.	• Program 2.4B: Reuse, Repurpose and Redevelopment of Public Assembly Sites • Program 2.3D: Maintenance and Rehabilitation of Individual Mobile Home Units • Program 3.1A: Express Permitting for Additional Units
• The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability.	• Program 2.4C: Housing Development on City-Owned Parcels • Program 3.4A: Rent Stabilization Feasibility Study

Table A.2-1: Community Engagement, Key Findings and Programs	
Key Housing Needs from Community Input	**Programs**
	• Program 3.4B: Local Tenant Protection Regulation Study
• Existing residential uses located within the City's industrial zones face increased environmental justice concerns and pollution burden.	• Program 4.2A: Citywide Parks Improvement • Program 4.5A: Local Serving Resources • Program 5.1A: Fair Housing in Land Use Regulations
• The community expressed various needs related to maintaining a high quality of life in their households and neighborhoods.	• Program 4.2A: Citywide Parks Improvement • Program 4.1A: Citywide Complete Streets Initiative • Program 4.4A: Art in Public Places Program

A.1 Virtual Community Workshop #1

This section contains all available materials created for the virtual community workshop. Public comments were received verbally and through the Zoom chat function. The recorded workshop is available for viewing on the Housing Element Update webpage:

https://www.pomonaca.gov/government/departments/development-services/ planning-division/general-plan/pro-housing-pomona

Pro Housing Pomona
2021-2029 Housing Element Update
Community Workshop #1

The City of Pomona is updating its Housing Element, which will support efforts to establish a State-designated program, coined **"Pro Housing Pomona"**. The Housing Element establishes policies and programs that support **stable, affordable housing options with streamlined processes.** Please join us for the first virtual workshop to learn more and to participate. Your participation is critical to create a balanced document that reflects your community's housing needs.

Topics for discussion include:

- Community Housing Challenges and Needs
- Considering Overcrowding and Displacement
- Opportunities for Affordable and Inclusionary Housing
- Opportunities for a Variety of Housing Types

Visit Pro Housing Pomona's page at bit.ly/prohousingpomona for more information!

WHEN: Wednesday, March 31, 2021 at 6:30 PM

WHERE: Virtual, Zoom. To access the Virtual Workshop, Click the link below:

https://bit.ly/20xuq04

Passcode: 4 0 8 8 6 3

For questions, please contact Ata Khan at Ata_Khan@ci.pomona.ca.us or (909) 620-3765.

DRAFT

Pro Housing Pomona (Pro Vivienda)
Actualización del Elemento Vivienda 2021-2029
Taller Comunitario #1

La ciudad de Pomona está actualizando su Elemento de Vivienda, el cual apoyará los esfuerzos para establecer un programa de vivienda designado por el estado, "**Pro Housing Pomona**". El Elemento de Vivienda establece pólizas y programas que **apoyan opciones de vivienda estables y asequibles con procesos simplificados.** Por favor únase con nosotros en nuestro primer taller virtual para informarse y participar. Su participación es crítica para crear un documento balanceado que refleje las necesidades habitacionales de su comunidad.

Temas de discusión incluirán:

- Retos y Necesidades de Vivienda en la Comunidad
- Considerar Viviendas con poco espacio y el desplazamiento
- Oportunidades de Vivienda Asequibles y inlcusivas
- Oportunidades con Variedad de Tipos de Vivienda

¡Visite la Página web de Pomona Pro Vivienda bit.ly/prohousingpomona para más información!

FECHA: Miércoles, 31 de Marzo del 2021

HORA: 6:30 PM

LUAGR: Virtual por Zoom. Para obtener acceso al Taller Virtual, siga el enlace a continuación:

https://bit.ly/20xuq04

Código: 4 0 8 8 6 3

Para obtener más información, comuníquese con Lynda Lara en Lynda_Lara@ci.pomona.ca.us o al (909) 620-2439.

DRAFT

Community Workshop #1

On Wednesday April 7, 2021, from 6:30PM to 8:30PM, the City of Pomona held a virtual community workshop for the 2021-2029 6th Cycle Housing Element Update. The City advertised the workshop in both English and Spanish through social media, email blasts, and posts on the City webpage and printed flyers. A total of 30 community members attended the workshop. The workshop provided two formats, one conducted entirely in Spanish for persons more comfortable speaking Spanish, and the other conducted entirely in English. The complete recordings of the workshop are available on the City's Housing Element Webpage: bit.ly/prohousingpomona.

The workshop provided information on the Housing Element Update process and current pro-housing efforts, as well as gathered input and ideas from the public. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of Pomona's housing needs;
- How the City can address these needs through the Housing Element;
- Information on the Regional Housing Needs Assessment and process;
- An overview of Pomona's RHNA's allocation by income category;
- Tentative schedule for outreach;
- And, community engagement and participation.

Following the presentation, the Housing Element Update Team utilized online tools, including a virtual polling survey and virtual whiteboard sticky note exercise to facilitate community participation regarding housing and to gather feedback. All community engagement and participant feedback is summarized below.

Mentimeter

During the workshop, the City provided an anonymous live polling survey (Mentimeter.com) to further engage participants. The poll offered the following questions (all responses are attached):

Question 1: Tell us about your housing experience in Pomona.

Participants were provided a blank text box for free response. The majority of participants defined their experience as expensive, noting the lack of affordable and diverse housing options.

Question 2: What are some housing challenges or needs in Pomona?

Participants were provided a blank text box for free response. Participants identified a need for more options of housing types, creating safe and family-friendly neighborhoods, and regulations that address parking and cohesion between uses. Participants noted a need for housing

DRAFT

specifically for military personnel, persons experiencing homelessness, and the local workforce. Affordability of housing and gentrification were also identified as concerns to the community.

Question 3: What are your ideas for housing in Pomona?

Participants were provided a blank text box for free response. There were a large variety of responses ranging in topics, but a large percentage of the participants noted affordability, rent control, and stopping gentrification as ideas and concerns regarding housing. Participants also noted safe living, mixed use, and relax zoning lot coverage. The primary focus remained addressing the affordability of housing in Pomona.

Question 4: What housing types are you interested in seeing in Pomona?

Participants were provided a multiple-choice question with the following options, and ask to select all that apply:

- Single-Family/Multi-Generational Housing
- Apartments
- Townhomes/Condos for rent
- Townhomes/Condos for sale
- Senior Housing
- Student Housing
- Affordable Housing
- Supportive or Transitional Housing

Participants voted for all housing types to varying degrees, but the top types that received the most interest (in order from greatest to least) were student housing, affordable housing, and townhomes/condos for sale.

Question 5: Of those housing types, which 3 would you like the City to prioritize?

Participants were provided a multiple-choice question with the following options, and ask to prioritize three in total:

- Single-Family/Multi-Generational Housing
- Apartments
- Townhomes/Condos for rent
- Townhomes/Condos for sale
- Senior Housing
- Student Housing
- Affordable Housing
- Supportive or Transitional Housing

Participants' answers varied slightly from the previous question as the top three results (in order from greatest to least) were affordable housing, student housing, and single-family/multi-generational housing.

Sticky Note Exercise

Following the Mentimeter exercise, participants were asked to participate in a discussion sticky-note exercise. Participants followed up on initial comments sent through the polling exercise with

DRAFT

additional thoughts, background information, and detailed ideas. The following four major themes guided the discussion:

Housing in the Community

What are some challenges to housing in your community?

- History of past evictions
- Supportive services
- Homelessness
- Overcrowding
- Low turnover

What are some opportunities for housing in your community?

- Cottage communities and land trusts
- Banking support
- Supportive services
- Home ownership
- Art neighborhood

Unique Considerations/Characteristics

What are unique characteristics about your community that you want the Housing Element Team to know?

- Engaged community leaders
- Access to freeways
- Arts community and history
- Underutilized lots
- Diverse community

New or Innovative Ideas/Trends for Housing

What are some creative housing ideas you have for your community?

- Subdivide large lots
- Employment options in the City
- Church parking lots
- Vacant lots
- Public/private partnerships

Vision of Housing in Pomona in the Future

What is your vision for the future of Pomona? What do you want to see for the current and next generations?

- Promote homeownership
- Affordable housing at all economic levels
- Cohesive neighborhoods
- Housing that allows aging in place
- Mixed use
- Live/work units
- Safe and diverse housing

DRAFT

Topics of Interest

During community discussion, participants shared comments and concerns regarding housing in Pomona. The following table breaks down community feedback thematically.

Topic	Programmatic Considerations
Financial Assistance	• Starter Homes / First Time Home Buyer programs/ Mortgage Support • Rental Assistance / Rent Control • Targeted ADU affordability / ADU—2nd PDU • Community Banking
Social and Environmental Justice	• Anti-Displacement Measures (Gentrification) • Reserved units for Pomona residents on new affordable units • Proximity to Freeways • Background Checks and Past Evictions/Other Barriers, specifically Undocumented Population
Housing Design	• Constraints in Historic Districts • Mixed-Uses, Small Lots, Tiny Homes • Modular/Manufactured Homes/ADUs • Eliminate Lot Size • Co-living (example: single parent household co-living)
Housing for Specific Populations	• Transitional/Supportive/Emergency • Military / Veterans • Student Housing • Multi-Generational / Aging in Place • Seniors • Female headed households
Tools for Land Control and Development	• Vacant Land Maintenance/Action • Government Control (Eminent Domain) • Community Control (Land Trusts) • Redevelop Underused churches/vacant lots • Public/Private partnerships
Infrastructure	• Parking • Public Open Space/Green Space • Efficiency of Utilities for Density • Complete streets components
Other Considerations	Cultural context/competency - preservation of Pomona's character defining neighborhoods and acknowledgement of legacy issues: Arts/Historic/underrepresented areas

DRAFT

Tell us about your housing experience in Pomona.

Mentimeter

Awesome!

Not enough affordable housing options.

Homes are very expensive, even rent is very high

It's definitely difficult to stay in Pomona. I grew up here and finding affordable housing is a challenge.

I am a educated single mother and I am literally one rent increase away from homelessness.

I lived in Phillips Ranch and really liked it. Rent was expensive but I felt safe

Not enough affordale housing.

It's becoming increasingly unaffordable

Unsafe areas

DRAFT

18

Tell us about your housing experience in Pomona.

Mentimeter

I bought a house here a few years ago because it was the most affordable place for me in most of Los Angeles county. Lots of homeless issues. Need more homeless housing.

Will single house housing disappear as we become a city of apartment houses?

Where are starter homes?

Not enough options on the type of housing.

Blighted, vacant land is depressing

I was in the neighborhood that was designated "historic", and it became difficult to modify the houses affected.

Live in a great neighborhood, one of the friendliest I've ever encountered in my 40 years in California

Love my home and my diverse neighborhood

Bought in Pomona 40 years ago because it was most affordable then... still very expensive. 5X that now! Nice neighborhood and neighbors. Homes built in early 60's .

DRAFT

18

What are some housing challenges or needs in Pomona?

Mentimeter

Rezoning some areas to be able to build housing

Rent control

we need more mixed use and to think creatively of where we put housing

Housing is always unaffordable if he occupants can't find work. Building 10,000 new homes will entail billions of dollars if economic activity, and this should be localized to the greatest extent possible.

Need more millitary family housing. Seek builders who are willing to discount or donate homes.

How can it be improved without gentrifying?

We need something in between large single units and small apartments.

Forcing some of our land/property owners to either develop or be forced to sell

Maybe investors should have to wait on buying properties. Giving the owner occupied a chance

DRAFT

What are some housing challenges or needs in Pomona?

Mentimeter

It's also important to remember that we're not simply building houses, we must be building neighborhoods., And improve the quality of the neighborhoods that are already existing.

Insufficient infrastructure for density

More coordinated regulations yet preserving design enhancements that contribute to improving the neighborhood

Need parking to travel to work.

Too many landowners not developing property

Ensure we build housing strategically near places most frequently visited

Homeless housing shelters. Provide more incentives for developing housing here to meet the housing allocation needs. Streamlining approvals ect. Lots of empty lots.

We also need to remember affordable housing doesn't always mean its affordable to everyone!

I would like to see a worker-owned business to manufacture ADUs and modular homes in the city itself. There may be grant funding available to capitalize such an enterprise.

DRAFT

What are some housing challenges or needs in Pomona?

Mentimeter

Shared green space

DRAFT

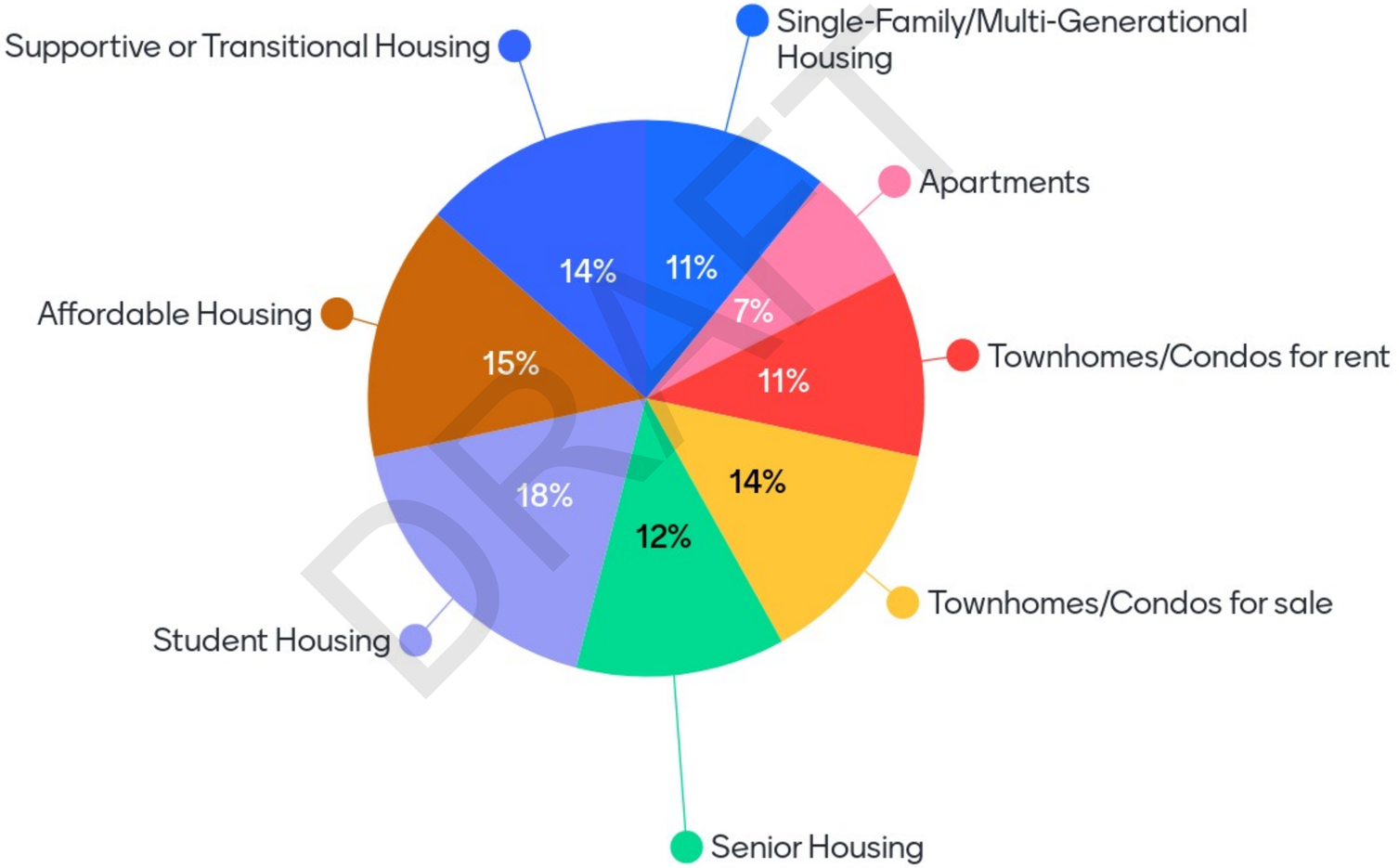
19

What are your ideas for housing in Pomona?

Mentimeter

DRAFT

What housing types are you interested in seeing in Pomona? Choose all that apply.

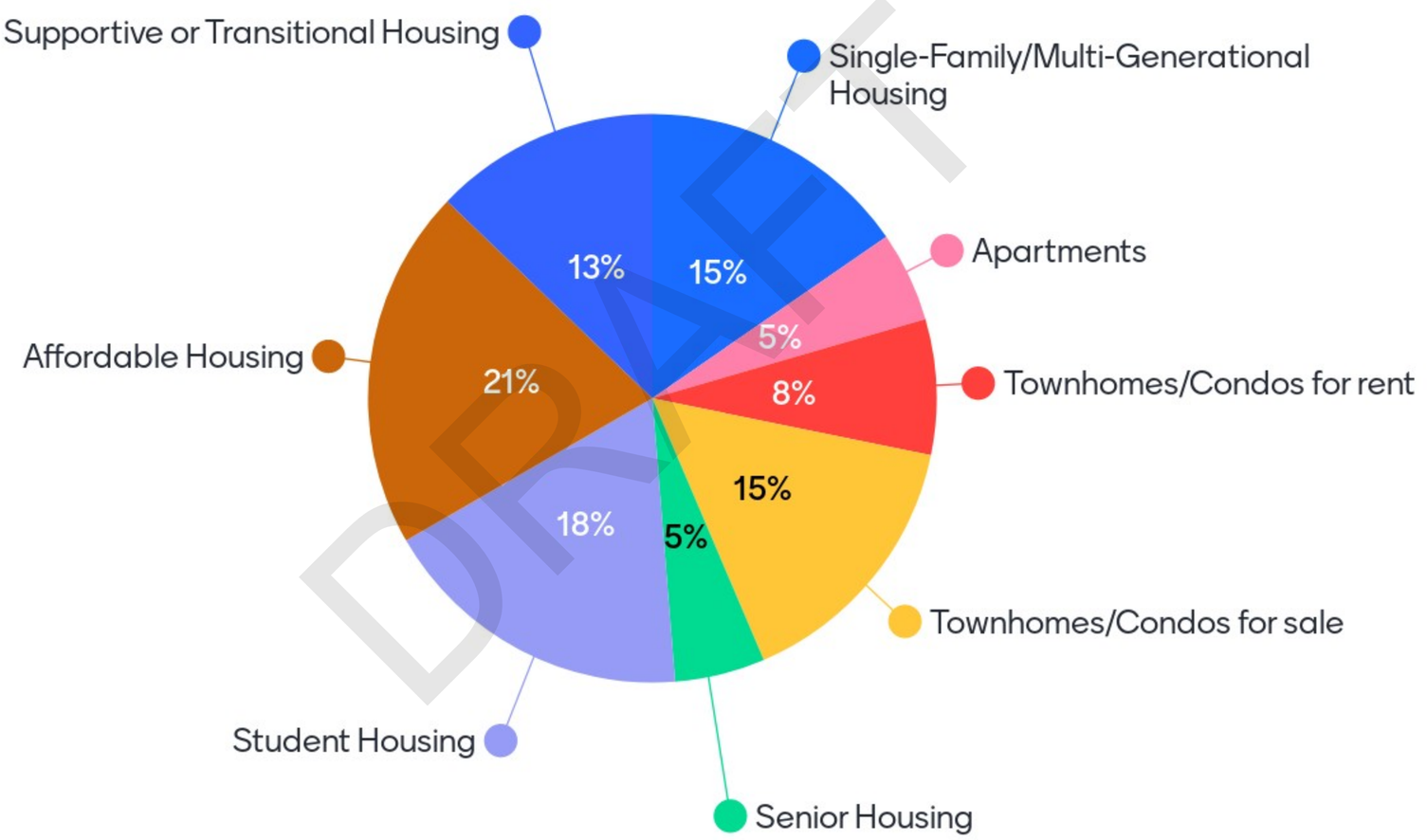


DRAFT

Mentimeter

Of those housing types, which would you like the City to prioritize, select up to three.

Mentimeter



DRAFT

Unique Considerations/Characteristics

What are unique characteristics about your community, that you want the Housing Element Team to know?

Neighborhoods need green spaces to share, esp communal gardening space	Underutilized lots	Arts community	Engaged community leaders
Green space/ parks, but don't force gated areas to allow walkthroughs	History of Pomona - allowing generations to remain in community	Rich community history	variety of building designs, shapes and sizes
Dynamic and diverse communities	SW Pomona - need for shelters and resources for people who are unhoused in this area	Freeways near housing - consider opportunities in different areas Freeways are close to many people	I had a quiet complex, but then a trucking company was built at the intersection.

Housing in Pomona

What are some challenges to housing in your community?
What are some opportunities for housing in your community?

Challenges

Homelessness	Half of this can be a characteristic and the other half is a challenge, but I've noticed that there are neighborhoods
Supportive services	Overcrowding - can be cause by extensive background checks and processes
Past evictions are also a barrier. People who lost jobs or became ill and lost housing need help clearing those evictions.	evictions and processes can be a barrier to housing
Low turnover	

Opportunities

Arts neighborhoods with lots of lofts and wall space for murals	leverage arts community	Home ownership is everything! Can't have generational wealth without it. Living in rented housing
Transitional housing Supportive services and (safe spaces) for those with substance	mixed use spaces	Oppoprtunity for land trusts and community organizing - Cottage communities on
mortgage support / community banking	increased opportunities for banking	Cottage communities on cooperatively owned land, individually owned units

Workshop #1 Notes

Vision of Housing in Pomona in the Future

What is your vision for the future of Pomona? What do you want to see for the current and next generations?

Diverse	A good mixture of housing for different income levels, focusing on home ownership first.	Mix of income levels	promote homeownership
Safe	Access to green space	cohesive neighborhoods	Affordable for a wide range of economic classes. Theres tends to be a focus on low-income affordability but
Live/work units	aging in place	Housing that allows aging in place - ability to move from higher floor to lower, handyman help, etc. No multi-floor	cohesive neighboords
Opportunities for non-Hispanic residents to learn the language and interact more.	Mixed use	Housing as an economic engine	

New or Innovative Ideas/Trends for Housing

What are some creative housing ideas you have for your community?

Needs to be a a push to develop a variety of housing in nearby communities	increasing the cost of holding land idle	I would encourage Pomona to consider public/ private partnerships that will allow them to	public/private partnerships that will allow them to leverage their land holdings, address housing needs, and generating	Eminent Domain
opportunity to subdividing large lots with single family homes - homeowners can build ADUs and divide their lots so	Considering vacant lots for housing		most people drive out of the city to work, so some of the cities largest employers should explore housing - PUSD, Cal Poly	
New and Innovative Trends for Housing - most people drive out of the city to work, so some of	Churches have large lots and can easily accommodate units			

DRAFT

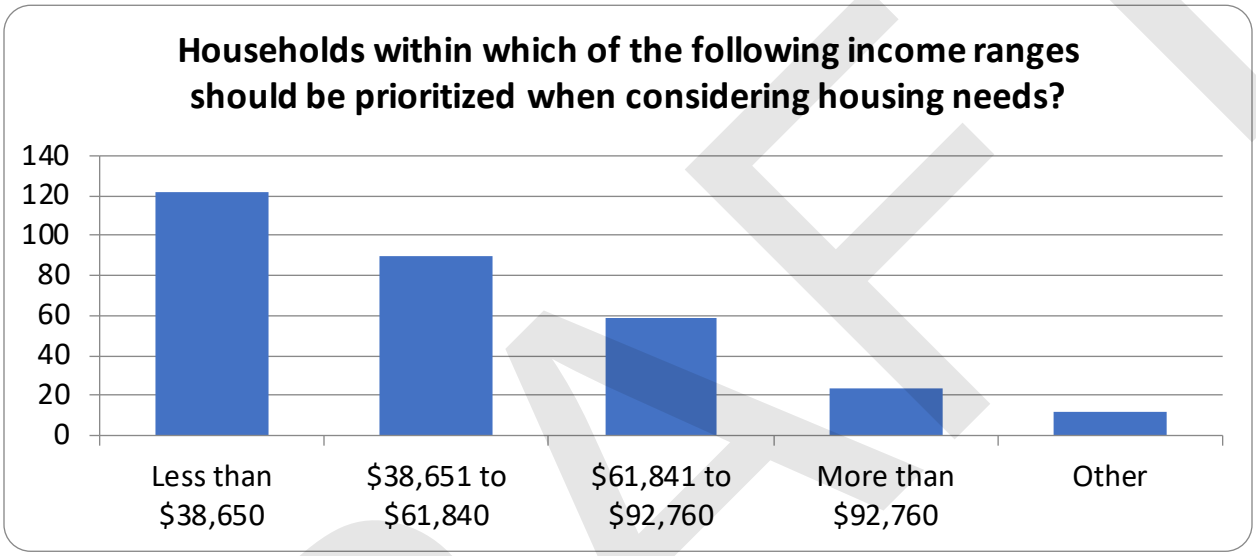
A.2 Online Community Survey

This section contains a survey summary of all collected data. The survey was made available on the Housing Element Update webpage in English and Spanish. A total of 325 surveys were submitted.

Online Community Survey Summary

Between April 27, 2021, and June 27, 2021, the City released an online community survey to gather feedback on housing in the community and interest on potential policies and programs to include in the Housing Element. A total of 325 persons participated in the survey, below is a summary of the survey results.

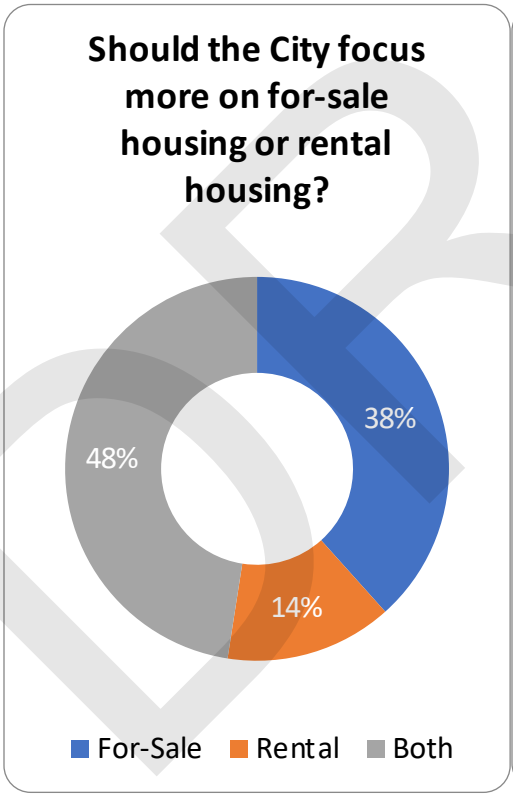
1. HOUSING IN POMONA

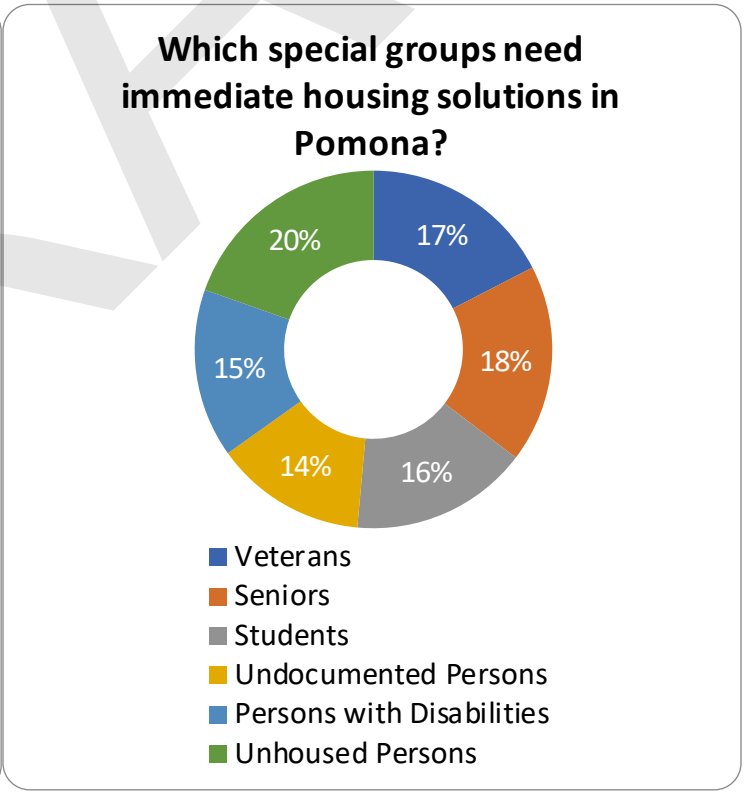


If you chose other, please elaborate:
Let the Market decide - Free Market housing will house all.
All income ranges equally need more housing choices. Pomona needs to prevent its future homeowners from buying in other cities. Increasing and maintaining a diversified housing stock in the city will allow for the natural progression of renting--->owning.
We need to think about dynamic housing. In other words providing housing at all levels of income.
All income levels should be supported.
Those at the bottom are the ones who need the most help
there needs to be a balance, weighted towards the lower income, but not excluding other categories.
For homeless people.
It's difficult to choose only one category in the question above. There are housing units where several generations/extended families are crowded together; they need to be able to access additional housing. There are young adults who are first-generation college graduates who would like to start their careers and adult lives close to family; they need affordable and decent housing. And of course there are people/families that are homeless or in danger of becoming homeless who need housing.
Affordable Housing should be available to all income levels.
People who are on SSI and social security
People of no income
this is a rent heavy city.

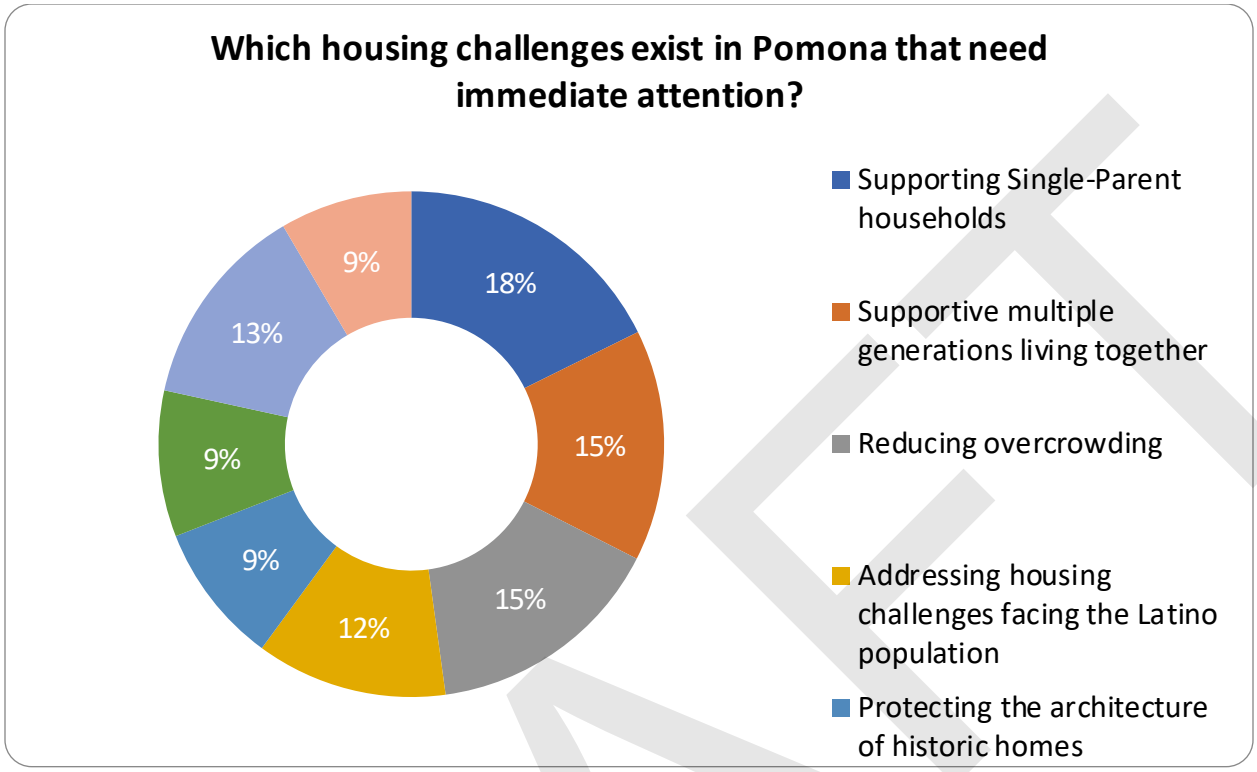
DRAFT

If you chose other, please elaborate:
$75K and below plus housing for the homeless
Build it in La Verne
Rehabilitation of the homes in Pomona is better than building
We have a lot of young professionals that are going to college, but many don't want to come back and live in our city for various reasons. Keeping that talent local will help our city grow and thrive.
All households regardless of income
With the rent these days it's expensive and these families can barely make ends meets and Pomona is close to being gentrified
$0-$61,840 is the best range because it assuming even the upper part of the range should spend 1/3 their budget on rent at around $1,700. The average rent in Pomona is $1,660. Not to mention most landlords require 2.5 times the rent 2.5x$1,660 = $4,150. That leaves room for other costs for residents.
There is no need to prioritize. We need more of all kinds of housing.
I feel like too much emphasis is placed on income. Income is important, but also work history, how long a person has been on welfare. Some citizens at poverty level are that way for years, with the ability to work, because they want all the benefits of subsidized housing and govt assistance.
We need homeowners that can not only afford to buy but also maintain. The renters in the cheap apartments and homes that are falling apart make my house look like crap
Median income wages, will bring more tax dollars and generally strive for better neighborhoods.





DRAFT



Are there other groups who should be considered? Are there other fair housing challenges the City should be aware of?
Low income and singles
The general population through rental assistance. I think most people could use a little help.
Artists
Downtown artists are facing a major housing shortage. Demand is huge but no new lofts are being built. Help!
Nuclear families
I think the elderly population is one that is typically overlooked
New migrants. Protection for Multi-generational housing.
New/renovated housing should spread throughout the City, not just concentrated in certain areas. Also spread multi-residential on existing vacant lots on main corridors, such as Mission and Holt
Tran
Seniors
Homeless population, Individuals in reentry with criminal background/bad credit
Professionals looking for affordable housing in established neighborhoods. You want our tax dollars, but we don't want to live anywhere near the mayor.
The city should consider building affordable homes to sell to hard working middle to low income families. Homes are very unaffordable in Pomona and high taxes.
Rent control... Rodent control...
Single mothers with children
Young adults who have recently completed college or technical training.
Working class people

DRAFT

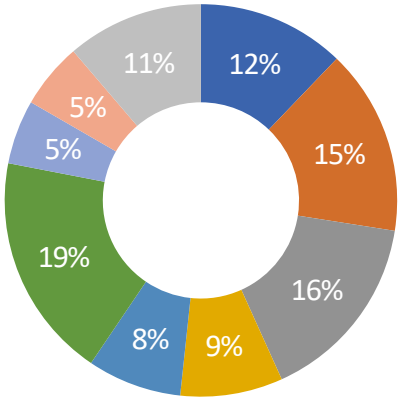
Are there other groups who should be considered? Are there other fair housing challenges the City should be aware of?
Single individuals that are seeking to purchase/or rent but are unable to due to the high costs.
Many issues of homelessness stem from mental health and trauma. Housing should also connect families to resources to address the issues
Seniors. Veterans.
Mothers who survived domestic violence.
A separate group that should be considered are lower middle-income individuals/families. Our city needs that group as well who are also likely to benefit the community through service, employment, and mentorship.
Our homeless people, we need to help them
African Americans and those on welfare trying to find a job.
Please build more condos and NOT more apartment complexes. We need more owners, NOT renters.
Disproportionate number of homeless LGBTQ teens.
Homeless should not be considered I own a business in Pomona, and I know for a fact that they don't want help they just want drug and alcohol money
Low income homes for veterans
Homelessness
Persons with disabilities have problems becoming eligible
Affordability for the families/people that already work, live, and go to school in the area. The rising cost for these families is driving them away to other places farther east or into the high desert.
African Americans Middle Class Income Families
The homeless
Build La Verne
Special Needs Adults don't have a safe choice for Independent living. They need a clean secure environment that is drug free and quiet.
individuals in the process of saving/ purchasing a home.
Working groups that have not established credit to qualify but have the income to afford their home.
Young families with capital to buy 1st home
single and low-income parents, houseless people
Current Owners should be taken into consideration. The city of Pomona is in such disarray. Currently it is not safe to shop or conduct business in this city. Most homeowners state they would rather go outside of Pomona to even grocery shop. Too many homeless and dangerous activity allowed to continue.
Lgbtq+
Drawing of lines
Adult with mental challenges.
Living in a house with few rooms
N/A
lgtbq community
Need to support renters by eliminating single family zoning.
those who are already homeless and need somewhere to stay

DRAFT

Are there other groups who should be considered? Are there other fair housing challenges the City should be aware of?
Individuals that work full time and still can't live on their own due to hourly wage.
Couples that are just starting, that want an opportunity to be able to own/rent a place of their own
How about Pomona takes care of the taxpayers and homeowners. Bring in a population that wants to spend money in Pomona rather than cheat and steal.
Middle class working people that don't depend on the government 100%
Yes, people who are returning from prison or jail after having paid their debt to society. People who are on probation or parole. People who are getting priced out of housing in Pomona. African-Americans. People affected by the COVID and the effects of the pandemic on the housing market.
Single adults who are working and can't afford even to rent an apartment in Pomona.
Community citizens that are willing to submit to drug testing before becoming eligible. The city should be helping anyone get housed.
Transitional Aged Youth 18-24
Veterans
Recent graduates, single income
I think seniors depending on their income what they get pension , Social Security, I personally Drive in Pomona I'm a kid about driver and I have seen so many seniors having to go to food banks because all their social security goes on their rent I've been having to see them go to Washington Park and ask for free meals because they can't afford to buy groceries
Developmentally disabled population most underserved community
Employed educated people
Young families
My main concern is a family with only one income. Renting is ridiculously high. It makes more sense to buy a home, but houses are so expense in a high-risk neighborhood.
The group of individuals who are not qualified for any type of benefits but are still living in sub-par housing. They can't afford anything else on their income, but also don't qualify for any government benefits because of their income.

DRAFT

How can Pomona directly help to house the people that you've identified as having immediate housing needs? Select up to 4 answers.



Are there any housing strategies/ideas you have seen in other places that would help us creatively address housing needs for the people you've identified?
Pomona must aggressively market itself to the housing development community locally and nationally. Create several types of incentives that brings investment, allows for profits and diversity in housing. Large employers and financial entities who need Pomona to prosper must be involved as well. Meet with those who re-imagined downtown Pittsburgh and find other cities that did the same.
1. Mini housing complex for homeless and low-income singles. Cost $8000 each and renters should pay an amount they can. Similar to Long Beach. 2.Build wider range of sizes of rental and condos together. For example build a triplex with a 250sqft studio, 450sq ft one bedroom both attached to an 800sq ft 2 bedroom. 3. Offer modular housing at a low cost. Let the new homeowner do the interior finishing. Painting, cabinetry, doors, floors
Provide more rental vouchers through the section8 program. Expand the income that qualify for section 8
Identify funding sources to subsidize affordable housing and work with developers and community leaders to deliver these projects.
We have a lot of low-income folks living in historic homes, particularly in formerly redlined areas. These people need help caring for their homes so they can afford to stay here. Please create a program for low-income folks who need to get loans or grants to work on historic homes.
Modular homes
CBAs, Community led housing regulation
I think creative implementations of ADU's are always a positive. Incorporating them into new homes.
Mixed use buildings. Residential rental complexes of different apartment types, 1 bedr., studio, 2-3 bedr., etc. More open space in those types of developments.
For homeless population, small houses/studios for rent with anyone with bad credit, criminal history
Fast track the ADU process Incentives for SFDowners to build affordable ADU units

DRAFT

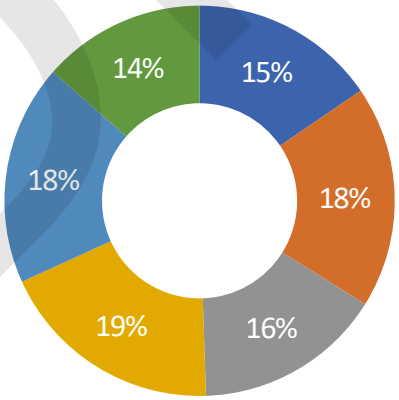
Are there any housing strategies/ideas you have seen in other places that would help us creatively address housing needs for the people you've identified?
Provide renters with subsidies for public transport Community co-op housing for students, veterans, single parents
You could enforce VC 21750 and VC 27151 and make a huge impact on lives throughout the city
Please raise the amount of low-income units required to be built with new development projects. It's always such a low percentage of the overall project. Why not make it a focus to mix different levels of the income spectrum. Additionally low-income arts lofts for emerging artists would be great
Helping families that struggle with down payments. Helping homeowners make homes be able to accept section 8 vouchers or other assistance so that people can stay in their places. Take empty warehouses or buildings and turn them into temporary residence
Co-op living
Families that provide proof of successful college enrollment progress, employment, and emphasize affordable housing being time limited to promote self-sufficiency.
Help single mothers with minor children with affordable and safe housing. Help people with criminal records get housing with offenses older than 10 years.
Mandate lower rents
Using unused commercial property/land and converting to condos
Please do not cram in dense low-quality housing simply because housing is needed. This detracts from the quality of life and from existing housing. Please add single family homes with land around them for middle class families. There should be standards to prevent housing from being added in zones where there are higher pollutants, hazards, and infrastructure that simply can't support an extremely dense population. We need to bring in people who can take a sense of ownership of the community.
All of the above
No
Mixed housing has low income housing in regular income housing neighborhoods. It was tested in a neighborhood in Texas. People don't like low income housing as they wrongfully think crime will rise. The study in TX showed if housing is mixed, crime rates remain the same.
First time homebuyer program cap for home cost is too low
Little single block homes for homeless
Build in La Verne
Clausen House
Give veterans first priority to buy. Let's honor our service men and women
Help section 8 people get jobs to get off section 8.
More apartment complexes for working professionals
Redevelopment of retail stores, police undesirable activity (gangs' prostitution etc.). Less renters and more home ownership. Occupancy limit!!! Parking is absurd due to unregulated renting
Clearing prostitution, homelessness, and drug deals with much more vigor. Create incentive for community participation in cleaning up the city from uncleanliness. Provide citizens with more of a voice to motivate them to care for and protect their city.
Affordable housing for renters and home buying programs. Communities with amenities and social services to support transitions and create better clean energy efficient Communities.

DRAFT

Are there any housing strategies/ideas you have seen in other places that would help us creatively address housing needs for the people you've identified?
Put a cap on rental rate hikes. Create housing that is under $1,000 a month because most people don't make that much money per month.
I am not aware of. But you have students attending college, Senior that need a quiet and easy access type of environment. Big families and other types and need to make their housing base on them. And their lifestyles.
Rent control capped at 3 percent, no luxury apartments to be built and no house flipping
N/A
Eliminate SFR zoning. Allow more units everywhere. Allow density near transit.
Rent control, one simple answer
Don't use harm reduction model. It doesn't work. House single parent households or individuals who work full time first. There are plenty resources for veterans or seniors in DTLA.
Tiny homes for unhoused people
Publicly-subsidized housing cooperatives. Non-profit community development corporations BUT the construction workers should be at prevailing wage and building needs to be green. We need green space WITHIN housing developments. We need to explore co-housing like they have in NorCal.
Build upwards, not outwards.
Homes in areas that feel safe to live in. HOA's and homeless control
Improve appearance and business climate to attract investments in Pomona. Remove homeless. Increase police coverage to focus on crime. It's simple, Pomona needs to attract success.

2. WHERE TO BUILDING HOUSING AND WHAT TYPES

Which locations in Pomona would be appropriate to add housing? Select up to 3 answers.



- Second units and accessory units (ADUs) in single-unit neighborhoods
- Redevelop underused houses of worship sites
- Along major roads like White, Towne, Mission, Garey, and Holt

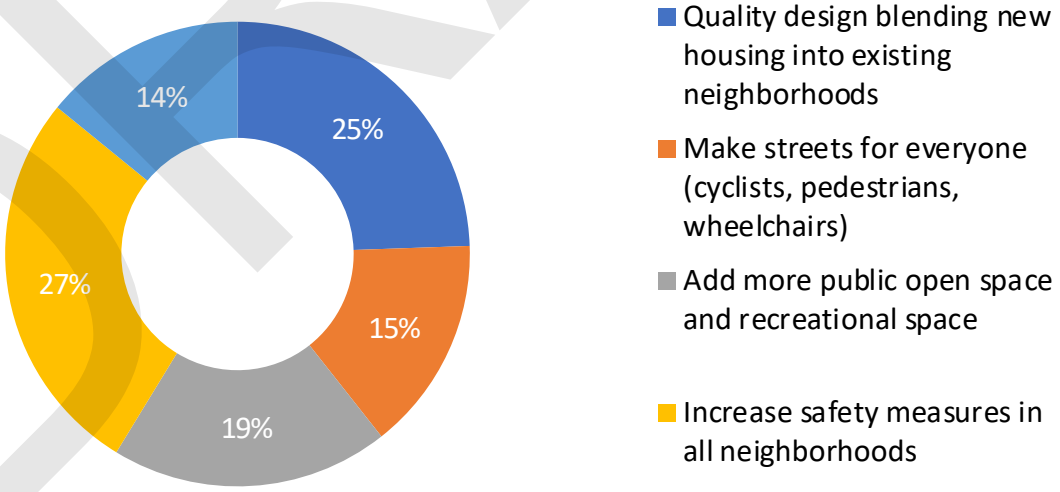
DRAFT

Do you have recommendations for other locations that would be appropriate for housing?
Excess school properties. Empty major stores rebuilt into rentals inside or repurpose for housing homeless. Indian hill mall has empty areas in back.
Redevelopment of old large commercial lots such as malls into mixed use housing.
Mixed use and work/live units downtown. Townhomes in misc. infill lots
There are a ton of open fields
There are many locations in Pomona to build. These locations are privately owned and that becomes a problem when owner neglect their property. The city should impose harsh fines and required building maintenance on these owners.
Live work lofts in the industrial areas of the city. I've heard multiple times the city is interested in moving back towards its arts colony origins. Support for rental agencies like arteco would be useful. And what's going on with the vault building??
SW Corner of Gary and Rio Rancho
The vacant credit union site on South Garey
Anywhere that land is empty or available. Maybe as well that garden style living can be an option as well to teach families how to survive on growing their own food supple and live a healthy life
Large empty lots that have not been developed for more than 5 years
Love the idea of redeveloping areas that have closed down churches and city parking lots. It seems like there are a lot of closed down businesses in downtown Pomona and along Holt, wondering if it would be possible turn those into housing?
That big giant field on Garey and Rio Ranch that's been vacant for 15 years
All the empty building in Pomona.
Vacant lots or closed down large business buildings
No
redevelop buildings that have been vacant or abandoned
All of the old rundown buildings and parking lots that aren't used anymore. Like the intersection of rio Rancho and Garey
Build homes on all blighted lots
Build in La Verne
Replace rundown and empty stores or shopping centers with housing.
Trailer Parks on Foothill and the Motels.
Unused construction sites, empty lots
Near the Fairplex? Any underutilized areas?
South Pomona between park and reservoir. Continue building Housing!! No more senior apartments. Stop attracting undesirable renters that bring crime and unaccountability
Unused business location lots/strip malls or lots where business don't thrive along the holt corridor and parks mostly frequented by homeless. Repurpose land used by motels frequented by drug users and prostitution.
Before additional housing is added, funds should be allocated the cleaning this city.
We need housing all over the city but quit making housing that's over $1,000 a month for rent! That's too expensive for most people!
Remodel old hotels/motels the city could buy
All abandoned buildings

DRAFT

Do you have recommendations for other locations that would be appropriate for housing?
We can buy lands and rebuild over them so that Pomona looks better put together and newer.
Phillips ranch
City owned lots should be used wisely. Sell to a developer planning the most units possible.
Old Pomona road and humanely.
Convert old motels or factories to shelters.
Many of the apartments are run down and are providing substandard housing. (Such as in the Angela-Chandler, Cordova Street, Abbey/Karesh, and on Pasadena St.) They can be redeveloped and run as housing cooperatives for Pomona families.
Towne is already primarily housing.
Build cheap apartments away from historic homes. Keep parking open for homeowners by permit or other means. Build speed bumps in expected high travel newly developed areas as congestion and speed are a huge problem when combined. Build a brothel to get the hookers in one area so my mother doesn't grab her pearls when she visits my house at Garfield park.
Several empty corner lots on major streets never been used
Provide grants for Pomona residents looking to conduct upgrades to their home. In the end it will benefit the City.
Any locations that are run down. We need rehab run down neighborhoods by attracting investors.
Empty lots throughout the city and redeveloping unused warehouses for multi-unit housing- like apartments, co-living units and/or mixed housing

How can the City best plan to grow, and continue to provide additional resourcesto support new housing? Select up to 3 answers.



DRAFT

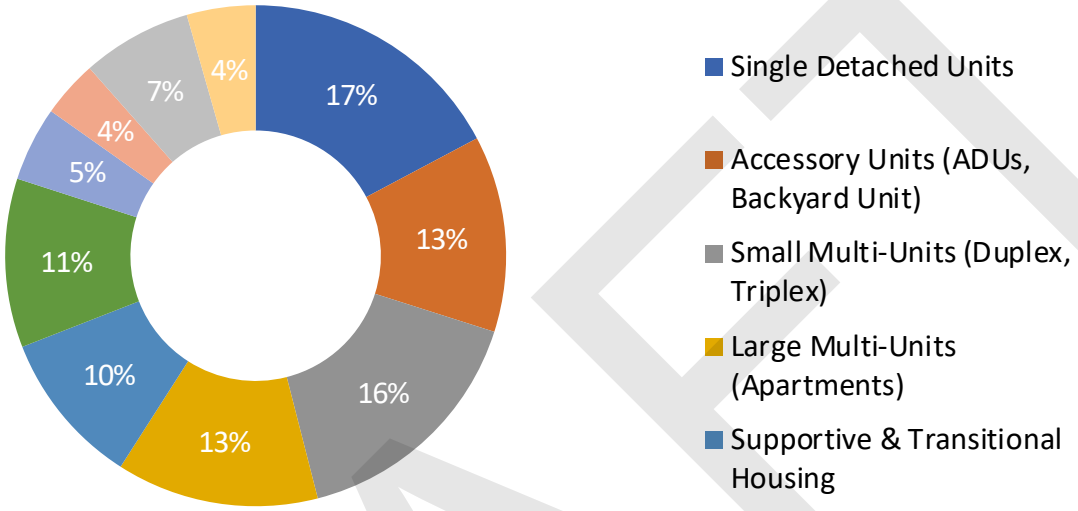
Do you see other effects from housing that may need to be addressed? Do you have recommendations on how the City can best consider them?
All requirements added - add to the cost of housing. Protect the residents and let the market for housing react.
Safety and upkeep issues at the larger older apartment complexes.
The city has a reputation as being a rough place to live. Crime and homelessness elimination should be a priority. After that spurring businesses in the downtown district is a necessity to drive the local economy. You need an Apple Store.
Differentiating between roads into major thoroughfares and streets which would be more active transportation friendly and have more mixed use. Allowing local workers to have first dibs on purchasing/renting housing stock.
I think it's important to start moving towards higher density housing even if it is in baby steps
Sufficient parking is important to prevent overspill parking into neighboring streets/neighborhoods
Parking permits on town and kingsley
Families may be concerned with moving into Pomona due to the high crime, homelessness, and expensive housing. I believe Pomona needs to change its image. This is actually a fantastic city with a lot to offer. I know that's a tough task, I do believe we are making progress
RV dwelling transients are significantly increasing with tons of trash/waste being left on the streets. Possible waste management support in some form with outreach to raise awareness to the RV residents.
Every new housing development for condos/apartments needs to have underground parking along with street/parking lot parking with a minimum of 3 spaces per unit.
In neighborhoods where extended families live together, multiple adults have cars and it can be difficult to find street parking.
Roads need repairs
We need more green spaces and spaces that can contribute to healthy lifestyles such as walkable neighborhoods. There are a lot of seemingly abandoned areas near downtown that can be revitalized with a bit of care and love.
You can best grow the city by surveying residents on what elements of living in Pomona make them feel unsafe and addressing those, keep the city clean, and provide quality businesses including shopping and dining that allow residents to spend tax dollars internally.
Place new homes or apartments in safe areas in Pomona.
Outlines on streetlights for better visibility and safety
There is currently insufficient support from law enforcement for the existing homes and communities - adding housing brings in more people from other areas and will require additional law enforcement and safety measures.
No
Provide housing for existing residents. Please do not simply push people out to build more housing. The strength of our community is in our diversity. Also make the downtown and Holt corridor walkable. Downtown is fairly walkable, but Holt willed safety and connectivity as well as grocery and parks to make it walkable.
Build in La Verne
Plan for parking around rental units. Add greenery everywhere, even if it's easy to care for, drought friendly greenery to increase standard of living.
Keeping the sidewalks and roads clean and maintained for safety. Brighter streetlights are needed.

DRAFT

Do you see other effects from housing that may need to be addressed? Do you have recommendations on how the City can best consider them?
Listen all city government around Pomona are blossoming and taking out sales tax from us because they are safer and have more options. We missed a boat of prosperity. Perfect location to get to OC. LA beaches etc. homes not renters bring economic booms!!!
Children and families need to be safe. New development cant pile with surrounding areas ridden with drug use and homeless. Those areas need to be repurposed to add to the safety of a growing population. Pomona does not need any more liquor stores or99cent stores.
Create more affordable housing!
Provide recreation and education centers for black and brown youth, make better public transit options closer to more parts of Pomona that are low income
N/A
All streets should have street sweeping times and no parking signs in that designated time. It keeps the streets clean & generates income for the city. A clean city is a respected city for all residents.
Eliminating or reducing parking minimums for housing near transit will create more housing. We need housing for people, not cars. Parking increasing the price of units. Design review is also bad for housing and makes it more expensive. Unimaginative boxes are CHEAPER. This is a housing crisis. I say eliminate anti design review for housing.
Parking is a very big concern and should be addressed asked too many cars on the street bring down the value of homes
Create affordable housing for renters. $1800 fora one bedroom is not realistic. A person would have to make $30/an hour. More apartment owners who accept the housing choice voucher.
I just think we need to do what we can to mitigate economic segregation--neighborhoods should include both middle-income and low-income housing. Sometimes my middle-class friend and his family are my best link to a foothold out of poverty and horizon-expanding experiences.
Houses are run down and in disrepair and there is no incentive to update. It's more beneficial to move and pay city taxes elsewhere where they care and don't just provide lip service to the residents.
Consider adding on-property parking like driveways, parking garages, etc to avoid on-street parking and allow the streets to look cleaner and less crowded.
We need help with having neighbors upkeep their homes or yards, simple clean up. Enforce city codes.
Need better parking restrictions on all street do not allow housing built unless have adequate off-street parking

DRAFT

What types of housing design(s) can address the needs of Pomona? Select up to 4 answers. For Housing Type definitions and examples, refer to the first tab "Introduction".



Do you recommend any other housing designs that could address Pomona's needs?
Repurposing of empty retail sites.
Converting old industrial buildings into live-work and building mixed-use commercial below housing
Container Village. Conversion of industrial buildings to mixed use units.
I am a big support of Transitional Housing, great option for families in need.
smaller affordable housing for students and low-income families. Also single-family homes less than $500,000
Anything built needs adequate parking. Even by opening up granny flats again we're setting ourselves up for a long Beach style parking nightmare in our residential areas that are already starting to feel parking pressure. Our residents already love having 2-3 cars (car city woo!) because of our great home lot sizes. But it will become a big issue if they double their resident occupant by renting out the back house.
I've seen a lot of room for rent signs around the city I believe we could make large scale dormitory type housing for those who cannot afford a full space to themselves to give them the opportunity to have a space they can possibly share.
Finding places that you can make boarding houses available would help as well. Make some type of farming available
More single level units even if attached for the older generation. Baby boomers are all in their mid to late 60s and will need affordable but a place to live for the next 20 yrs. My mother sleeps in her family room and hasn't been upstairs in 5yrs.
Allowing owners to rent their garages or adding additional houses to their current property with city assistance
No

DRAFT

Do you recommend any other housing designs that could address Pomona's needs?
Condos. We need more home ownership to increase the stability of our population and neighborhoods.
BUILD IN LA VERNE
Avoid rentals since tenants since tenants can be trapped in unfair price hikes, poor conditions, and unbalanced power relationships.
Great quality structures that make Pomona look cleaner and better
Perhaps programs to educate, assist and encourage current homeowners to build small single family or duplex detached units on their land or even prefabricated homes with incentives to rent to seniors and veterans
Pomona needs more housing that is under $1,000.Most people are ending up homeless because they can't afford the high price of rent.
All homes need a washer and dryer connection we are in 2021
Shelters for interim housing.
Really the design does not matter as much as the ownership model.
Addressing the housing designs should be secondary to addressing the homelessness and prostitution. If you can't lock em up... move them away from where we bought homes to raise families in. And actually put an effort into it. Then you will be able to brighten the city and attract buyers. Without that... this is useless. We don't need more hookers and druggies.
No more condos or apartments please there are already so many and it reduces the community's opportunity to own instead of rent.
Housing designs that decrease neighborhood crowding
Looking at the what Portland is doing to maximize housing stock on single unit lots and really looking into the creative strategies used to increase units that are accessible to the physically disabled, low income etc. Such as zoned allowed 3 units, but if the developer commits to an additional unit that is designed for low income than a 4th unit can be permitted.
The biggest problem if we build multi units, is parking. Something has to be done to take care of parking. Build units near transit centers for ease of taking public transportation but make the transit center safe.

3. YOUR VISION

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
reinvest is streets, walks and public safety.
A safe fun place to call home. It's all there you just need to revitalize the downtown and the rest will take care of itself.
Residential. More mixed used and higher density.
My vision is the downtown's empty lots are filled with new vertical mixed-use buildings and our major corridors are replaced with apartments, and townhomes, and units over commercial space.
I think Pomona has tons of potential to become an even more desirable place to live, but there is a lack of housing options for young adults/families/working professionals. This housing group is very large and needs the most attention! This group is easier to address because new market-rate housing

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
production can provide them places to live without looking to government subsidies, basic economics (supply & demand) will bring equilibrium.
There needs to be a balance of single-family and multiple-family units. The ideal is for people to buy their own homes, but providing affordable multi-units are a way to start on the road to owning a home.
I live in a quiet neighborhood where immigrant families have lived in for years. I envision Pomona having safe, clean neighborhoods and plenty of more open recreational space. I also envision new housing measures playing a vital role in the revitalization of underutilized empty building and lots. (Especially along Garey, Mission and Holt)
A good mix of income groups in a variety of housing projects, including single family, modular, extended family, ADUs, and multi-unit.
My community/neighborhood is mostly residential with a downtown full of local businesses. My vision for the future of housing in Pomona is more affordable housing for people making below the average median income.
That it can address the catastrophic homeless situation that California is dealing with.
Affordable housing
I would say suburban, low density, and car dependent In the future, I hope for more walkable streets, open space, and higher density housings
my neighborhood is a typical single-family home neighborhood that is relatively cut off from the city. I believe that Pomona, as well as many other neighborhoods within the state and hopefully the nation can normalize multi-unit housing to accommodate people from all walks of life. There should also be a new standard of development that incorporates mixed-use zoning to hopefully curb the need for driving, which would be good for the environment.
the community is over-dependent on cars and lack of public spaces doesn't allow the possibility for a strong social fabric. I envision Pomona creating more varied types of housing that doesn't revolve around designing for cars, which would go a long with a walkable city.
I'd like things cleaned up. There is too much tolerance of low-level crime which ripples out to discourage development. Also too many vacant commercial structures deteriorating.
I would prefer to see efforts going into establishing neighborhoods with single-family homes with traditional front and back yards. Large apartment complexes bring in too many people, many of whom are not concerned with the development of our city. We need long term, dedicated residents.
Clean, safe, no graffiti, freeway on and off ramps cleaned up, house the homeless somewhere other than public parks, sidewalks, and businesses. It has so much potential but crime, graffiti and homeless are taking it over.
I would like to see all of our unhoused population off the streets. I would like affordable, single unit homes for lower income families. I would like to see the redevelopment of already existing properties that are derelict.
Cleaner environmental, increase police presence help the homeless
Making Pomona's spaces and places the most healthy, inclusive, and supportive for all of those who reside here.
I would like for people to be able to park in their driveways and not on the street. I would also like to be able to take a walk and not have to smell or see homelessness in my area. Also, I'd like for children to be able to be kids and enjoy their community.

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
We are a close community and have the same values. That being said, many of us are almost at the end of our rope and considering calling it quits with this city. There are far too many people who break the law and get away with it. It has been made clear that the city supports these criminals by providing them with slaps on the wrists, no jail time, or consequences for their actions. Keep this up and you will continue to attract low life's all while send law abiding citizens running for the hills
A safer, better living in Pomona
To have a clean neighborhood, to clean out all homelessness from mobile home areas we have kids and it's not safe to have them around
Better zoning, please! There are sections all over the City that are single resident homes, apartments, industrial, and commercial all right next to each other. It's a mess.
Low crime and safe place to live. we need more police
For everyone in the lower class and middle-class sections, are Abel to afford rent and hopefully buy homes in the future in Pomona. Keep the community together, make more town meetings hear and listen to what the community has to say. When I refer to community I speak about the real Pomona. Not all the brand-new buildings they have on Rio Rancho Road. I'm speaking about the ghettos/hoods/ little streets. Those are the people who been here many years like my family generations.
I'm from the north side by the future gold line station. It's a great mix of ethnicities and age groups. I love my neighborhood. But if you're going to allow mixed use building don't let them use the same generic bland gentrifying architecture that issued in the other parts of LA county. Require them to source and work with local contractors to create something that honors our predominantly Hispanic communities' histories. We're literally a working-class city with hundreds of contractors living here
My vision for Pomona is to increase a safe and open community where diversity is seen. Homeless and prostitution is no longer a concern as they will get the help they need and just keep the streets clean.
Safer housing with less homelessness congregating in the streets
Dirty to much warehouse and businesses…. So much traffic
My vision for future Pomona is a safe and sustainable place where it's locals can live and maintain their earned reputation of the city's working class. There are problems in this city just as any city (reflecting the California normative), and the only way to solve those problems is to think critically about our economic balance and to watch our spending habits so we can all benefit.
The city overall needs to improve the beautification of the city. There is a lot of graffiti and trash all over. We should be thinking of ways to clean our city. The homes should be nice units and individual homes. We shouldn't overcrowd our city with apartments…. usually people who rent don't care about keeping things clean. It's important that we have responsible homeowners who want to make the community better and not destroy it!!!
Redeveloped and recreated to be a safer more affordable place to live.
Reduce homelessness by providing transitional housing to them while they're in the process of finding a stable job. Make it mandatory for drug test and screening before allowing them into this program.
Affordable housing options for people starting their lives in this economy. Im 27 and have a good job but I can barely afford my small one bedroom in downtown and this was my only option to live here.
Housing for the out of control homeless population and mental health affected citizens.
Horrible. Just moved in 2 years ago. I am now selling and moving out far from Pomona. This city has no pride and it starts with the city overhead

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
My vision for Pomona is to provide a safe environment for my children to work. Beautiful and clean parks, streets, and businesses just like Chino. Safe environment were my children can go out to their front yard and play.
My vision is that we solve the homelessness problem here in our city and to pass effective rent control measures thru the city council.
Continue to see change and growth but also keeping the prices reasonable. I have lived here for over 30yrs. I am intending to purchase a home, or even rent but due to the high costs I am unable to afford it as a single working female.
The vision is too seeing more people becoming independent instead of renting rooms to be able to have their space especially if they have children. Without having to share kitchen/restroom with other people.
Just build affordable houses with big yards!
My vision for Pomona is that everyone is safe and that there are more opportunities for the homeless.
Less renters. Upper middle-class population. Lose the sanctuary city designation. Broken Windows theory. Enforce firework & noise pollution. When the city stops looking like a dump, a better class of person will move here
To get all the homeless off the street and make Holt beautiful and not as nasty and polluted as it is now, the streets in Pomona are filthy and need to be changed. We need to spend money on people cleaning the streets of Pomona and helping Homeless to rebuild their lives.
Helping families who are most in need.
I envision increased affordable housing, through apartments, duplex and use all spaces available wisely to provide most units possible.
My neighborhood is quite diverse which is nice. There are parts of our neighborhood which feel extremely unsafe due to shootings and gang activity. There also seems to be a lot of trash around the neighborhood. It would be great for there to be more community engagement in all of Pomona, especially for the youth.
My vision includes incentives for those who work in the city in education, health, and safety to live in the city through home ownership programs and affordable rent programs. I would like to see more balance so that not just low income could receive increased housing opportunities, but lower middle class. Would also increase tax revenue. The city needs to be safe and clean. It is expensive to live in Pomona and some would rather pay a fraction more to feel safe and have a better aesthetic.
To be focused on a balance city commerce and residential. Not just focus on affordable housing.
Gentrified Pomona
Affordable housing for all families and individuals in the various income brackets. More support/assistance for home improvement projects to keep all Pomona neighborhoods looking beautiful and inviting. Community social services support for all residents.
I've lived in Pomona my whole life and now I will be 49. I see torn up streets and buildings that are falling apart. I see a beautiful downtown and decent homes for everyone not just one type or class. Pomona is a melting pot of people, races, and religions. I want my city to reflect and support that. People need a place to lay their head and feel safe. Providing well-made affordable housing is a great start
Pomona has such a unique vibe to it! I absolutely love downtown Pomona and would love to see it thrive with restaurants and apartment style housing. I see many of the vacant lots used for smaller housing units as well as spaces for co-op living.

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
A gentrified city with a new beginning. Pomona has the potential to attract developers and business owners. Crime and filth are what is scaring people away.
I'm my opinion rent is the biggest problem in Pomona. higher rents force more multiple families to live in single homes
I would like to see more homeless shelters built and the homeless people off the street, they are a danger to everyone. I have been harassed by homeless people without provoking it, I was merely walking minding my own business, you cannot walk anywhere when homeless people are present.
Community ok, still have graffiti and homeless roaming around. To remove all homeless which will give the city a better look for homes to be sold and purchased.
The city providing grants for housing improvements for current resident to urge modern update to the city
Rather than creating small, low-quality dwellings to cram people in, provide the support and grants people need to afford homes with sufficient space around them. Additionally, incorporate impacts of any housing additions into land management planning for road, parks, etc.
Dirty, limited parking, and low enforcement surveillance
Not sure
Community led resources that engage neighbors, promote safety, remove the stigma of mental health, and deter criminal elements. Without chasing out the house less.
For everyone who grew up in Pomona and has lived in Pomona for years to have the ability to afford a home in Pomona. For the gentrification to stop in order for housing to be more affordable, especially for those most vulnerable and Millennials and Gen-Zers who by wish to continue living or return to Pomona.
A future where everyone can afford housing and having affordable housing to drive down rent prices in the market
A sprawling city that is able to be "attractive" for future homeowners. We have to be smart and take advantage of the fact that the region in which Pomona is located is a goldmine as it is relatively 1 hr distance within major attractions (such as the beach, mountains, LA, Disneyland, etc.). Pomona has potential to be a great city. Also take into consideration that Pomona has a big student population and that it is majority Hispanic with a deep root in soccer. Community soccer field would benefit
My neighborhood is friendly, diverse, and lookout for one another. My vision is to see Pomona remain a place where Pomians can live work and play while also welcoming new residents who are diverse both socioeconomically and ethnically.
More housing for middle income residents. Large well designed and built Apartments like I see in communities Fullerton, Santa Ana, Pasadena.
I would like to see a shrinkage of homeless people and more units too support section 8.so many families are losing their section 8 because there are no houses.
BUILD IN LA VERNE
My neighborhood is a quiet place that's plagued by prostitution and minor crime. The future of housing in Pomona should be family friendly
Affordable housing for middle to lower income residents.
Safety. Hard laws on drugs and gangs.
To have affordable housing for everyone.
The future of housing in Pomona will have a community for Special Needs Adults to live safe and as Independently as possible. A community for Veterans with medical staff on site. Both communities

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
with 24hr security and small shops in grounds for common essentials to purchase. All motels and trailer park homes renovated and up to date.
I believe Pomona has been an accessible city fora young, low income, college student like me to find a place to live. I think the city could be better by improving safety especially for women, continuing affordable income for low income residents(especially because it has rising and has displaced a lot residents like me), and making more of an effort for the streets and buildings look clean.
I want peaceful and quiet and clean
Code enforcement in all Districts in Pomona needs to be improved. Give us a bang for our buck.
Lots of parks, high density housing gone.
Currently, the city is emerging to a better-quality neighborhood with nice homes, streets, shopping centers, etc. surrounding the city such as Chino Hills, Diamond Bar, Claremont, etc. But the middle of Pomona needs to catch up to these surrounding cities, especially the middle of Pomona such as Holt street. My vision for this city is to grow into a beautiful vintage/modern city, with no homeless, gang members, cracked roads, etc.
A centralized area to save commuters time going to and from work but is safe enough to lay roots down. All you hear about Pomona is crime, shootings Hans uggghhj
More community-based development. Though I think helping the homeless is great, overdoing it will make Pomona a sanctuary city for them bogging down resources and funds. I always envisioned driving down holt and seeing more community and less boarded up windows and graffiti on businesses that never make it. The community needs to flourish to entice good business.
Nice and calm. Comfortable. I want it to be inclusive and comforting to all.
Clean energy efficient housing that is affordable and offers amenities in safe family friendly communities.
My vision is for the streets to be homeless free. To be able to walk down the street without being harassed by homeless people. More affordable houses for sale to bring up property values in the city. Fix Valley Blvd.
Make more rentals that are under $1,000 a month. People are homeless, or ending up homeless, because they can't afford the high price of rent.
Green spaces and accessible public transportation.
Safe, affordable housing decreasing homelessness and crime
I would describe it as not safe with a bad reputation. My vision is for it to be safe and have a good and proud reputation.
Defund the Pomona police and institute the policies presented by youth orgs like Gente Organizado
A community of homes, parks, and art. A mix of historical and modern industrial chic. I envision homes for first time buyers to begin the road to home ownership, neighborhoods that are not in disperse and with curb appeal landscaping to not lower property values. Neighborhoods who take pride of their homes and neighbors' homes, not inundated with garbage and in ruins that homeowners have given up on taking pride of a neighborhood.
I want Pomona to be home for everyone. For everyone to see the beauty in this town and people.
With kids just like a community I have kids and we'll drive crazy in the streets

DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
More nice shopping centers and more nice affordable housing
As much housing as possible. Allow all of it everywhere. Reduce or eliminate parking minimums to encourage public transit and walk ability of neighborhoods. Bottom floor retail and upper floor housing for walkable neighborhoods. A revitalized Pomona Mall from big housing developments on city owned lots. Dense housing near Metro lines. We could lead on inclusiveness. Let's not be NIMBY reactionaries like some of our anti-growth neighboring cities.
I live in a community where we have large yards and tiny homes. Those new homes don't have enough land and cost so much. I'm mostly frustrated by the costs of buying a home here. Lived here nearly 40 years and haven't been able to buy a home. My family says the only way we can get a home is to buy one together. I think it is shameful that we must crowd together in tiny homes just to afford them. The houses remind me of clown cars, we are amazed by the number of people that are living in one home
My neighborhood is a generational neighborhood although there are way too many cars parked on the street which pose the view of overcrowding
We have a lot of homeless people damaging businesses and a lot of vagrants roaming the streets breaking into cars and stealing. I would like to see more of a police presence and more events with them, so people get to know them and not be afraid to call them
more affordable housing for low income and single parent family's
My community is struggling to pay rents that have increased every year! Affordable housing stock is almost nonexistent! Home prices have increased along with rent making it impossible to save enough money for a down payment on a home. My vision for Pomona: 1. a place where we can live and work. 2. Prioritizes walk-ability and public transportation and bicycling over car centric space. 3. New developments should be zoned for affordable housing and/or mixed-use and affordable mixed-income.
Affordable housing for single parents.
Affordable housing unit for those who work.
My current neighborhood High Latino population, polluted water, unsafe infrastructure, lack of sanitation, racist management all of which should be actively avoided with the development of new housing.
More cheap housing! For everyone, especially the undocumented and the homeless. Please focus on the homeless. I would love to go to the park or the store or anywhere in Pomona and not have to see a homeless sleeping/living there.
Pomona has declined so much in the last 30 years. We need business back as well more homeowners to bring back life to our city.
A safe and equitable neighborhood where single households, multigenerational households, and all marginalized groups can co-exist
Overcrowded, quiet
An environmentally safe and accessible to everyone
To become a better city with better streets, safe patrolling, no more gangs and welcome middle-class household. To exceed our surrounding cities…better schools…better parks… to become the best city
To begin with I live in a neighborhood where each household is overcrowded, for example me I live in a house with 9 people I am 21 and I cannot find a place that would rent me my own space due to being a first time renter. In my opinion I believe that the future of housing in Pomona should at least have some housing that will give first time renters a chance, obviously mature and responsible ones.

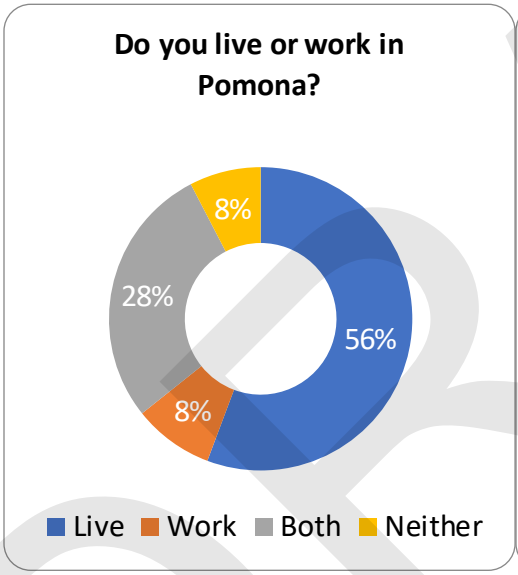
DRAFT

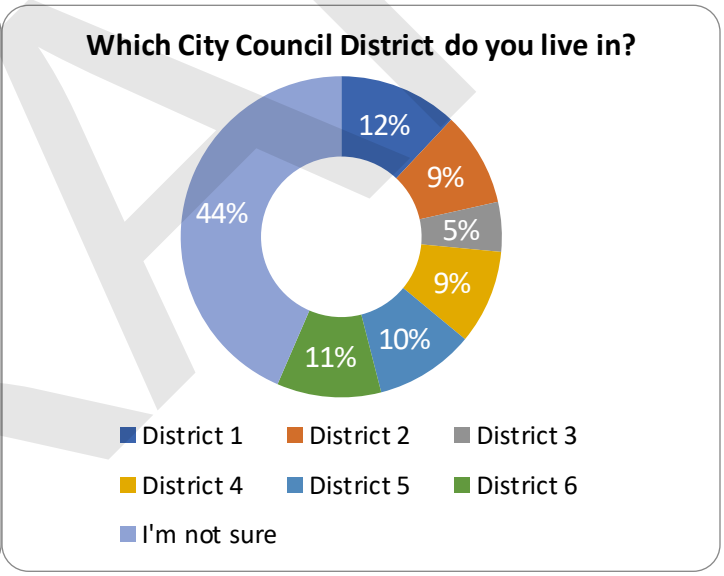
How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
A city that takes care of the people that work so hard to pay their taxes and who are constantly disappointed with the local government policies. Rather than chasing government funding and shitting on the people that actually try to do better Pomona could try to bring in businesses that will make this city a better place. Less vacant buildings for the vagrants to destroy and more proud business owners that want to make Pomona a better place.
As a 20 yr old who has lived in the same apartment with my family of 6, I would love to see more opportunities for the low-income people of Pomona which are the majority. The disparity of housing options and general unfair fund disbursement can be seen on a drive from South to North Pomona, even more clearly drawn as one moves further up to Claremont. Please prioritize housing and the low-income population and decrease police funding because we demonstrate much more need, the people need support
I would like to be able to take my children to the park and not be worried that there are unhoused people who might need medical attention there. I also don't want to worry that they are being jailed just for being homeless. I want to know that those who are unhoused have a place to stay.
Dangerous. Loud. Ghetto. My vision for the future of housing is a safer place for kids to play outside and women to be able to jog in the streets. Less noise (gunshots and fireworks) and encouraging community engagement
Nice homes that encourage people with good intentions to move here for community and pricing advantages. But you can't do that until you clean up the city. I'm embarrassed to tell people I live here even though it's a beautiful home... just happens to be where homelessness and prostitution is overlooked by law enforcement.
First time buyer programs
It should be affordable for everyone and Pomona would be safe for everyone.
That youth and TAY would have opportunities to stabilize to pursue their promise.
I honestly wish safety was a high priority and cleaning up our streets. My neighborhood is clean, and well taken care of to a point
Affordable for veterans
Suburban family neighborhood with easy access to grocery stores, shopping centers, schools, and parks. Also safe to walk/exercise in day and night.
Peaceful and roomy
I would describe it okay the reason why is I do not go out in my neighborhood I live right across the street to watch the park but there's so much homeless and drug activity that I do not even take my kids in our own neighborhood we just stay in our house
My vision is for more help for them in need single parents' low-income family better streets better homes less homeless people
Correct the homeless and vagrant issues by not allowing them in our parks. I have to visit neighboring cities to take my kids to play at a safer park. Example, Claremont. Also, crackdown on drug dealers that usually take up spaces at local self-serve car washes, alleys, and liquor stores.
Make it more accessible for people to purchase home in Pomona. Section 8 properties are helpful, but there's too much going into them in my opinion.
Some HOA would be nice especially when some residents want to paint their houses colors that make the community look bad as a whole. Furthermore, if BOA is not an option maybe the city can enforce neutral colors instead of allowing colors like purple.

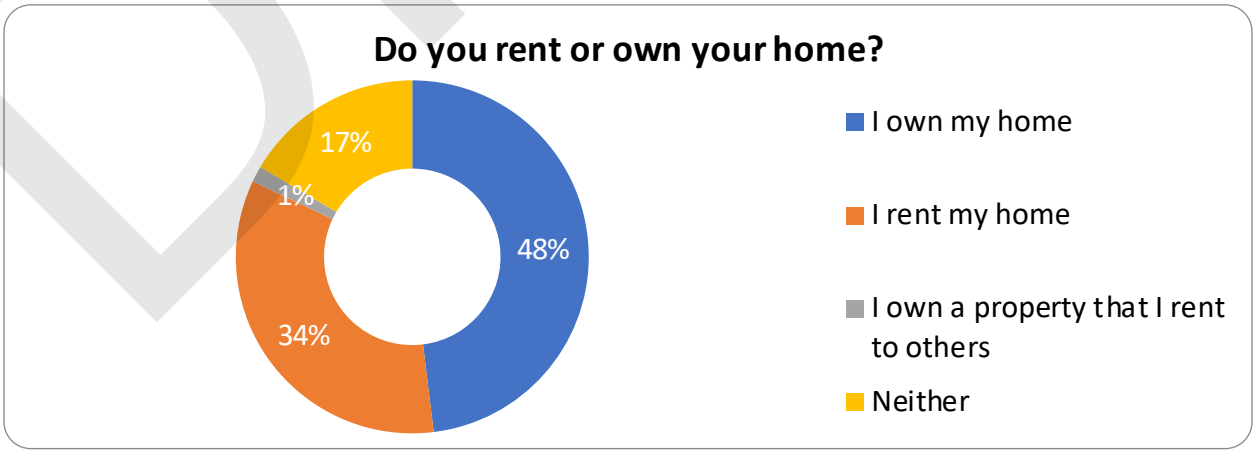
DRAFT

How would you describe your community/neighborhood? What is your vision for the future of housing in Pomona?
Private and well maintained. (The Grove Private Community) My hope is that we see more commercial developments along Garey north of the 10. We don't need any more mass developments or section 8 housing in the north west area.
Pomona needs to upgrade its reputation. Attract business and successful residents
Safe neighborhoods where your families want to live and aren't afraid. Affordable and community assets (parks, services, etc.) are available.
In the area I currently reside in it is horrible. Landlord is horrible and cheap. He is the worst person to work with. We have a drugatic and someless that know my neighbor and he never resolve the issue. We are infested with roaches. I would love to see these to get fixed and cleaned up and our area to be updated. Or potentially being able to afford a home in Pomona or near it. I love where this city is growing towards but it's too expensive.

4. PARTICIPANT DEMOGRAPHICS

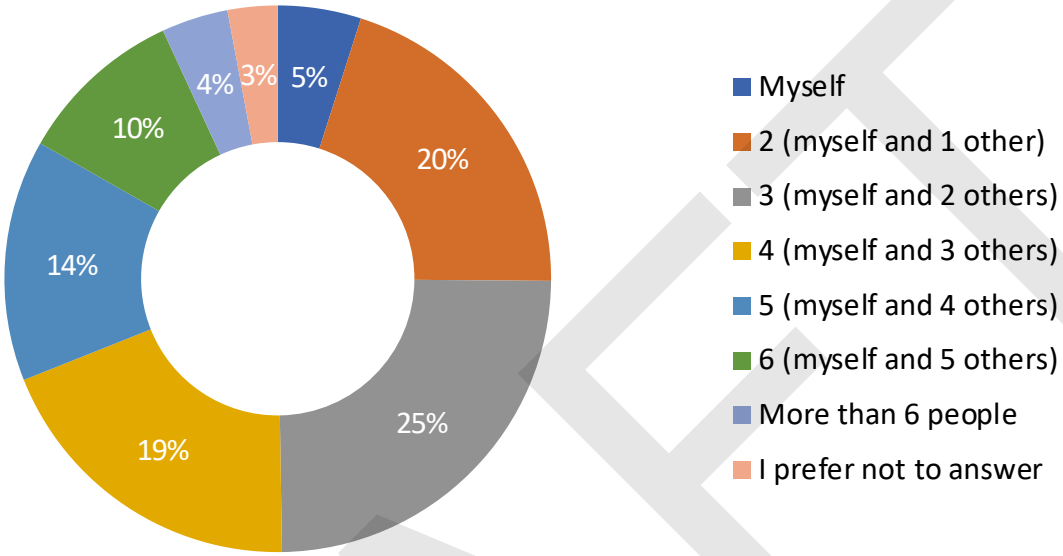




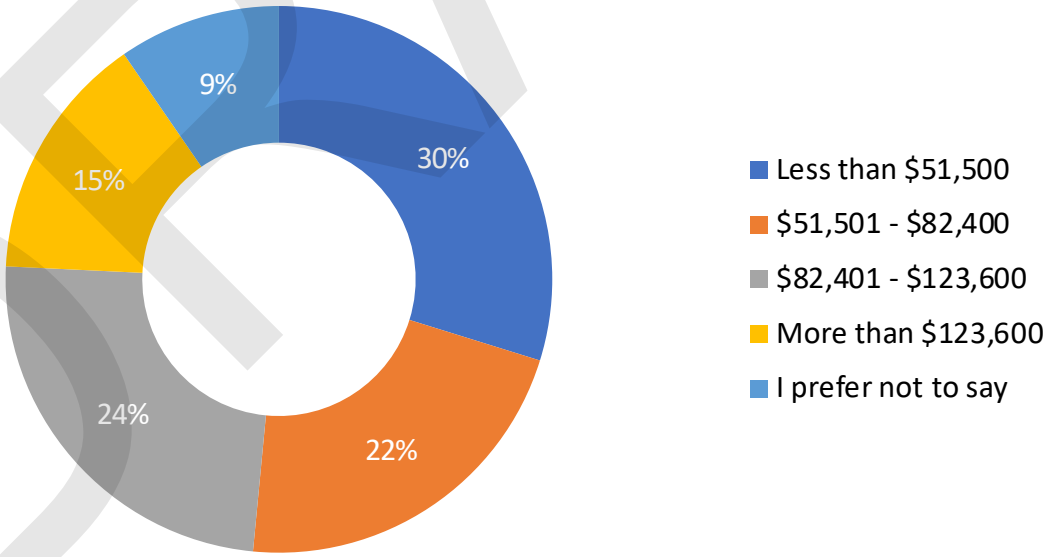


DRAFT

How many people are in your household?



What is your total household income?



DRAFT

Additional Comments
we need a map of vacant/underutilized land and structures to plan next steps.
We must identify a common goal that everyone working and living in Pomona can agree on. It needs to be stated and restated in every meeting and document. Reminding everyone we have the same goal unites us and will foster ideas and solutions to overcome the obstacles to providing housing for all in Pomona.
Focus on accelerating the supply of new units. More supply is the only solution. rent control will choke off supply
Let's do something to clean up the neighborhoods that are already established.
I would also like to see our freeway exits and alleys cleaned up. We not only need housing, we also need to beautify our neighborhoods.
Let's work on making Pomona better!!
I'm a new resident to Pomona and I've grown to like it. Please make housing opportunities for all.
Make Pomona great, send homeless to shelter so they can get help and we can go to city parks without fear
house prices are too high even for a single family
Hear us and don't ignore our city as it's important for you to advocate for us. We have to work together to keep Pomona safe and clean.
Thank you for hearing your residents out. It's greatly appreciated!!
My husband does IHSS for a living and 3 of us are on SSI. It's hard for him to buy a home on just his income but the 3 that are on SSI can not own one so we have to rent. We prefer to own a home and want to stay in Pomona. We love it here but need help and cant get it
Long live Pomona
I see a lot of homeless and girls walking the streets. I feel like the city and police aren't doing enough. I'm kind of against lower income housing because it just brings more crime and doesn't improve the city. I drive onto the freeway and see tons of graffiti. We need to do more improve the city and make it better.
It may look like I make a lot of money to sustain living on my own, but taxes are a son of a gun. I just can't afford things on my own and rely on my man to help. I want to be able to provide for myself and someday my kids but with this economy and housing situation looks like I'll just move back with my mom and wait for a man to save the day to assist me.:
Our town needs a big upgrade! And more police presence!
We are a blue-collar neighborhood. A great housing program is nothing without support from ALL city services. PD, public works, even the school district. People need to be able to not just live here but shop here. Our taxes are so high, we should have service comparable to what we pay in taxes.
Fix Pomona please, it's a terrible neighborhood that needs to have change. We need to clean the streets and help those already in our city not those outside.
.
None
Because Pomona is not an upscale area, we already have some of the most affordable housing in the area. Let's build better quality homes to attract people with higher incomes who will want to spend money where they live
Want to create housing, recreational and commerce opportunity for higher income families as well.
Build in La Verne

DRAFT

Additional Comments
Please continue to post info, surveys, and updates on social media for continued involvement for residents.
No additional comments
This city has much potential to prosper with the right leadership.
I wish to apply to one of these programs to be able to afford the rent cause they are too high and it's only my son and I and my son is special needs
Yes increase code enforcement.
Wake up. Even Yucaipa is blossoming more than Pomona
my family has struggled to pay rent and fight rent evictions. I also work in downtown and see the houseless population grow by day. I know that we Pomona residents need this.
Pomona has definitely improved over the years and thank you. Some decisions will need to be made that may not please some but if it is best for the majority then Im ok with that.
Create more safe green and clean inclusive parks. Need more trees across downtown Pomona. More police patrol.
More follow through will with cleaning up the community and removing the homeless will incentivize the community to believe a better Pomona is actually possible.
Make more housing that is under $1,000.
Make Pomona great again.
Nice, safe, affordable housing is needed in Pomona and more nice shopping centers
Let's lead the way on this! Please remember this is a crisis that demands bold solutions. Our homeless residents are people who used to live in Pomona housing that got priced out. Let's not pretend they came from somewhere else. We need all kinds of housing, not just affordable housing. If we don't build nice new apartments, the existing affordable housing becomes unaffordable.
Trying to leave parents' house in Montclair and have been looking for options to rent or buy in Pomona.
Please promote these surveys better by sending canvassing, calling, sending letters, and posting on social media more than once!
I'm a senior who has adopted two grandkids on fixed income would love for housing to be affordable, so these kids have stable place to call home with their own space.
I am a student at CPP and have heard about the struggles of the standard of living in Pomona and all-around California. This survey is a step in the right direction.
Help the working middle class. Don't punish those who work and try to make a living. Government aid requires that you own nothing and have nothing to your name. It's a lose situation.
Housing is a field for racial justice and economic justice work to be done.
Deal with the constant explosions heard near white and park
It's a crisis It's important that more people have stable housing, supportive if needed, and if working, something close to where they work so they don't have to commute more than 20 minutes one way. A first year PUSD teacher cannot afford to live in the city. Cash buyers are taking stock out of circulation. Property owner's downtown are sitting on underutilized property that is derelict. Let's hold them accountable.
We need help on the street, not more housing that's cheap to attract riff raff Higher cost homes in nicer maintained neighborhoods attract people that pay taxes That money can then be invested in the city. Keep building cheap homes... you're going to attract trouble.

DRAFT

Additional Comments
Need active code compliance to prevent further deterioration of existing neighborhoods
Pomona's biggest problems are lack of funding and high taxes. Attracting wealth will increase city revenue and allow for tax reform. Just look at Diamond Bar and Chino Hills. Much lower sales tax is nearby shopping in Chino.
There is a strong correlation between education & income for individuals. There is also a relationship between city level median income & poverty rates. This is not opinion, there is data on this for our surrounding cities. Please invest in our K-12 schools and don't simply leave this to the State of California!
Please provide info to help deal with my landlord or how to get more info on what I can do about the conditions we live in.
We need more homes that generate property tax revenue, and more sites like the target shopping center which will generate sales tax income.

DRAFT

A.3 Print Survey Outreach

This section contains copies of the 205 print surveys completed at multiple public events in May and June 2021, in addition to online surveying completed.

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 6 8

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 4,500

7. **How many years have you lived in Pomona?** 20

8. **Which category best describes you?**
   (✓) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing (✓)Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1100

7. **How many years have you lived in Pomona?** 19

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1200

7. **How many years have you lived in Pomona?** 17

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?** houses
    (X) Apartments ( ) Single-family homes (X) Condominiums (X) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2250

7. **How many years have you lived in Pomona?** 18

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (✓) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home (✓)Other: Cooperative

6. **How much do you spend on housing a month?** $ 475

7. **How many years have you lived in Pomona?** ~ 8 months

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes (✓) Other: Intentional Living Spaces / cooperatives

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents
    (✓) Sex workers

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 6
    (6) bikes

☆ Street Sweepers
- Enforcement issues
  - ⇒ more clarity

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing (X) Room in a house ( ) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** $700

7. **How many years have you lived in Pomona?** 4

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( ) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( ) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $ 1500

7. **How many years have you lived in Pomona?** 4

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

☆ Historic District
- Difficult to understand design guidelines
- Work on transparency

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 200

7. **How many years have you lived in Pomona?** 26

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

banana_schtick

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2,500

7. **How many years have you lived in Pomona?** 33

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** ~1200

7. **How many years have you lived in Pomona?** ~4-5

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,200

7. **How many years have you lived in Pomona?** 21

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (✓) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors ( ) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 8

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $800

7. **How many years have you lived in Pomona?** 21

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 6

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1560

7. **How many years have you lived in Pomona?** 8 yrs

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (✓) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $850 $1,850

7. **How many years have you lived in Pomona?** 1

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓)Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (✓) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $3200

7. **How many years have you lived in Pomona?** 4

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓)Single-family homes (✓) Condominiums (✓) Senior Housing (✓)Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's (✓)Mobile Homes (✓)Other: Permanent Supportive Housing

11. **What groups do you feel need immediate housing solutions?**
    (✓)Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓)Low-income Residents

12. **What is your total house hold annual income?**
    (✓)Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

★ Rent Control Option 2

Robert Douglass
951-966-1817

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1500

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (✓) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing (✓)Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $560

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes (✓) Other: ☆

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

☆ more trees, park space

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 500

7. **How many years have you lived in Pomona?** 27

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors (✓) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,500

7. **How many years have you lived in Pomona?** 24 yrs

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (✓) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 500/$1000.00

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (✓) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2400.00

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1250

7. **How many years have you lived in Pomona?** 6

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $ 2,400

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs FIRST
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 0

7. **How many years have you lived in Pomona?** 32

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. What is your total house hold income?

    ( ) Less than $51,500 (X) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) More than $123,600

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2400

7. **How many years have you lived in Pomona?** 15

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing (✓)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. What is your total house hold income?

    ( ) Less than $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) More than $123,600

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) (X) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** 8

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. What is your total house hold income?

    ( ) Less than $51,500 (X) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) More than $123,600

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes ( ) No

3. **How many people live in your household?** _____

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house (X) Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** 23 years

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot development
    ( ) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. What is your total house hold income?

    (X) Less than $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) More than $123,600

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 4
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)
5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home (X)Other: GARAGE
6. **How much do you spend on housing a month?** 450
7. **How many years have you lived in Pomona?** 3
8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X)Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X)Undocumented persons (X) Homeless (X) Low-income Residents
12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA

Community Survey work

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) (X) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $600 unpaid

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing (X) Room in a house ( ) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** $500

7. **How many years have you lived in Pomona?** 1.5 years

8. **Which category best describes you?**
   ( ) Younger than 18 ( ) 18-35 years old (X) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 3
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)
5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____
6. **How much do you spend on housing a month?** 0
7. **How many years have you lived in Pomona?** 50 years
8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents
12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 300.00

7. **How many years have you lived in Pomona?** 27

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 5

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2K

7. **How many years have you lived in Pomona?** 36

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA

Community Survey

Work

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 5
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)
5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____
6. **How much do you spend on housing a month?** _____
7. **How many years have you lived in Pomona?** _____
8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums (X) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents
12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** _____

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,900.00

7. **How many years have you lived in Pomona?** 10

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent → for other we know
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing (✓) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2000

7. **How many years have you lived in Pomona?** 16

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums ( ) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 8

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1200

7. **How many years have you lived in Pomona?** 30+

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 5

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,100

7. **How many years have you lived in Pomona?** 8

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 750.00

7. **How many years have you lived in Pomona?** 1

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing (X)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,350

7. **How many years have you lived in Pomona?** 27

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   (✓) Yes ( ) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 400

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes (✓) Condominiums (✓) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (✓) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3K

7. **How many years have you lived in Pomona?** —

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments ( ) Single-family homes ( ) Condominiums (✓) Senior Housing ( )Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** _____

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1600

7. **How many years have you lived in Pomona?** 20

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** N/A

7. **How many years have you lived in Pomona?** 22

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 6

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (X) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1000

7. **How many years have you lived in Pomona?** 20+

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (✓) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3,000

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes (✓) Condominiums (✓) Senior Housing (✓)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2,000

7. **How many years have you lived in Pomona?** 13

8. **Which category best describes you?**
   ( ) Younger than 18 (✓) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2,000

7. **How many years have you lived in Pomona?** 27 YRS

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other: LOFT

6. **How much do you spend on housing a month?** 1700

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,100.00

7. **How many years have you lived in Pomona?** 27 yrs

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. What is your total house hold income?

    (X) Less than $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) More than $123,600

DRAFT

CITY OF POMONA

Community Survey

Work

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1300

7. **How many years have you lived in Pomona?** 0

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other: VEHICLE AT TIMES

6. **How much do you spend on housing a month?** 600

7. **How many years have you lived in Pomona?** 25

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( ) Room in a house ( ) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** $1400.00

7. **How many years have you lived in Pomona?** 6 years

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( ) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2200

7. **How many years have you lived in Pomona?** 8

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 8

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $650

7. **How many years have you lived in Pomona?** 1

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,000

7. **How many years have you lived in Pomona?** 35 years

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X)$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA

Community Survey

Works in Pomona

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $400

7. **How many years have you lived in Pomona?** work

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing (✓)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 5

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $750- $1,800

7. **How many years have you lived in Pomona?** 6

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House (X) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,000

7. **How many years have you lived in Pomona?** 6 yrs.

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3,000

7. **How many years have you lived in Pomona?** 5

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 5

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2,950 –

7. **How many years have you lived in Pomona?** 15+

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,300

7. **How many years have you lived in Pomona?** 10

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing (✓)Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** ~4000

7. **How many years have you lived in Pomona?** 0

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 2
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)
5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____
6. **How much do you spend on housing a month?** $1,100
7. **How many years have you lived in Pomona?** 4 months
8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes (X) Condominiums ( ) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents
12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,280

7. **How many years have you lived in Pomona?** 10

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes ( ) Condominiums (✓) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 9

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (✓) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $ 500

7. **How many years have you lived in Pomona?** 28

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 5

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (✓) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2000

7. **How many years have you lived in Pomona?** 1yr

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,200

7. **How many years have you lived in Pomona?** 18

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes (X) Other: Section-8 Housing

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 900

7. **How many years have you lived in Pomona?** 3

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1000

7. **How many years have you lived in Pomona?** 18

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 900

7. **How many years have you lived in Pomona?** 4

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No I WISH

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $ 600

7. **How many years have you lived in Pomona?** 20

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( )Apartments ( )Single-family homes ( ) Condominiums (✓) Senior Housing (✓)Tiny lot developments
    (✓)Granny flats/Converted Garages-ADU's ( )Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓)Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2500.00

7. **How many years have you lived in Pomona?** 2 years

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes (✓) Condominiums (✓) Senior Housing (✓)Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,350

7. **How many years have you lived in Pomona?** 21

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,500.00

7. **How many years have you lived in Pomona?** 21

8. **Which category best describes you?**
   ( ) Younger than 18 (X) ~~18-35~~ years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2500

7. **How many years have you lived in Pomona?** 17

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing (✓) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (✓)$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** 20+

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors (X) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3,000

7. **How many years have you lived in Pomona?** 20+

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (X) $123,600+

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

Works in Pomona

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1600

7. **How many years have you lived in Pomona?** Work in Pomona

8. **Which category best describes you?**
   ( ) Younger than 18 (✓)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing (✓) Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** own

7. **How many years have you lived in Pomona?** 37

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (✓) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU) None. We need more high income residents.
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology We have enough housing.

10. **What type of housing would you like to see more of in Pomona?** Poor people leave too much trash
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
    Too many housing; too many condos

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

Too many Don't build more condos in South Pomona

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 2
4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)
5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____
6. **How much do you spend on housing a month?** $1417.00
7. **How many years have you lived in Pomona?** 2
8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums (X) Senior Housing ( )Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents
12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** 0

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 9

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( ) Room in a house (✓) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** $600

7. **How many years have you lived in Pomona?** 15

8. **Which category best describes you?**
   ( ) Younger than 18 (✓) 18-35 years old ( ) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( ) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (✓) Mobile Homes (✓) Other: Small houses

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 625 -

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (X) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** ~~$1250~~ $625

7. **How many years have you lived in Pomona?** 2

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes (X) Condominiums (X) Senior Housing (X)Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes ( ) No NA

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   (X) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2000

7. **How many years have you lived in Pomona?** 12

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 0

7. **How many years have you lived in Pomona?** 50 yrs.

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3,000

7. **How many years have you lived in Pomona?** 20 yrs.

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 3,000

7. **How many years have you lived in Pomona?** 25

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1900

7. **How many years have you lived in Pomona?** 19 yrs

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing (✓)Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 (✓)$123,600

13. **How many vehicles does your household have?** 6

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1300

7. **How many years have you lived in Pomona?** 20 years

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( ) Room in a house ( ) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** 1,224

7. **How many years have you lived in Pomona?** 10

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( ) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2000

7. **How many years have you lived in Pomona?** ~~20~~ 21

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments ( ) Single-family homes (✓) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes (✓) Other: more affordable homes

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or ( ) Own staying @ casa colina
2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No
3. **How many people live in your household?** casa holina
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s) a lot of people
5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home (✓)Other: hospital
6. **How much do you spend on housing a month?** 0 IDK
7. **How many years have you lived in Pomona?** 1 1/2 years
8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing (✓) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons ( ) Homeless (✓) Low-income Residents
12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600 IDK
13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   (X) Yes ( ) No Section 8

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $190.00

7. **How many years have you lived in Pomona?** 50yrs

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 0

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1,800

7. **How many years have you lived in Pomona?** 10

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes (✓) Condominiums (✓) Senior Housing ( )Tiny lot developments
    (✓) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** 15

8. **Which category best describes you?**
   (✓) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes (✓) Other: home less housing

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 6

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1959

7. **How many years have you lived in Pomona?** 20

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    (X) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1600

7. **How many years have you lived in Pomona?** 10+

8. **Which category best describes you?**
   ( ) Younger than 18 (✓) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes (✓) Condominiums ( ) Senior Housing (✓) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students ( ) Seniors (✓) Undocumented persons ( ) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $200

7. **How many years have you lived in Pomona?** 34

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   (✓) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 4

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,500

7. **How many years have you lived in Pomona?** over 30

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old (X)35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent n/a
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 900

7. **How many years have you lived in Pomona?** 1

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's (X) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $1,500

7. **How many years have you lived in Pomona?** 38

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes (X) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (✓) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2000

7. **How many years have you lived in Pomona?** 44

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (✓) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (✓) Apartments (✓) Single-family homes ( ) Condominiums (✓) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (✓) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 0

7. **How many years have you lived in Pomona?** 33

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home **
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (✓) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (✓) Undocumented persons (✓) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** n/a

7. **How many years have you lived in Pomona?** 10+ yrs

8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** n/a

7. **How many years have you lived in Pomona?** 35 yrs+

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** _____

DRAFT

CITY OF POMONA

Community Survey

PPD internal

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes ( ) No

3. **How many people live in your household?** _____

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** _____

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** _____

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1000

7. **How many years have you lived in Pomona?** 15

8. **Which category best describes you?**
   (X) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments (X) Single-family homes ( ) Condominiums (X) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   (X) Yes ( ) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( ) Room in a house ( ) Mobile home ( ) Other:_____

6. **How much do you spend on housing a month?** 1500

7. **How many years have you lived in Pomona?** 65

8. **Which category best describes you?**
   ( ) Younger than 18 ( ) 18-35 years old (X) 35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

   work trips, X

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes (X) Condominiums ( ) Senior Housing ( ) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( ) $82,500-123,600 ( ) $123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 3

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1300

7. **How many years have you lived in Pomona?** 8

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?** single people (dual. hme)
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (X) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2507

7. **How many years have you lived in Pomona?** 11

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   (X) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    (X) Apartments ( ) Single-family homes ( ) Condominiums ( ) Senior Housing (X) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 4

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2800

7. **How many years have you lived in Pomona?** 40

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old (X) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   (X) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons ( ) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 1

4. **Who lives in your household?**
   (X) Just yourself ( ) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (X) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** since 93'

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes (X) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students (X) Seniors (X) Undocumented persons ( ) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   (X) Yes ( ) No

3. **How many people live in your household?** 5

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner ( ) You & your family (X) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment ( ) House ( ) Back house/unit(ADU) (X) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 1800

7. **How many years have you lived in Pomona?** All Life

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (X)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless (X) Low-income Residents

12. **What is your total house hold annual income?**
    (X) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (X) Own Live w/ fam
2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No
3. **How many people live in your household?** 4
4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)
5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____
6. **How much do you spend on housing a month?** 1500
7. **How many years have you lived in Pomona?** 22
8. **Which category best describes you?**
   ( ) Younger than 18 (X) 18-35 years old ( )35-65 years old ( ) Older than 65
9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs doesnt qualify for FTHB
   (X) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (X) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   (X) Help with understanding loan documents and finance terminology
10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____
11. **What groups do you feel need immediate housing solutions?**
    (X) Students (X) Seniors (X) Undocumented persons (X) Homeless (X) Low-income Residents
12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X) $82,500-123,600 ( )$123,600
13. **How many vehicles does your household have?** 7

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   ( ) Rent or (✓) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (✓) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (✓) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** $2,500 –

7. **How many years have you lived in Pomona?** 20

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   ( ) Help buying a home or more first-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology
   (✓) other – working w/ realtors so that 1st time buyers in the historic district kn all the pro's & con's of purchasing in the area.

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments ( ) Single-family homes ( ) Condominiums (✓) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents all of th above.

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 (✓) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 2

DRAFT

CITY OF POMONA

Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (X) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   ( ) Yes (X) No

3. **How many people live in your household?** 6

4. **Who lives in your household?**
   ( ) Just yourself ( ) You & your partner (X) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   ( ) Apartment (X) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** 2,000

7. **How many years have you lived in Pomona?** 1

8. **Which category best describes you?**
   ( ) Younger than 18 (X)18-35 years old ( )35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (X) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   ( ) Help with paying for rent
   ( ) Help with repairing or rehabilitating an existing home
   ( ) Help with finding a room or house to rent
   ( ) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (X) Single-family homes ( ) Condominiums ( ) Senior Housing ( )Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    ( ) Students ( ) Seniors ( ) Undocumented persons (X) Homeless ( ) Low-income Residents

12. **What is your total house hold annual income?**
    ( ) Less than $51,500 ( ) $51,500 (X)$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 3

DRAFT

CITY OF POMONA
Community Survey

The following questions will assist the City of Pomona on future housing policies and programs.

1. **Do you**
   (✓) Rent or ( ) Own

2. **Are you currently receiving rental assistance?**
   (✓) Yes ( ) No

3. **How many people live in your household?** 2

4. **Who lives in your household?**
   ( ) Just yourself (✓) You & your partner ( ) You & your family ( ) Your family & another family
   ( ) You and friend(s)

5. **What type of housing do you live in?**
   (✓) Apartment ( ) House ( ) Back house/unit(ADU) ( ) Condominium ( ) Senior housing ( )Room in a house ( )Mobile home ( )Other:_____

6. **How much do you spend on housing a month?** _____

7. **How many years have you lived in Pomona?** Rupland 20 yrs

8. **Which category best describes you?**
   ( ) Younger than 18 ( )18-35 years old (✓)35-65 years old ( ) Older than 65

9. **What type of City Programs would you like to see offered to residents?**
   (✓) Help buying a home or more fist-time home buyer programs
   ( ) Help constructing a back unit or converting a garage (ADU)
   (✓) Help with paying for rent
   (✓) Help with repairing or rehabilitating an existing home
   (✓) Help with finding a room or house to rent
   (✓) Help with understanding loan documents and finance terminology

10. **What type of housing would you like to see more of in Pomona?**
    ( ) Apartments (✓) Single-family homes ( ) Condominiums (✓) Senior Housing (✓) Tiny lot developments
    ( ) Granny flats/Converted Garages-ADU's ( ) Mobile Homes ( ) Other:_____

11. **What groups do you feel need immediate housing solutions?**
    (✓) Students (✓) Seniors (✓) Undocumented persons (✓) Homeless (✓) Low-income Residents

12. **What is your total house hold annual income?**
    (✓) Less than $51,500 ( ) $51,500 ( )$82,500-123,600 ( )$123,600

13. **How many vehicles does your household have?** 1

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (X) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted (X)Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** poderle 1,200

7. **Cuantos años a vivido en Pomona?** 30+

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (X) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (X) Estudiantes (X) Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia (✓)Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 300

7. **Cuantos años a vivido en Pomona?** 10 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    (✓) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    (✓) Menos de $51,500 ( ) $51,500-$82,500 ( )$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 1

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (✓) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted (✓)Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,200

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (✓)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (✓) Apartamentos ( ) Casas Singulares ( ) Condominios (✓) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    ( ) Menos de $51,500 ( ) $51,500-$82,500 (✓)$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 2

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   (✓) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $780

7. **Cuantos años a vivido en Pomona?** 5

8. **Cual categoria captura su edad?**
   (✓) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    (✓) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad (✓)Personas Indocumentadas (✓)Personas sin hogares
    (✓) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    (✓) Menos de $51,500 ( ) $51,500-$82,500 ( )$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 4

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** ~~$800~~ $UD

7. **Cuantos años a vivido en Pomona?** 2

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    ( ) Menos de $51,500 ( ) $51,500-$82,500 ( )$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 1

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   (✓) Solo usted ( ) Usted y su pareja ( ) Usted y familia ( ) Su familia junto con otra familia ( ) Usted y amigo(s)

5. **En qué tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   (✓) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $475.00

7. **Cuantos años a vivido en Pomona?** 10

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( ) Entre 18-35 ( ) Entre 35-65 (✓) Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (✓) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    (✓) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( ) Adultos de tercera edad ( ) Personas Indocumentadas ( ) Personas sin hogares
    (✓) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    (✓) Menos de $51,500 ( ) $51,500-$82,500 ( ) $82,500-123,600 ( ) $123,600

13. **Cuantos vehiculos tiene su hogar?** NO TENGO CARRO

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** _____

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,150.00

7. **Cuantos años a vivido en Pomona?** 34

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    ( ) Menos de $51,500 (✓) $51,500-$82,500 ( )$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 2

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia (✓)Usted y amigo(s)

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $1450

7. **Cuantos años a vivido en Pomona?** 3

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 (✓)Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   (✓) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (✓) Personas con bajos ingresos

12. **Cual categoria captura su saldo por año?**
    (✓) Menos de $51,500 ( ) $51,500-$82,500 ( )$82,500-123,600 ( )$123,600

13. **Cuantos vehiculos tiene su hogar?** 5

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 32

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (X)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 4

5. En que tipo de vivienda vives?
(X)Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 1,000 +

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

No answer

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 1- Cold New

3. Cual categoria captura su edad?
( )Menos de 18 (X)Entre 18-35 (X)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 4

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja ( )usted y familia (X)su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? $1,600

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

More housing, and assistance

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X) renta ( ) dueño

2. Cuantos años a vivido en Pomona? 20

3. Cual categoria captura su edad?
( )Menos de 18 (X)Entre 18-35 ( )35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 6

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 1,200

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
housing, home purchase program

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(✓)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 2005

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (✓)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 5

5. En que tipo de vivienda vives?
( )Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
(✓)casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (✓)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? $1,200

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
more security in neighborhood

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 20

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (X)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 9

5. En que tipo de vivienda vives?
( )Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad (X)rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja ( )usted y familia (X)su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 200

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

programas para una casa, y assistencia

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (X) dueño

2. Cuantos años a vivido en Pomona? mas mas de 10 años

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 5

5. En que tipo de vivienda vives?
( )Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil (X)otra multi-fam.

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 1,000

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

_____

_____

DRAFT

non-pomona - resident

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(✓)renta ( ) dueño

2. Cuantos años a vivido en Pomona? _____

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? _____

5. En que tipo de vivienda vives?
( )Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja ( )usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? _____

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
rent control, uplant example

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (✓) dueño

2. Cuantos años a vivido en Pomona? 1997

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (✓)mayor de 65

4. Cuantas personas viven en su hogar? 3

5. En que tipo de vivienda vives?
( )Apartamento (✓)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (✓)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? $ 630

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
student housing

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (√) dueño

2. Cuantos años a vivido en Pomona? 35

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (√)mayor de 65

4. Cuantas personas viven en su hogar? 3+

5. En que tipo de vivienda vives?
( )Apartamento (√)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted (√) usted y su pareja ( )usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? paid

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
low income housing options,

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (X)dueño

2. Cuantos años a vivido en Pomona? 24

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 3

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? paid off

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 15

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 6

5. En que tipo de vivienda vives?
( )Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto (X)casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? ~850

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
Medical / Health

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 46+

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (X)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 3

5. En que tipo de vivienda vives?
(X)Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto ( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (X)usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 1,100

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
Ingresos (rent)

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(X)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 12

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (X)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 8

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja ( )usted y familia (X)su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 2,500

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
rental program

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (X)dueño

2. Cuantos años a vivido en Pomona? 21

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 2

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted (X)usted y su pareja ( )usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 1,500

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

No answer.

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta (X)dueño

2. Cuantos años a vivido en Pomona? 20

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 3

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted (X)usted y su pareja ( )usted y familia (X)su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 2

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

mas casas para los homeless,

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta ( ) dueño N/A

2. Cuantos años a vivido en Pomona? 15+

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 1

5. En que tipo de vivienda vives?
(X)Apartamento ( )casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto ( )casa mobil ( )otra

5. Quien vive en tu hogar?
(X)Solo usted ( ) usted y su pareja ( )usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 350

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

mejor las rentas

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
( )renta ( ) dueño buying

2. Cuantos años a vivido en Pomona? 74.

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (X)mayor de 65

4. Cuantas personas viven en su hogar? 1

5. En que tipo de vivienda vives?
( )Apartamento (X)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
(X)Solo usted ( ) usted y su pareja ( )usted y familia ( )su familia junto con otra familia

6. Cuanto gasta al mes por su vivienda (estimar)? 800

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?
housing opportunities.

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(✓)renta ( ) dueño

2. Cuantos años a vivido en Pomona? 56

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 ( )35-65 (✓)mayor de 65

4. Cuantas personas viven en su hogar? 2/room

5. En que tipo de vivienda vives?
( )Apartamento (✓)casa duplex ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja (✓)usted y familia ( )su familia junto con otra familia
2 adults

6. Cuanto gasta al mes por su vivienda (estimar)? $1,200

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

low rent options

DRAFT

CIUDAD DE POMONA

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y policas de vivienda

1. Usted
(✓)renta ( ) dueño
room

2. Cuantos años a vivido en Pomona? 2001

3. Cual categoria captura su edad?
( )Menos de 18 ( )Entre 18-35 (✓)35-65 ( )mayor de 65

4. Cuantas personas viven en su hogar? 2/room

5. En que tipo de vivienda vives?
( )Apartamento (✓)casa ( )Condominio ( )vivienda de tercera edad ( )rentas un cuarto
( )casa mobil ( )otra

5. Quien vive en tu hogar?
( )Solo usted ( ) usted y su pareja ( )usted y familia (✓)su familia junto con otra familia
not family

6. Cuanto gasta al mes por su vivienda (estimar)? 650/room

7. Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?

lower rent, community food gardens (no fees)

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia (X)Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   (X) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** n/a

7. **Cuantos años a vivido en Pomona?** 14

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (X) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (X) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,500

7. **Cuantos años a vivido en Pomona?** 1

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 (X)Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** _____

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1300

7. **Cuantos años a vivido en Pomona?** 28

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Están recibiendo asistencia de renta?**
   (✓) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,600

7. **Cuantos años a vivido en Pomona?** 50

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (✓)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** paid

7. **Cuantos años a vivido en Pomona?** 40

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (✓)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad (✓)Personas Indocumentadas (✓)Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento (✓) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1000

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad (✓)Personas Indocumentadas (✓)Personas sin hogares
    (✓)Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento (✓) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,200

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 (✓)Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   (✓) Ayuda para encontrar una habitación o una casa por renta
   (✓) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad (✓)Personas Indocumentadas (✓)Personas sin hogares
    (✓)Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓)Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio (✓) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** NA

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    (✓) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (✓)Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $ 950

7. **Cuantos años a vivido en Pomona?** 8

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 (✓)Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (✓) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted (X)Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio (X) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 342

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (X) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (X) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (X)Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

pension $1600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 500

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta mas baja renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X) Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

    890/month

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia (X)Su familia junto con otra familia ( )Usted y amigo(s

5. **En qué tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** mil dos (1200)

7. **Cuantos años a vivido en Pomona?** 35

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (X) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X) Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $3000

7. **Cuantos años a vivido en Pomona?** 29 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (X) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 8

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** _____

7. **Cuantos años a vivido en Pomona?** 12

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   (X) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (X) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares (X) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (X) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   (X) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(

5. **En que tipo de vivienda vives?**
   ( ) Casa (X) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,575

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles (X) Otras opciones a mixture

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos (X) all equally

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (X) N/A

3. **Cuantas personas viven en su hogar?** 1

4. **Quien vive en su hogar?**
   (X)Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** paid /taxes

7. **Cuantos años a vivido en Pomona?** 43

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia (X)Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 500.00

7. **Cuantos años a vivido en Pomona?** 24

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (X) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles (X) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (Y) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,500

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    (X) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 (X) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** n/a

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (X) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (X) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (X)Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 2,300

7. **Cuantos años a vivido en Pomona?** 3 months

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓)Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion 20

6. **Cuanto gasta al mes por su vivienda (estimar)?** _____

7. **Cuantos años a vivido en Pomona?** 21

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (✓)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 7

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1000

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   (✓) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios (✓) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (X) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion NO

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,560

7. **Cuantos años a vivido en Pomona?** 6

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles (X) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted (X)Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 901.00

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (X) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (X) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,756

7. **Cuantos años a vivido en Pomona?** 13

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

    (X) n/a

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (X) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,100

7. **Cuantos años a vivido en Pomona?** 16

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (X) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 8

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,400.00

7. **Cuantos años a vivido en Pomona?** 34

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (X) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (X) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (X) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,120

7. **Cuantos años a vivido en Pomona?** 6

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 (X)Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño
2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A
3. **Cuantas personas viven en su hogar?** 1
4. **Quien vive en su hogar?**
   (X)Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s
5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion Convertido
6. **Cuanto gasta al mes por su vivienda (estimar)?** $ 500
7. **Cuantos años a vivido en Pomona?** 7
8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65
9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera
10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____
11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos
12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $1,800

7. **Cuantos años a vivido en Pomona?** 32

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (✓)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 2

4. **Quien vive en su hogar?**
   ( )Solo usted (X) Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $ 1,300

7. **Cuantos años a vivido en Pomona?** ~~2~~ 40

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X) Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X) Adultos de tercera edad (X) Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,300.00

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,500

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   (✓) Ayuda para encontrar una habitación o una casa por renta
   (✓) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (✓) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones duplex

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $ 900

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (X)Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

lower rent

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $3,000

7. **Cuantos años a vivido en Pomona?** 3 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta
   (X) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios (X) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (X) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (X) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,200

7. **Cuantos años a vivido en Pomona?** 20 AÑOS

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 (X) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio (✓) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $600.00

7. **Cuantos años a vivido en Pomona?** 30 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

(Padre) ★

Tues - Sun.

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta ( ) O es dueño CM

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** _____

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** _____

7. **Cuantos años a vivido en Pomona?** _____

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (X) Ayuda para reparar o rehabilitar su casa
   (X) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,650

7. **Cuantos años a vivido en Pomona?** 8

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles (✓) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio (X) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $500 for the lot rental

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (X) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera
   beautify.
   more section 8 housing.

10. **Qué tipo de vivienda le gustaria ver en Pomona?**
    (X) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 7

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $2,500

7. **Cuantos años a vivido en Pomona?** 1986

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (✓) Apartamentos ( ) Casas Singulares (✓) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

1 3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $1250.00

7. **Cuantos años a vivido en Pomona?** 20

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño
2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A
3. **Cuantas personas viven en su hogar?** 6
4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s
5. **En que tipo de vivienda vives?**
   (X)Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____
6. **Cuanto gasta al mes por su vivienda (estimar)?** $1250
7. **Cuantos años a vivido en Pomona?** 20
8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65
9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera
10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____
11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (X)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos
12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (X) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted (X)Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s
   + child.

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,150

7. **Cuantos años a vivido en Pomona?** 26

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 ( )Entre 35-65 (X)Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

    1,500 pension.

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia (✓)Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,300

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones affordable

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes (✓)Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia (X)Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,500

7. **Cuantos años a vivido en Pomona?** 20 years

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   (X) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (X) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (X)Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1900

7. **Cuantos años a vivido en Pomona?** 10

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X)Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja ( )Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   (✓) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,000

7. **Cuantos años a vivido en Pomona?** 3

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares (✓) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (✓)Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 2,000

7. **Cuantos años a vivido en Pomona?** 1 Año

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   (✓) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios (✓) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   (✓) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 7

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   ( ) Casa (✓) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 3,000

7. **Cuantos años a vivido en Pomona?** 25anos

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    (✓) Apartamentos ( ) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 (✓) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** $2000.00

7. **Cuantos años a vivido en Pomona?** 18 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   (✓) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares (✓) Condominios (✓) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (✓)Personas Indocumentadas (✓)Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓ Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓ No (✓) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 2,000.00

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   (✓) Ayuda para encontrar una habitación o una casa por renta
   (✓) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios (✓) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes (✓) Adultos de tercera edad (✓) Personas Indocumentadas (✓) Personas sin hogares
    (✓) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (✓) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1700=

7. **Cuantos años a vivido en Pomona?** 4 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (✓)Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 7

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 880

7. **Cuantos años a vivido en Pomona?** 22

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 7

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,900

7. **Cuantos años a vivido en Pomona?** 30 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (X)Personas Indocumentadas ( )Personas sin hogares
    (X) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 3

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,500

7. **Cuantos años a vivido en Pomona?** 15

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 6

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 2,500

7. **Cuantos años a vivido en Pomona?** 30

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (✓) Ayuda para comprar una casa o su primera casa
   (✓) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    (✓) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    ( ) Menos de $51,500 (✓) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (✓) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (✓) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (✓)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En qué tipo de vivienda vives?**
   (✓) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 3,500 ~~3,000~~

7. **Cuantos años a vivido en Pomona?** 40 años

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (✓)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   (✓) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (✓) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (✓)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (✓) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   ( ) Renta (X) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si ( ) No (X) N/A

3. **Cuantas personas viven en su hogar?** 5

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 2,000

7. **Cuantos años a vivido en Pomona?** 47

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   ( ) Ayuda para comprar una casa o su primera casa
   (X) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos ( ) Casas Singulares ( ) Condominios (X) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad ( )Personas Indocumentadas (X)Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (X) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

CIUDAD DE POMONA

Encuesta Comuntaria

Las siguentes preguntas van ayudar a la ciudad de pomona mejorar los programas y pólizas de vivienda.

1. **Usted**
   (X) Renta ( ) O es dueño

2. **Estás recibiendo asistencia de renta?**
   ( ) Si (X) No ( ) N/A

3. **Cuantas personas viven en su hogar?** 4

4. **Quien vive en su hogar?**
   ( )Solo usted ( )Usted y su pareja (X)Usted y familia ( )Su familia junto con otra familia ( )Usted y amigo(s

5. **En que tipo de vivienda vives?**
   (X) Casa ( ) Apartamento ( ) Segunda Unidad-ADU ( ) Condominio ( ) Casa Movil
   ( ) Rentas un espacio ( ) Otra opcion_____

6. **Cuanto gasta al mes por su vivienda (estimar)?** 1,000

7. **Cuantos años a vivido en Pomona?** 25

8. **Cual categoria captura su edad?**
   ( ) Menos de 18 ( )Entre 18-35 (X)Entre 35-65 ( )Mayor de 65

9. **Que tipo de ayuda les gustaria que la ciudad les ofresca a los residentes sobre vivendas?**
   (X) Ayuda para comprar una casa o su primera casa
   ( ) Ayuda para construir una segunda unidad o convertir su garage (ADU)
   ( ) Ayuda para pagar la renta
   ( ) Ayuda para reparar o rehabilitar su casa
   ( ) Ayuda para encontrar una habitación o una casa por renta
   ( ) Ayuda para comprender los documentos de préstamos y la terminología financiera

10. **Qué tipo de vivienda le gustaría ver en Pomona?**
    ( ) Apartamentos (X) Casas Singulares ( ) Condominios ( ) Casas en lotes pequeños
    ( ) Casas Moviles ( ) Otras opciones_____

11. **Qué grupos de personas necesitan soluciones habitacionales inmediatas?**
    ( ) Estudiantes ( )Adultos de tercera edad (Y)Personas Indocumentadas ( )Personas sin hogares
    ( ) Personas con bajos ingresos

12. Cual es el ingreso total de su hogar?

    (Y) Menos de $51,500 ( ) $51,500 - $82,500 ( ) $82,500 - $123,600 ( ) Mas de $123,600

DRAFT

A.4 Stakeholder Meetings

This section contains all materials created for the stakeholder meetings. Comments and questions from stakeholders were received verbally and through the Zoom chat function. The general public also had the opportunity to attend the meeting and pose questions or make comments.

Updating Pomona's Housing Element for 2021-2029

Stakeholder Meeting #1
Who to building housing for in Pomona, and how?
April 29, 2021

1

Agenda

- Introductions
- Housing Element Update Process and Outreach
- Furthering Fair Housing
- Housing Policy Implementation
- Breakout Discussions
- Next Steps

2

Housing Element Update Process and Outreach

3

Features of the Housing Element

- Population and housing profile
- Evaluation of existing programs and policies
- Evaluation of housing constraints and resources
- Analysis of sites to accommodate the City's RHNA Allocation
- Policies, programs and quantified objectives to achieve the City's housing goals

4

2021-2029 Regional Housing Needs Assessment (RHNA) Allocation

Income Category	% of Area Median Income (AMI)	Income Range[1]		RHNA Allocation (Housing Units)[2]
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,650	2,799 units
Low Income	51 – 80% AMI	$38,651	$61,840	1,339 units
Moderate Income	81 – 120% AMI	$61,841	$92,760	1,510 units
Above Moderate Income	>120% AMI	$92,761	--	4,910 units
			TOTAL:	10,558 units

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of $77,300 for a family of 4.
2. Final RHNA Allocation adopted by SCAG on March 4, 2021.

5

Update and Engagement Schedule

- Community Workshop #1 • March 31, '21
- Community Survey • April –May Available for about 6 weeks
- Stakeholder Meetings • April-May '21
- Study Session with City Council and Planning Commission • May '21
- Community Workshop #2 • Summer '21
- Public Review Draft • Summer '21

6

Community Workshop #1 Summary

The City hosted a Virtual Workshop On March 31.

- Housing challenges include:
  - Lack of Affordable housing
  - Need for workforce housing
- Housing Types needed include:
  - Affordable Housing
  - Student Housing
  - Townhomes/Condos for sale
- Housing Priorities include:
  - Affordable Housing
  - Student Housing
  - Single Family/Multi-generational

7

7

8

8

Fair Housing Considerations

- Fair Housing is the access, ability and opportunity opportunity of all persons to find housing.
- Key Fair Housing Issues include:
  - Disproportionate Housing Needs of Protected Classes and Lack of Affordable Housing
  - Use of Housing Choice Vouchers (Section 8)
  - Housing Discrimination Based on Race and Disabilities

9

9

Fair Housing Goals

- The City also identified Fair Housing goals, including:
  - Expanding Affordable Housing Supply
  - Preserve and improve existing affordable housing
  - Improve fair housing conditions by expanding education
  - Improve financial literacy and access of financing for homeownership
  - Improve mobility and opportunities for Housing Choice Voucher participants

10

10

11

11

How is Housing Policy Implemented?

The City develops a robust Housing Plan with each Housing Element Update.

The Housing Plan reflects community needs and the 6th cycle Housing Element will support Pomona's Pro Housing efforts.

The Housing Plan includes:

- Citywide goals
- Policies to reach the goals
- And programs to implement the policy actions

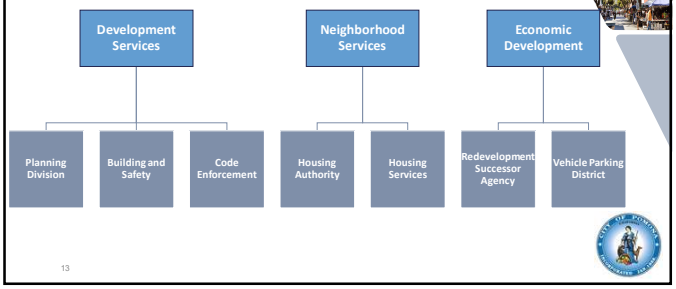
Programs are implemented by different City Departments.

12

12

DRAFT

How does each department affect Housing?



13

13

What can the Housing Division do?

The Housing Division runs a variety of programs related to housing access, including the following:

- Housing Rehabilitation Programs
- First-time homebuyer Assistance
- Rental Assistance
- Funding Opportunity for Housing Development
- Shelters
- Housing Committees

14

14

What can Development Services do?

- Development Services oversees the planning and permit process for housing projects/developments and land uses, including:
  - Accessory Dwelling Unit (ADU) development
  - Small Lot Ordinance
  - Emergency Shelter Overlay (Supportive/Transitional Definitions)
  - Senior Citizen Housing Overlay Zone
  - Manufactured Housing
  - Work/Live Housing projects

15

15

What can Economic Development do?

- The Economic Development Department oversees programs related to preservation and housing projects related to economic opportunity.
- Programs include:
  - Inclusionary Housing
  - Mills Act for Historic Home Rehab
  - Opportunity Zone
  - Density Bonus

16

16

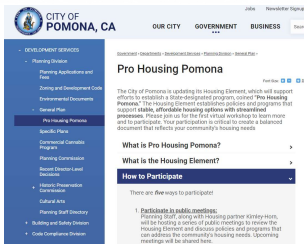
Next Steps

17

17

We Want Your Input!

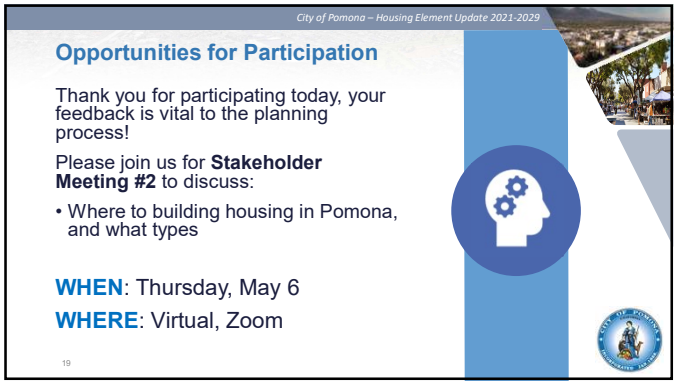
- The City developed a survey available online!
- Go to the City's Housing Element webpage. bit.ly/prohousingpomona
- Click the link titled "**Take the Housing Survey**" to begin.



18

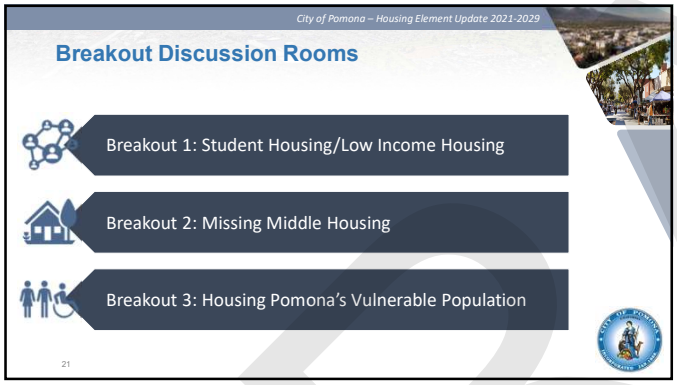
18

DRAFT

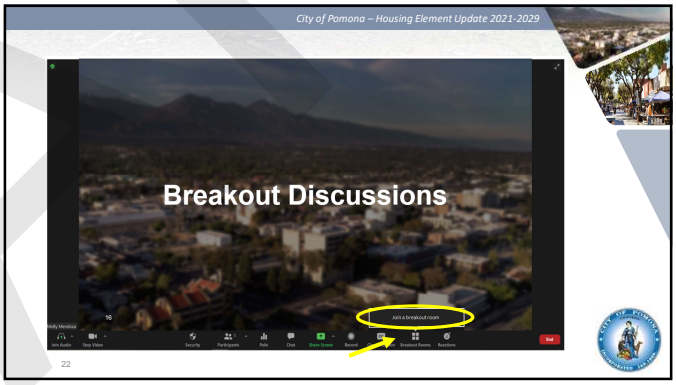


19

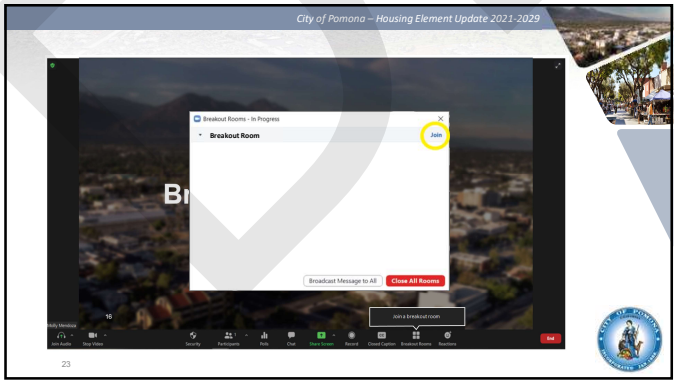
20



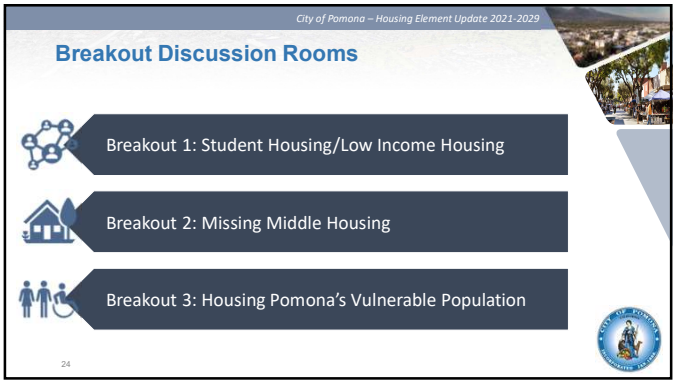
21



22

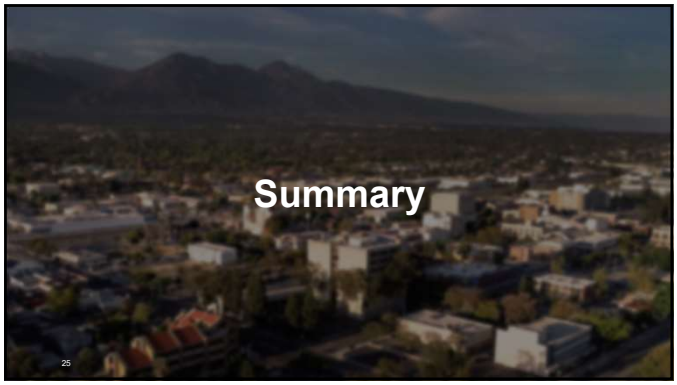


23



24

DRAFT


Summary
25

25

City of Pomona – Housing Element Update 2021-2029
Thank You!
Questions?
Please Contact
Ata Khan, Planning Manager
Email: Ata_Khan@ci.Pomona.ca.us
Phone: 909-620-3765
For more information, visit the City's Housing Element Update webpage:
bit.ly/prohousingpomona
26

26

DRAFT

Stakeholder Meeting #1 – Zoom Chat

Breakout Session 1

17:42:54 From Carlos Molina : Bienvenidos, ¿hay alguien que necesita servicios de traducción al español?

17:43:04 From Ata Khan : English survey: http://metroquestsurvey.com/yf5a5k

17:43:04 From Sandra : How do I connect with the workshop??

17:43:12 From Ata Khan : Spanish survey: http://metroquestsurvey.com/dr1j1g

17:44:35 From E. Marcelle Penn Mathis : Are the slides available? Link to survey in English? Thank you

17:45:09 From Ata Khan : Hi E. Marcelle, the English survey is at http://metroquestsurvey.com/yf5a5k

17:45:09 From Eunice Im : English survey: http://metroquestsurvey.com/yf5a5k

17:45:28 From Ata Khan : We will post a copy of tonight's slides to the website and e-mail everyone here tonight!

17:46:01 From Michelle Viorato (She/Her), Cal Poly Pomona : Great, thank you so much Ata!

17:46:13 From E. Marcelle Penn Mathis : Thanks!

17:53:58 From Esau Joya : I have to head out for another previously scheduled meeting but will join next week. Thank you all.

17:54:20 From Molly Mendoza : Thank you for joining!

18:01:38 From Ata Khan : Our website got a facelift! We are no longer in the '90s! bit.ly/prohousingpomona for more

18:01:42 From Twila Stephens : Some tiny home info from a zoning standpoint: https://archive.curbed.com/2016/9/22/13002832/tiny-house-zoning-laws-regulations

18:02:03 From Anita Gutierrez : Thanks

18:02:28 From Ata Khan : Thanks, Twila!

18:04:40 From Benita DeFrank : For those of us with iPad, we don't have the ability to choose. I'll go to Breakout 3

18:05:22 From Nancy Matarita : i cant choose

DRAFT

18:05:23 From Michael McCollum : I don't see the option to jump into a breakout room

18:05:32 From Nancy Matarita : 2

18:15:30 From Carlos Gomez to Molly Mendoza(Direct Message) : Sorry, I didn't raise my hand.

18:16:18 From Molly Mendoza to Carlos Gomez(Direct Message) : Not a problem! open discussion

18:16:55 From Carlos Gomez : Thanks.

18:17:12 From Judy Crawford : Jovenes Inc.

18:17:26 From Hanan : Can't understand her :(

18:25:13 From Carlos Gomez to Molly Mendoza(Direct Message) : Definitely down payment assistance. Perhaps partially federally backed with State and City fee and tax lenient costs.

18:25:29 From Carlos Gomez : Definitely down payment assistance. Perhaps partially federally backed with State and City fee and tax lenient costs.

18:27:34 From Carlos Gomez : WWW.GOMEZDEVELOPMENTCONSULTANTS.COM We can help you 0re0are your proforma and usher your loan origination with a bank.

18:40:31 From Michelle Viorato (She/Her), Cal Poly Pomona : Which will you do next?

18:40:43 From Judy Crawford : 3

18:40:44 From Benita DeFrank : I will go back into #3

18:40:51 From Matt Buck : 3

19:12:25 From Eunice Im to Molly Mendoza(Direct Message) : molly I don't see our whiteboard

19:15:03 From Benita DeFrank : The Pomona Housing Authority is accepting applications for the Housing Choice Voucher (Section 8) waiting list beginning May 3rd through May 10th. You can go to www.waitlistcheck.com/CA1144 to apply. Spread the word!

19:15:53 From Judy Crawford : Nice! Thank you for sharing.

19:16:45 From Twila Stephens : Tri-City is setting up application sites with computers and staff to help answer questions and troubleshoot.

19:19:34 From Benita DeFrank : There is a Pomona priority for Housing Choice Voucher waiting list applications. So those currently living in Pomona go to the top of the list.

DRAFT

19:21:47 From MJ Neault & Mike Sutton : thank you...need to join another meeting. We'll be back next week. Best to all.

19:23:22 From Molly Mendoza : Thanks for joining!

19:24:25 From Christine Moore : Thank you for including me in this meeting

19:24:48 From Eunice Im : Thank you for joining us Christine!

19:24:49 From Nick Chen : https://www.pomonaca.gov/government/departments/development-services/planning-division/general-plan/pro-housing-pomona

19:25:34 From Matt Buck : Well done, thank you.

19:25:37 From Twila Stephens : Thank you so much for this opportunity!

19:26:25 From tanialeesanchez : Thank You !

Breakout Session 2

18:54:41 From Michael McCollum : How do we make this happen along 2nd street?: https://www.urbanvillageproject.com/

18:55:57 From Michael McCollum : I came across this company recently, which helps people rent to own. I think they are looking for pilot programs with universities. https://www.verbhouse.com/#benefits-section

18:57:15 From Michael McCollum : I also highly recommend this book: https://www.amazon.com/Ideal-City-Exploring-Urban-Futures/dp/3899558626/ref=asc_df_3899558626/?tag=hyprod-20&linkCode=df0&hvadid=475750949230&hvpos=&hvnetw=g&hvrand=10439810689802043354&hvpone=&hvptwo=&hvqmt=&hvdev=c&hvdvcmdl=&hvlocint=&hvlocphy=9031256&hvtargid=pla-1041003255994&psc=1

18:57:23 From Michael McCollum : "The Ideal City"

19:05:11 From Twila Stephens : Separate unit entrances, though, rather than a hotel setting.

19:05:43 From Michael McCollum : The Ansonia Apartment building in New York was built with flexibility in mind. To allow families to add on rooms as their families grew. And then remove rooms when the families shrunk. https://en.wikipedia.org/wiki/The_Ansonia

19:06:47 From Twila Stephens : YES!!!!

DRAFT

19:16:04 From Benita DeFrank : The Pomona Housing Authority is accepting applications for the Housing Choice Voucher (Section 8) waiting list beginning May 3rd through May 10th. You can go to www.waitlistcheck.com/CA1144 to apply. Spread the word!

19:16:53 From Judy Crawford : Nice! Thank you for sharing.

19:17:45 From Twila Stephens : Tri-City is setting up application sites with computers and staff to help answer questions and troubleshoot.

19:20:34 From Benita DeFrank : There is a Pomona priority for Housing Choice Voucher waiting list applications. So those currently living in Pomona go to the top of the list.

19:22:47 From MJ Neault & Mike Sutton : thank you...need to join another meeting. We'll be back next week. Best to all.

19:24:22 From Molly Mendoza : Thanks for joining!

19:25:25 From Christine Moore : Thank you for including me in this meeting

19:25:48 From Eunice Im : Thank you for joining us Christine!

19:25:49 From Nick Chen : https://www.pomonaca.gov/government/departments/development-services/planning-division/general-plan/pro-housing-pomona

19:26:34 From Matt Buck : Well done, thank you.

19:26:37 From Twila Stephens : Thank you so much for this opportunity!

19:27:25 From tanialeesanchez : Thank You !

Breakout Session 3

18:12:18 From Twila Stephens : Past evictions make it nearly impossible for some people to find housing. Reasonable Accommodations sometimes help overcome such challenges.

18:13:37 From Yesenia Miranda Meza : Thank you Twila, you are always right. We should try to implement some types of policies if we can that can offset that.

18:18:46 From Twila Stephens : Smoke-free multifamily housing helps with healthy living, but it can be a barrier to housing stability.. Many people coming off the street seem to have trouble following nonsmoking rules.

18:19:12 From Julian Lucas : Have we thought about SRO's in Pomona?

18:20:32 From Twila Stephens : @Julian, do you mean like Project Roomkey on a larger scale?

DRAFT

18:21:23 From Matt Horton, Kimley-Horn to Anita Gutierrez(Direct Message) : is my screen sharing readable?

18:21:56 From Julian Lucas : @Twila Single Room Occupancy

18:23:57 From MJ Neault & Mike Sutton : CBO?

18:24:54 From Matt Horton, Kimley-Horn : Community Based Organization

18:24:58 From Twila Stephens : I got an email today about this: Senator Susan Rubio is pursuing a $15 million request for funding for the SGV Regional Housing Trust for the production of critical affordable housing in the region. Measure H.

18:26:20 From Twila Stephens : Family Self-Sufficiency Program

18:41:32 From Michelle Viorato (She/Her), Cal Poly Pomona : Which will you do next?

18:45:20 From Carlos Gomez Jr. to Matt Horton, Kimley-Horn(Direct Message) : Planning Commissioner/Developer/Investor

18:46:19 From Carlos Gomez Jr. to Matt Horton, Kimley-Horn(Direct Message) : Cities can lower fees for Plan Check, CUP's to be more affordable.

18:57:31 From Carlos Gomez Jr. : My firm is Partnered with a firm who specializes in Veteran and Homeless housing developments.

18:58:04 From Carlos Gomez Jr. : www.GOMEZdevelopmentconsultants.com

18:59:29 From Carlos Gomez Jr. : Feel free to reach out if we can help usher projects through the underwriting process through Certificate of Occupancy issuance.

19:01:22 From Carlos Gomez Jr. to Matt Horton, Kimley-Horn(Direct Message) : How about Case Managers for each prospective member seeking housing?

19:04:02 From Carlos Gomez Jr. to Matt Horton, Kimley-Horn(Direct Message) : Literacy in Finance from education to free workshops to educate students and all.

19:07:16 From Carlos Gomez Jr. to Matt Horton, Kimley-Horn(Direct Message) : Federally backstropped mortgage securities monitored by a board opposed of economists to make sure don't have another housing bubble.

19:16:04 From Benita DeFrank : The Pomona Housing Authority is accepting applications for the Housing Choice Voucher (Section 8) waiting list beginning May 3rd through May 10th. You can go to www.waitlistcheck.com/CA1144 to apply. Spread the word!

19:16:54 From Judy Crawford : Nice! Thank you for sharing.

DRAFT

19:17:46 From Twila Stephens : Tri-City is setting up application sites with computers and staff to help answer questions and troubleshoot.

19:20:35 From Benita DeFrank : There is a Pomona priority for Housing Choice Voucher waiting list applications. So those currently living in Pomona go to the top of the list.

19:22:48 From MJ Neault & Mike Sutton : thank you...need to join another meeting. We'll be back next week. Best to all.

19:24:23 From Molly Mendoza : Thanks for joining!

19:25:26 From Christine Moore : Thank you for including me in this meeting

19:25:49 From Eunice Im : Thank you for joining us Christine!

19:25:50 From Nick Chen : https://www.pomonaca.gov/government/departments/development-services/planning-division/general-plan/pro-housing-pomona

19:26:35 From Matt Buck : Well done, thank you.

19:26:38 From Twila Stephens : Thank you so much for this opportunity!

19:27:26 From tanialeesanchez : Thank You !

DRAFT

Student Housing/Low Income Housing

How is the City already facilitating or encouraging student housing and low income housing (strength)?

Cal Poly - Connects students experiences homelessness with resources	Rapid rehousing and bridge housing units - Funded through the County	Downtown - a popular areas for housing for students.. more opportunity for housing in this area	
Cal Poly Pomona - Jovenes Inc.	Students in the area have a lot of economic opportunity (prior to covid)		

What areas of weakness/challenges does the City have in providing student/low-income housing?

Many students don't have the credit for a background check	Challenges to financing	general lack of housing and then when housing available, there are hoops and roadblocks to jump through to	vacant buildings that already exist - with property owners that don't want utilize their spaces	funding can be a challenge - cost of development and building units creates barriers - how to get developers to	Challenges creating affordability levels - how do you get people to build ADUs if its too expensive
Section 8 waiting lists - are lengthy and create barriers	Lack of information about affordbale housing - where can the information be found?	fair housing issues - retaliation from landlors, evictions, discrimination issues	lack of mobility can be a huge barrier to student's/persons/ households needs - transportation is essential to access	students often go home for break/ the summer - issues with developers as they don't to build housing that may	Affordable housing may not continue
Need more housing options for different types of households and individuals - areas should be safe for families/single	Sitting on vacant properties - creates expensive land and does not benefit the community	How doyou explore the idea of mixed use and affordable housing without creating new housing/health	not having policies in place can create more housing but not affordbale housing	Cost to purchase land is so expensive - cost of lumber has gone - fees have gone up	

What opportunity does the City have to meet more housing needs for students and low-income families?

City to build relationship with colleges in the areas	Opportunities for subsidies for college students	Opportuniy for Community Bank - address the housing needs and the gap between renting and homeowner.	2nd street corridor - downtown Pomona. Lots of Opportunity for Housing in the Downtown Area.	
Partnerships with local residents who are interested in developing ADUs to housing.	Definitely down payment assistance. Perhaps partially federally backed with State and City fee and tax	Opportunities for down payment assistant loans - 40 plus year loans to decrease monthly costs	Affordable Housing and Sustainable Housing - opportunity for the City to Partner with developr/	Funding programs to create felxible leases/rent contracts
Rent control - consider implementing a variety of rent controls	ADU is potentially a really good channel to housing young persons and low income residents	more opportunity for permanent funding sources	how to create affordable ADUs - working with homeowners to set ADUs at a more affordable rate	live work units - efficicency units that could use buildings that already exist
	Opportunities for regulation and or partnership with Cal Poly	Supporting student parents - creating housing for students with a variety of needs - including size/ acess to reatil and	housing is not a vaccum - walkable spaces, transportation/ mobility, safety, outdoor spaces,	Shipping container/differnt housing options - using resources that exist. getting creative
	Work with other universities/ colleges/schools - exchanges student programs over the summer - summer programs,	Opportunity to look at what other City's in other states are doing - get ideas baout how to facilitate	Opportunities to fund/support ADUs - are there subsidies? are there ways to reduce costs of homeowners/	

DRAFT

Missing Middle / Workforce Housing / Multigenerational Housing

How is the City encouraging the development of the missing "middle housing?"

- Work/live units downtown that fall into the low income category
- City has a lot of Low to middle income housing - people can't leave where they are
- Claremont example - Webb canyon. Good example of small lot development
- City has a lot of low and moderate income housing - What is a good housing mix?
- Pomona has great programs for low income housing - not enough focus on people who do not quality for low-income but
- City trying to develop pre-approved ADU plans

What challenges does the City have in providing solutions for these housing types?

- Gap between mobile homes and lowest available housing options
- Challenges related to fees and cost of construction - all building material costs have gone up
- Balancing blending with the existing community and new, fresh development
- Stigma of low income housing and perpetuating the image of areas
- For-sale townhouse options and modular housing
- People are very scared to move out of options
- 1,100 sf minimum on R2 is high, needs to be a better focus on design and building structure
- Min house/unit sizes cause a restriction
- Timing of home building due to materials/ shortage of labor
- Threat of gentrification where workers cannot live near work - need smaller unit sizes
- land is a costly factor - need to look at options to build up and not out
- sticker shock of increase in housing fees

What opportunity does the City have to meet more diverse housing option?

- Have some more flexibility in the definition/layout of live/work
- There are solutions where people can live well in less space
- Interconnected duplexes - option to rent second unit
- tri-plex with a variety of unit sizes, condo approach to sell ADU? Challenges to services
- Rent subsidies are a better option for moving up
- Need to look at prefab housing options for affordable housing development
- Need to build more middle income housing to move people from one option to the next
- Potential way to prioritize Pomona residents? May not be possible due to regulations
- Garage conversion and consider
- Needs to be different options for each income level
- Can build up to 1,200 sf ADU, but could the City allow two 600 sf?
- City needs to address the financing mechanism/aspect of low-income housing
- Percentage deviation for lot coverage and unit sizes
- Program for fee forgiveness based on tenure
- Forgiveable loan for professors on a tenure track
- Smaller unit sizes can help with natural affordability
- Rehabilitation funds to retrofit places?

DRAFT

Homeless/Veterans/Disabled/Elderly (Vulnerable Population Groups)

What does the City have in place to support vulnerable population groups?

- connections to regional assets
- Hope for Home
- existing SR housing developments what will accept the disabled
- Food pantry
- meals on wheels
- Tri-City services
- ProtoTypes housing
- programs
- City Housing Authority
  > 1,000 vouchers
- united way
- member of housing trust

What areas of weakness/challenges does the City have in providing housing or supporting vulnerable groups?

- Displacement
- Transitions from prison system
- Credit checks
- safe and/or healthy housing
- Outreach is challenging

  Target populations are difficult to reach
- Meital illness
- past evictions
- Elderly a fast growing vulnerable population
- homelessness
- access to restrooms
- program funding
- fixed incomes
- pre-medicare eligible populations
- long waitlists
- too much pride to ask for help

  communication
- foster youth who age out of the system

  couch surfing
- transitional housing

  social services to help with transition to supportive

What opportunity does the City have to meet housing needs for the vulnerable population group?

- Tiny Homes x2
- smoke-free multifamily housing
- SROs
- vouchers tied to units rather than individuals
- Senator Susan Rubio is pursuing a $15 million request for funding for the SGV Regional Housing Trust for
- blended funding sources
- Rent Control
- Land Trusts

  Consider community land trust to allow for opportunities
- Pathways to home-ownership
- More funding
- senior focused housing

  Supportive services
- age in place program

  Accessibility improvements/ universal design
- First time home buyer programs

  Priority to current Pomona residents
- Family Self-Sufficiency Program
- Shared-rental housing vouchers
- ADUs and jADUs
- Cities can lower fees for Plan Check, CUP's to be more affordable.
- awareness programs
- grant programs for youth

  bridge housing

  Literacy in Finance from education to
- expand housing authority role
- regional approach

  Intra-jurisdictional partnerships
- Case Managers for each prospective member seeking housing? x2
- landlord outreach/ education
- missing-middle housing

  diversity of units and sizes

  Allow for
- Federally backstropped mortgage securities monitored by a board opposed of economists to
- 0-lot lines

  lower fees

  code flexibility
- private investment with private trust vehicle

DRAFT

Housing Opportunities for All Households

Student Housing (student parents and families), Multi-generational, Veterans, unhoused, Senior citizens, persons with disabilities, single parent/family households

What are some challenges to meeting a varierty of housing needs?

- we need space to growth and develop housing
- Money! Reality is 60% less of AMI may be in need of gov. some part....where is the support coming from.
- environment wreh lower income targeted...not enough...missing middle
- missing middles target to retain residents, etc.
  not as plentiful
- look at existing buldings for conversion. get away from just a land issue
- wait list...example of inequity of affordable housing availability vs. need
- land assembly challenges....need a critical mass of site for MF or others
- Challange is develop needs support...4-5 years for capital development
- lack of funding for improvements...how are we going to balance...
- opportunity zone is a flop? where did the money flow to? example w/ downtown Pomona
- Mike comment...add
- CA fair share of invenstment $$..
- we need to know how to find real estate owners....we have we too many vacant (everywhere)
- under opportunities undeperforming... for vacant
- cost of construction...entitlement cost opportunities...
- empty buildings in the downtown...
- Downtown...timing to get through "red tape"....long time to get through the process...streamling opporunities
- challenges for developers/ owners to get through the process...
- Historic....identification as it relates to future growth/ investment opportunity....timing on when you know...good for
- encourgage people to build...
- discussion of challenges
- downward pressure on opprotunity...prevelence of homelessness....influence...cascading affect
- property issues...related to police, etc. challenges for trespassess...
- open space development standards// landscape....make it all fit w/ max out density
- different development standards for development
- different development standards for development
- larger bedroom counts....challenges
- let market determine product and oppotunity

What housing types are most needed in Pomona? What are opportunities (programs, partnerships, develpoments) that could create housing for different needs?

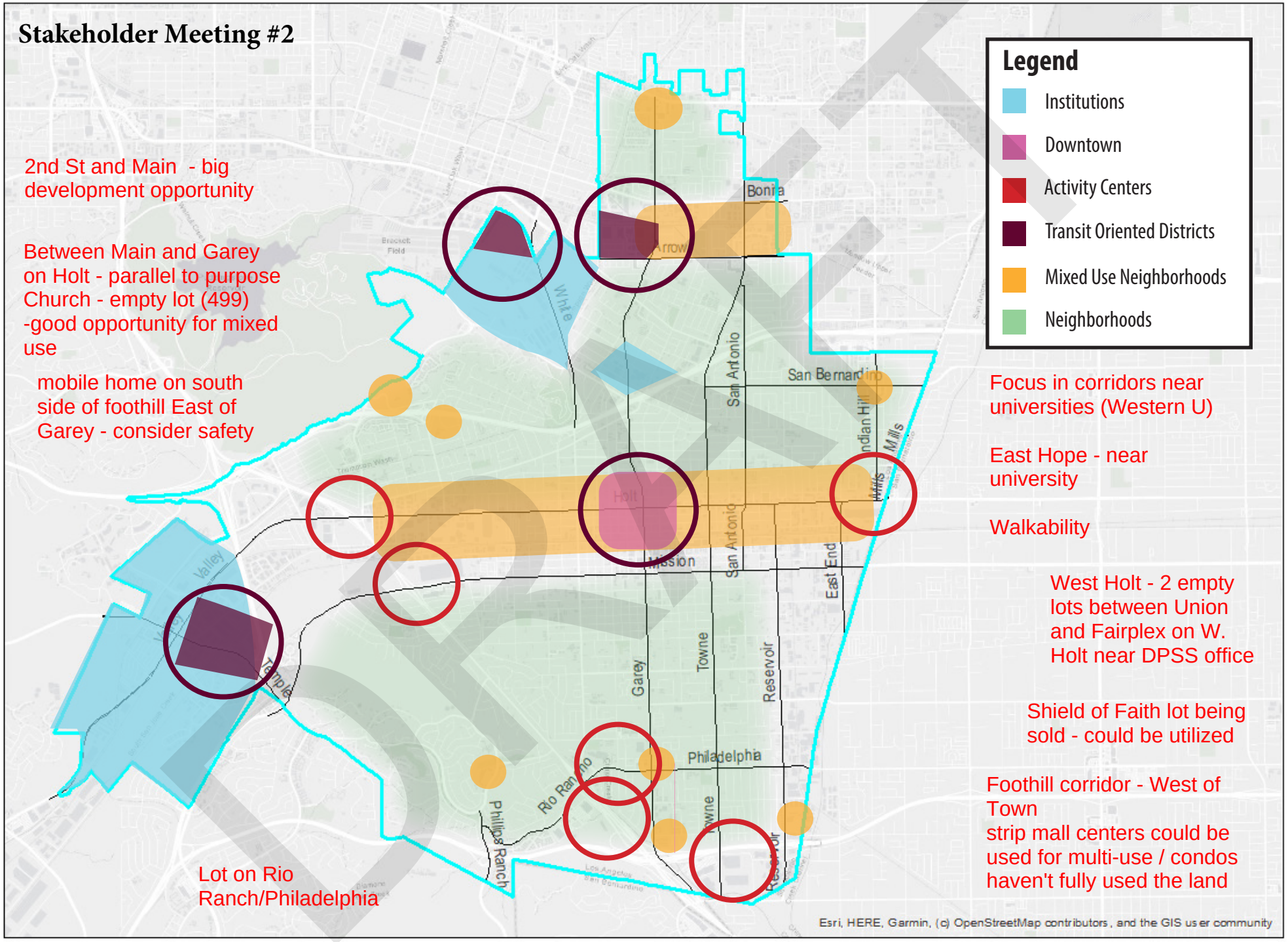
- artist lofts...in the core....active community members...
- land/parcels consolidation challenges...
- building design flexible to meeting demand....
- Creative use of land in parking requirements..how to combine parcels...
- what do we want from design standpoint...focusing of form versus details.
- Co-Living
  -small rooms with shared amenities
  Multigenerational
- Consider open space
  -City permits turf
  - convenient
- Flex housing - can be 2 separate units or 1 larger
  -these have been successful
  - program to facilitate
- smallert lot development oppotunitie
- Accessory co-working/retail units
- ADUs - streamlined process or dedicated webpage with info would be helpful
- Opportunity to address flex housing in zoning
- Large units -
  -1 & 2 bedroom units are more popular currently
  -family sizes decreasing - less demand for larger
- Multi-family for rent townhomes are popular/work well
  -for rent "condo"
  -appearance is a plus
- Funding and Financing opportunities for building ADUs needed
- dev. challenges for flex housing:
  -parking reqs. (could count bike racks and near to transit)
- Demand for amenities in rental developments
- Rent-to-own process
  -there could be programs to encourage this
- if there were no minimum reqs. on units then developers would let market decide how many to build
- Job centers & job growth
  -encourage warehousing and e-commerce
  -increases demand for housing

What are some creative opportunities or ideas you have seen that could help Pomona increase housing opportunity?

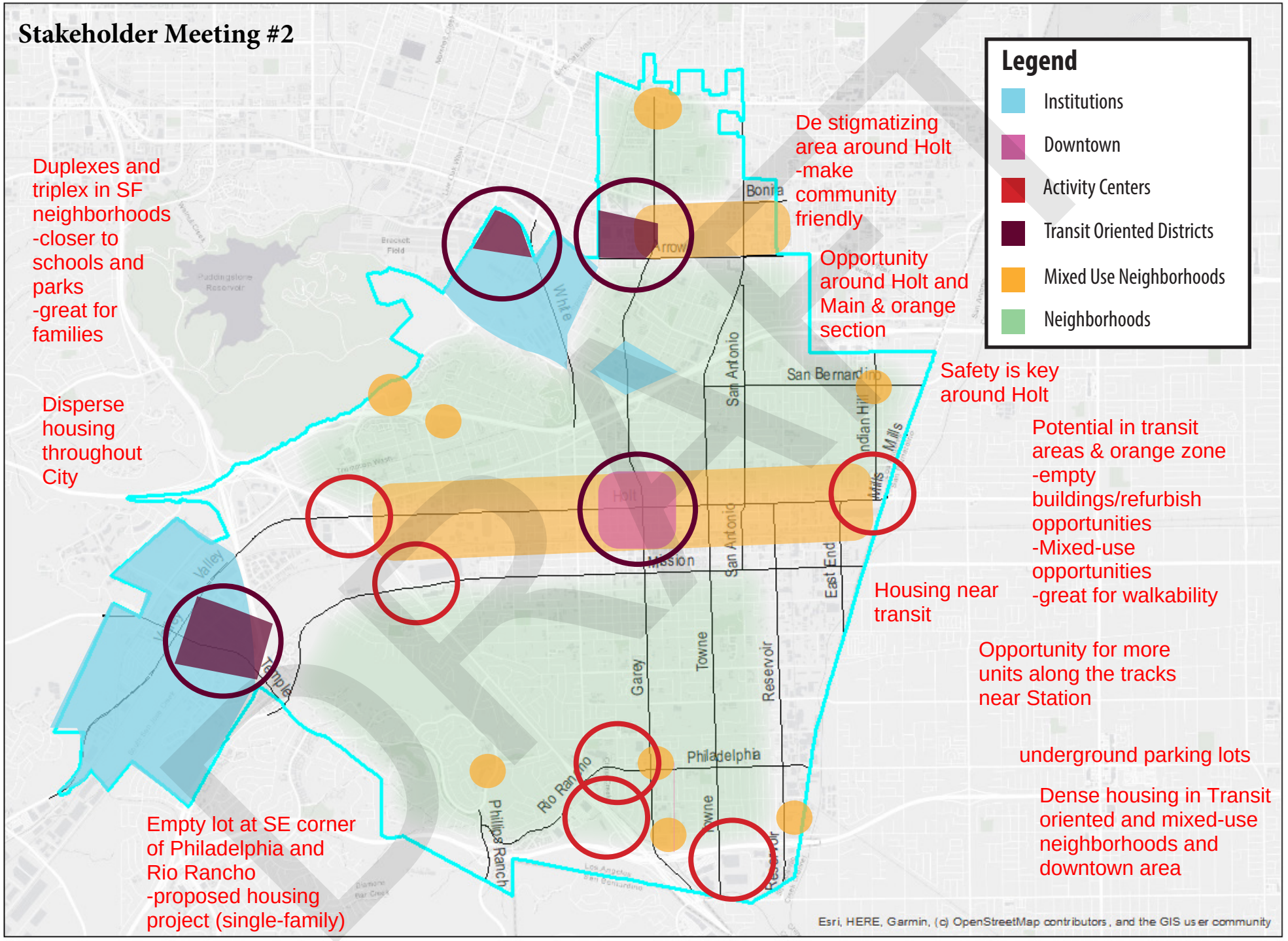
- TOD is large opportunities...
  be aware of income influences on density
- ADU oportunites...
  limited scale, but incrementally.
- Inclusionary zoning as means to produce affordable product..when granting density
- 80-120% range is
  need clean line of housing opportunity
- price range
- Miami examples....
  creative class
- large development assebly
- transitonal center and helping for the homeless...services based....
- service help beyond just shelter...
- streamlining of process such as the historic issue
- program and supply solutions...need increase of supply...require combination of programs and
- san diego example..good.
  need support and services.
- ADU Information website...
- Funding and financing opportunties for ADUs
- maximize density to the greatest extent feasible
- artifical turf option is helpful....some developers like.
- save money by saving time...
- have the unit then pay the fee.....
- tools to mitigate constuction costs to incentives construction of larger units.
- flexibility in devleopmetn standards
- job center and job growth....encourage business to pomon....support stimulation of local economy.

DRAFT

Stakeholder Meeting #2



Stakeholder Meeting #2

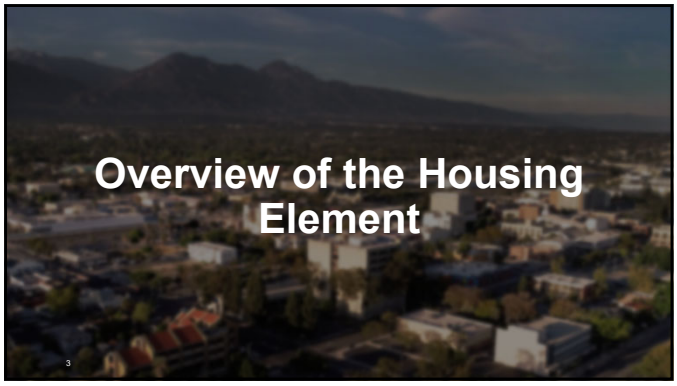


1

Agenda

I. Overview of the Housing Element
II. Housing Element Efforts to Date
III. Public Review Draft
  - Technical Appendices
IV. Pro Housing Pomona
V. Next Steps
VI. Participation and Q&A

2



3

What is the Housing Element?

Considers current and future housing needs for all economic segments of the community

Demonstrate Pomona's ability to accommodate current and future growth

Establish policies and programs to address the housing needs of Pomona's residents

Requires review and certification by the Department of Housing and Community Development (HCD)

4

Pomona RHNA Allocation

- The RHNA is a quantified housing unit goal
- Every jurisdiction has a RHNA allocation – each must identify land appropriate to accommodate the unit growth

Income Category	% of Area Median Income (AMI)	Income Range[1]		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,650	2,799 units
Low Income	51 – 80% AMI	$38,651	$61,840	1,339 units
Moderate Income	81 – 120% AMI	$61,841	$92,760	1,510 units
Above Moderate Income	>120% AMI	$92,761	--	4,910 units
			TOTAL:	**10,558 units**

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of $77,300 for a family of 4.

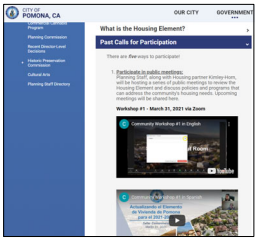
5

Housing Element Efforts to Date

6

Efforts to Date

- Engagement Efforts To Date:
  - Two virtual community workshops
  - Online and print community surveys
  - Stakeholder meetings
  - Joint City Council and Planning Commission Study Session
  - Housing Element Update webpage
  - Housing Leadership Academy
- Appendix A.2 contains the summary of community engagement
- Public Review Draft now Available for review and comment



7

Public Review Draft

8

Key Content and Appendices

- Appendix A.1 – Community Needs Assessment
  - Identifies existing community needs and demographic considerations for housing.
- Appendix A.2 – Community Engagement Summary
  - A summary of the Housing Element Outreach to date including key findings which guide the policies and programs.
- Appendix B – Housing Constraints
  - Analyzes governmental constraints, market constraints and environmental constraints to the development of housing in Pomona.
- Appendix C – Housing and Financial Resources
  - Identifies appropriate land to accommodate the City's RHNA allocation and appropriate resources to support housing growth and opportunity.

9

Key Content and Appendices

- Appendix D – Affirmatively Furthering Fair Housing
  - Analyzes data and community input to understand existing fair housing issues and local contributing factors that create fair housing issues.
- Appendix E – Review of Past Performance
  - Analyzes the City's 5th cycle (2014-2021) housing programs for appropriateness and adequacy.
- Appendix F – Consistency Check
  - Provides the state requirements for the Housing Element and a compliance overview, as well as a consistency summary of the Housing Element with other General Plan Elements
- Appendix G – Glossary of Terms
  - Provides definitions for Housing Element language and acronyms
- Pro Housing Pomona, 2021-2029 Housing Element

10

Pro Housing Pomona

11

Section 1
Housing Needs Assessment

12

Section 1: Housings Needs Assessment

Pomona has unique housing challenges for its population

1. Population growth
2. Aging population, declining youth population
3. 7 out of 10 residents are Hispanic or Latino
4. High rate of college students and recent graduates

13

Section 1: Housings Needs Assessment

Pomona's households are increasingly female-headed, non-family, large, and multi-generational

1. Nearly 20% households headed by single female parent
2. 23% of households are non-family
3. 26% of households considered "large"
4. 31% of households considered "overcrowded"

14

Section 1: Housings Needs Assessment

Overcrowding versus multi-generational living

Why does overcrowding occur?

1. Financial Necessity.
2. Cultural Preference combined with income and affordability/existing housing stock.
3. Zoning Limitations.

15

Section 1: Housings Needs Assessment

Housing needs to address disabilities, extreme poverty, and homelessness

1. Physical disability.
2. Developmental disability.
3. 8,300 extremely low-income households
4. 722 persons experiencing homelessness

16

Section 1: Housings Needs Assessment

Employment trends reveal middle-income housing needs

1. Decline in manufacturing jobs.
2. Increase in jobs in Education/Healthcare/Social Services industry and other industries.
3. The mean salaries in these industries may be aligned with "moderate income" which is also referred to as "workforce housing" or "missing middle" housing.

17

Section 1: Housings Needs Assessment

The options for housing in Pomona are limited to mostly single detached units on single lots

1. 63% of units in Pomona are single-unit detached homes zoned for a single unit.
2. Public surveying supports broadening the types of housing built in Pomona. Support for housing for special needs populations, and alternative construction methods, such as modular housing.
3. Support for building on City owned lots, vacant parcels, redevelop house of worship sites, live/work Downtown, motels.

18

Section 1: Housings Needs Assessment

The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability

1. Survey support for rental assistance and first-time homebuyer assistance.
2. Survey support for low to not cost accessory dwelling units.
3. Support for regulatory tools to prevent displacement like rent control, rent stabilization, eviction moratoriums, limiting flips.
4. Interest in alternative models of property ownership, such as community land trust.

19

Section 1: Housings Needs Assessment

Improving quality of life is critical to support Pomona's households and neighborhoods

1. Clear need for rehab and repair. 86% of stock is pre-1990.
2. Housing problems related to sanitation, kitchen facilities, overcrowding persist.
3. Demand for walkable, safe neighborhoods and more recreating space.
4. Parking remains a top concern for livability.

20

Section 2
Existing Housing Constraints

21

Section 2: Existing Housing Constraints

Pomona's zoning regulations contain outdated development standards that limit housing development.

1. Lot coverage.
2. Parking.
3. Site constraints.
4. Permitting various housing types.

22

Section 2: Existing Housing Constraints

Additional constraints identified

1. Outdated land use definitions.
2. Lack of universal design and reasonable accommodations.
3. Housing market and rising home values.
4. Risk of wildland fires in hillside communities.

23

Section 3
Housing and Financial Resources

24

Section 3: Housing and Financial Resources

Table 2: Pomona Housing Authority Rental Assistance Voucher Allocations

Program	Population	2018	2019	2020	2021	FY 2021-2022 Funding
Housing Choice Voucher	Low-Income Families	905	905	905	905	$16,348,122
HUD Veterans Affairs Supportive Housing (VASH) Project-Based	Homeless Veterans	30	30	30	30	$332,312
HUD VASH	Homeless Veterans	30	30	30	30	$244,978
Mainstream	Non-Elderly Disabled and Homeless Families (Ages 18-62)	17	17	63	63	$1,823,881
Foster Youth Initiative Tenant Protection	Transitional Aged Youth (Ages 18-24)	--	--	--	4	$56,399
Emergency Housing Vouchers	Homeless, At-Risk of Homelessness, Victims of Domestic Violence, Households At-Risk of Housing Instability	--	--	--	78	$1,623,396
TOTALS	--	982	982	1028	1110	$20,429,088

25

Section 3: Housing and Financial Resources

The City actively provides public subsidies, programs, and education to support affordable and fair housing.

1. ***Interim, Transitional and Supportive Housing.*** Homelessness Continuum of Care Strategic Plan; Hope for Home shelter; Project RoomKey; support for PUSD families, as examples.
2. ***Healthy Homes.*** Lead testing and reduction, home rehab loans
3. ***Affordable Housing Development.*** Set aside and gap funding programs.

26

Section 3: Housing and Financial Resources

The City's Inclusionary Housing ordinance provides a permanent source of affordable housing production.

Housing development of more than 3 units must provide affordable units to "Moderate" income or, if eligible, pay an in-lieu fee on a sliding scale that goes into an Affordable Housing Trust Fund.

27

Section 3: Housing and Financial Resources

- Appendix C contains the Pro Housing Pomona strategy to accommodate the RHNA need of 10,558 units.
- The strategy utilizes the following:
  - Projects in the Pipeline (Applications in review, approved, building permits issues)
  - Accessory Dwelling Unit projections
  - Existing zoning and general plan designations
- The proposed candidate sites are primarily infill sites within the **Corridor Specific Plan** and **Downtown Specific Plan** and under the **SB330 Overlay**
- Sites were chosen based on the following considerations:
  - Density
  - Access to transit and transportation
  - Access to resources
  - Vacancy or existing use with opportunity for redevelopment

28

Section 3: Housing and Financial Resources

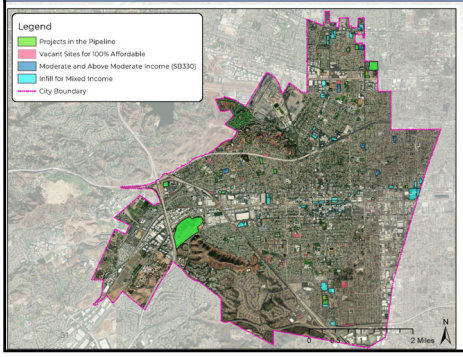
Table 1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,799 units	1,339 units	1,510 units	4,910 units	**10,558 units**
Projected Unit Capacity on Site Inventory					
Unit Capacity on Projects in the Pipeline (In review, on entitled land, issued permits, or in construction since June 30, 2021)	302 units		5 units	2,156 units	**2,463 units**
Unit Capacity on Existing Residentially Zoned Land	2,838 units		1,612 units	5,259 units	**9,709 units**
Projected ADU Construction					
Projected ADU Construction	1,486 units		45 units	650 units	**2,181 units**
Projected Sites Inventory Total					
Total Units towards RHNA	**4,626 units**		**1,662 units**	**8,065 units**	**14,353 units**
Pro Housing Pomona Percentage	12%		10%	64%	**36%**

29

Section 3: Housing and Financial Resources

To ensure compliance with recent amendments to State law under Senate Bill 330, none of the sites identified for statutory compliance would create a risk of displacement, as they do not currently contain a housing development

30



- Sites are identified by income category based on appropriate density or developer interest
- Vacant land is seen as an opportunity for fully affordable development
- Sites have access to transit, jobs, and community resources
- Focus on infill and redevelopment due to the built out nature of Pomona

31

Section 4
Affirmatively Furthering Fair Housing

32

Section 4: Affirmatively Furthering Fair Housing

- California fair housing laws prohibit discrimination because of race, color, national origin, religion, sex, familial status, and disability—just like federal law.
- In addition, California outlaws discrimination in housing because of a person's:
  - Source of Income
  - Sexual Orientation
  - Marital Status
  - Age
  - Arbitrary Characteristics
  - Gender Identity & Gender Expression

33

Section 4: Affirmatively Furthering Fair Housing

What do current Fair Housing Issues look like in Pomona?

- Discriminatory housing practices toward residents of color
- Overall lack of affordable housing for low-income residents
- Challenges finding housing near economic opportunities
- Landlord-tenant conflict and unresolved fair housing disputes
- Unsafe or unsanitary living conditions and housing problems

34

Section 4: Affirmatively Furthering Fair Housing

Pomona has two census tracts of racial or ethnic concentrations of poverty

Census Tract 4027.02. This tract, generally located between White Avenue and Dudley Street along Holt Avenue, consists of a median family income of $38,843, with a population of 6,487 residents, 94.17% of whom are minority. The housing stock consists of 291 owner-occupied units and 968 1-4 family units.

Census Tract 4023.04. This tract, generally located between East End and Mills Avenues along Holt Avenue, consists of a median family income of $42,036, with a population of 4,041 residents, 94.06% of whom are minority. The housing stock consists of 277 owner-occupied units and 775 1-4 family units.

35

Section 4: Affirmatively Furthering Fair Housing

Additional fair housing challenges

1. ***Environmental Justice.*** High exposure to pollutants. Increased pollution burden and public health vulnerability.
2. ***Regional Opportunity.*** Moderate to Low level of economic opportunity to resources for economic mobility.

36

Section 5
The Plan for Pro Housing Pomona

37

What are Housing Element Goals and Policies?

Goals and policies are broad guidelines that determine a course of action

The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels

Policies coordinates between housing, infrastructure, and long-term planning

38

What do Housing Element Programs do?

- Program reflect the following:
  - Community input and feedback
  - The results and analysis of the jurisdiction's local housing needs
  - Available land and financial resources
  - The mitigation of identified constraints
- Programs Include the following:
  - Specific actions
  - Timeframe and funding for implementation
  - The agencies or officials responsible for implementation
  - Identification of funding sources

39

Section 5: The Plan for Pro Housing Pomona

GOAL 1 | LAND USE REGULATION

Pomona's land use regulations encourage the development and preservation of safe, healthy, affordable housing as well as a variety of housing types, home ownership models, and designs.

Example Policy Actions:

Program 1.2 Pomona Zoning Ordinance Update
Program 1.3 By-Right Housing Analysis
Program 1.4 A& B Public Benefits/Incentives

40

Section 5: The Plan for Pro Housing Pomona

GOAL 2 | GOVERNMENT FUNDING & EDUCATION

The City and Pomona Housing Authority actively support Pomona residents with financial resources and housing education to secure safe, decent, and sanitary housing.

Example Policy Actions :

- *Program 2.1A Strategic Plan to Combat and End Homelessness*
- *Program 2.1B Interim and Transitional Rental Assistance*
- *Program 2.5A Community Land Trust*
- *Program 2.5B Redevelopment of Public Assembly Sites*
- *Program 2.5C Housing Development on City-Owned Parcels*
- *Program 2.6 Affordable Housing Trust Fund*

41

Section 5: The Plan for Pro Housing Pomona

GOAL 3 | HOUSEHOLD RESOURCES

Pomona's households have the resources to improve their property, to continue living in Pomona across multiple generations, to build income and equity, and to be shielded from displacement and rapid changes in affordability.

Example Policy Actions :

- *Program 3.1A Express Permitting for Additional Units*
- *Program 3.2A Lot Use Study (cultural norms and practices)*
- *Program 3.3A Lot Splits*
- *Program 3.4A Rent Stabilization Feasibility / Local Tenant Protection*
- *Program 3.5 Home-Based Businesses*

42

Section 5: The Plan for Pro Housing Pomona

GOAL 4 | NEIGHBORHOOD RESOURCES

Pomona's households are supported by a strong network of resources and amenities that encourage quality public health outcomes.

Example Policy Actions :

- *Program 4.1 Citywide Complete Streets Ordinance*
- *Program 4.2 Parks & Facilities Master Plan*
- *Program 4.3 Mills Act & Preservation of Historic Homes*
- *Program 4.4 Integrating Arts in Public Places into Neighborhoods*
- *Program 4.5 Supporting Local Serving Resources (local-serving retail, urban agriculture, mutual aid)*

43

Section 5: The Plan for Pro Housing Pomona

GOAL 5 | FAIR HOUSING

Pomona's housing policy actively supports fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.

Example Policy Actions :

- *Program 5.3 Fair Housing in Land Use Regulations*
  (e.g. environmental justice, most vulnerable census tracts)
- *Program 5.4 Fair Housing in Government/Non-Government Financing*
  (e.g. voucher discrimination, alternative financing/banking)
- *Program 5.5 Fair Housing in Economic Opportunity*
  (e.g. home-based business, neighborhood serving retail retention)

44

Sample Housing Policy Action

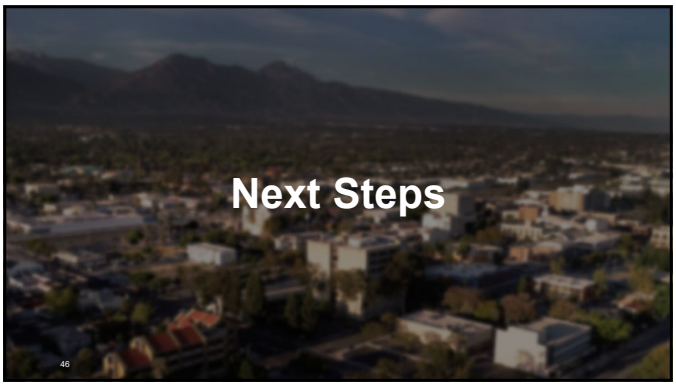
Program 3.1A: Express Permitting for Additional Units

Since the adoption of State and local laws pertaining to accessory dwelling units, or ADUs, the City has seen a significant increase in the number of ADU permit applications. The majority of these applications represent conversions of existing interior garage spaces. More recently, the City adopted an SB 330 Overlay, which enables the creation of additional primary units on single-family zoned parcels. Collectively, ADU laws and the SB 330 Overlay provide a local opportunity to enable Pomona households to accommodate multi-generational living. Actions include the following

1. Implementation of a permit ready ADU and Duplex program to reduce time and costs associated with designing an ADU or second primary unit.
2. Creating permit ready plans for special needs populations, such as large households, seniors, and residents with physical or developmental disabilities.
3. Creating an expedited plan check review process to shorten the time to issue a permit.
4. Explore potential State and Regional funding sources for affordable ADUs.
5. Create a monitoring program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels.

Timeframe: *Ongoing, Throughout 6th Cycle*
Responsible Agency: *City of Pomona Planning/Housing Services*
Funding Source: *Grant Sources*

45



46

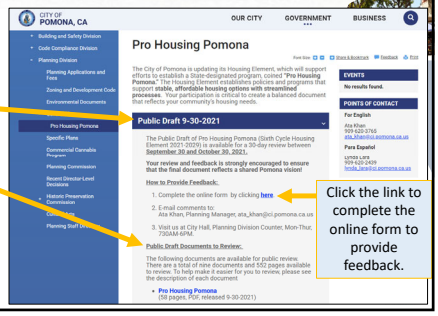
Next Steps

Community Workshop #2 - September 20 2021	Collect Public Comment- September- November 2021	Review and Incorporate Comments – November 2021	Submit to HCD for Review - November 2021	Anticipated HCD Comment Letter - January 2022	Public Hearings - February 2022

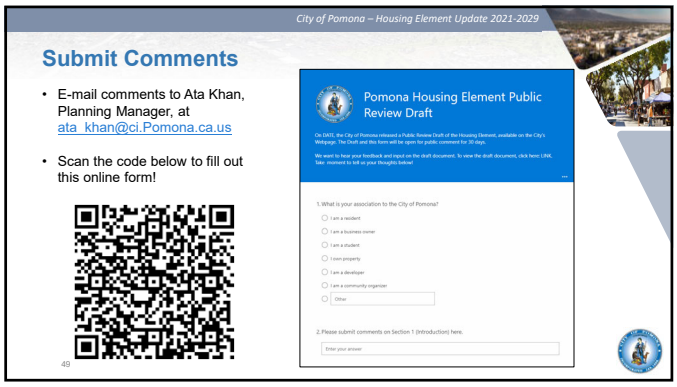
47

How to Access and Comment on the Draft

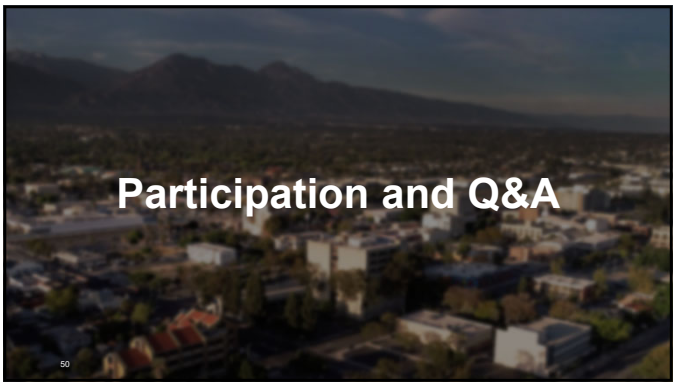
- The draft document is available on the City's Housing Element Update Webpage
- Visit: **pomonaca.gov/prohousing**
- Click the link titled "**Public Draft 9-30-2021**"
- Scroll down to download individual sections



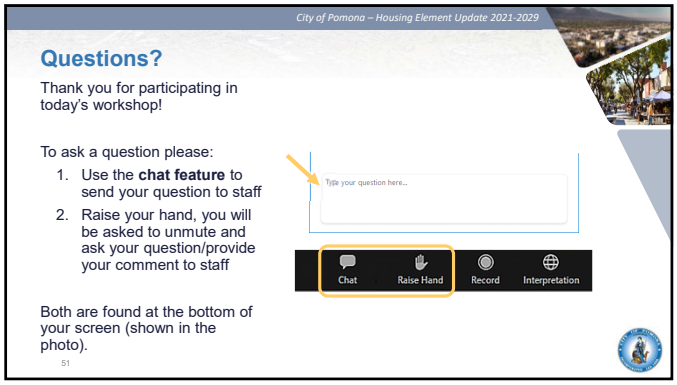
48


City of Pomona – Housing Element Update 2021-2029
Submit Comments
• E-mail comments to Ata Khan, Planning Manager, at ata_khan@ci.Pomona.ca.us
• Scan the code below to fill out this online form!
Pomona Housing Element Public Review Draft
1. What is your association to the City of Pomona?
I am a resident
I am a business owner
I am a student
I own property
I am a developer
I am a community organizer
Other
2. Please submit comments on Section 1 (Introduction) here.
Enter your answer
49

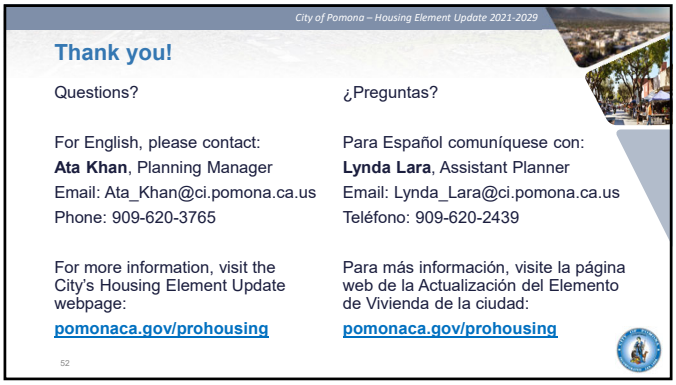
49


Participation and Q&A
50

50


City of Pomona – Housing Element Update 2021-2029
Questions?
Thank you for participating in today's workshop!
To ask a question please:
1. Use the chat feature to send your question to staff
2. Raise your hand, you will be asked to unmute and ask your question/provide your comment to staff
Both are found at the bottom of your screen (shown in the photo).
Type your question here...
Chat
Raise Hand
Record
Interpretation
51

51


City of Pomona – Housing Element Update 2021-2029
Thank you!
Questions?
For English, please contact:
Ata Khan, Planning Manager
Email: Ata_Khan@ci.pomona.ca.us
Phone: 909-620-3765
For more information, visit the City's Housing Element Update webpage:
pomonaca.gov/prohousing
¿Preguntas?
Para Español comuníquese con:
Lynda Lara, Assistant Planner
Email: Lynda_Lara@ci.pomona.ca.us
Teléfono: 909-620-2439
Para más información, visite la página web de la Actualización del Elemento de Vivienda de la ciudad:
pomonaca.gov/prohousing
52

52

A.5 City Council and Planning Commission Study Session

This section contains all materials created for the Joint Study Session. Public Comments were received verbally and through the Zoom chat function.

City of Pomona

505 S. Garey Ave
Pomona, CA 91766

Special Meeting Minutes

City Council / Housing Authority / Successor Agency to the Redevelopment Agency

Mayor Tim Sandoval
Councilmember John Nolte
Councilmember Victor Preciado
Councilmember Mayor Nora Garcia
Councilmember Elizabeth Ontiveros-Cole
Vice Mayor Steve Lustro
Councilmember Robert S. Torres

VISION STATEMENT

Pomona will be recognized as a vibrant, safe, beautiful community that is a fun and exciting destination and the home of arts and artists, students and scholars, business and industry.

Wednesday, May 12, 2021 **6:30 PM** **Teleconference via Zoom**

Joint Study Session of the City Council and Planning Commission

6:30 P.M. Teleconference via Zoom, closed to the public

CALL TO ORDER

Mayor Sandoval called the City Council Meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE

Councilmember Ontiveros-Cole led the Pledge of Allegiance.

ROLL CALL

Present via Zoom:
Mayor Tim Sandoval
Councilmember John Nolte
Councilmember Victor Preciado
Councilmember Nora Garcia
Councilmember Elizabeth Ontiveros-Cole
Vice Mayor Steve Lustro
Councilmember Robert Torres
Chair Alfredo Camacho
Vice Chair Kristie Kercheval
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner Carlos Gomez
Commissioner Ron VanderMolen
Commissioner Kyle Brown

DRAFT

STAFF PRESENT via Zoom

Rosalia Butler, City Clerk
Marco Martinez, Assistant City Attorney
Mark Gluba, Deputy City Manager
Kirk Pelser, Deputy City Manager
Benita DeFrank, Neighborhood Services Director
Michael Ellis, Police Chief
John DePolis, IT Director
Anita Gutierrez, Development Services Director
Ata Khan, Planning Manager
Eunice Im, Planner
Vinny Tam, Planner
Lynda Lara, Planner
Chris Diggs, Water Resources Director
Arnold Dichosa, City Engineer

Hilda Estrada, contracted by the City, provided translation services via Zoom.

DISCUSSION

1. Joint City Council/Planning Commission Study Session on Sixth Cycle Housing Element (2021-2029) and Pro Housing Pomona

   It is recommended that the City Council and Planning Commission take the following actions:

   1) Engage in a discussion on the Sixth Cycle Housing Element and Pro Housing Pomona; and

   2) Direct staff on essential policies and programs to include in Pro Housing Pomona.

Anita Gutierrez, Development Services Director gave an overview of the presentation. Molly Mendoza from Kimley Horn began the presentation. Ata Khan, Planning Manager gave the community outreach portion of the presentation.

PUBLIC PARTICIPATION

*Public Participation took place after the presentation in the Discussion Calendar by the Mayor's request.

Public Participation - In response to the global COVID 19 pandemic and in accordance with California Governor's Executive Order N 25 20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note that comments for the specific Discussion item on the agenda were accepted by email and also were

DRAFT

accepted live during the meeting via the chat feature on Zoom or voice. Comments received electronically via email were read into the record by the City Clerk.

****PLEASE SEE ATTACHMENT FOR THREE (3) EMAIL COMMENTS READ DURING PUBLIC PARTICIPATION FOR ITEM 1.**

Live comments were as follows:

Hank Fung said he was glad that the city is pushing to be a pro-housing city and said all options need to be explored including ADUs, tiny houses, multi-unit housing. He said the City needs more condominium and townhome ownership opportunities. He said the City needs more streamline processes for planning applications and a more objective process with less micro managing from the planning commission. He said the City needs to focus on housing and reducing or eliminating the parking requirements aspect of affordable housing. He stated he believed the City should try to reach the highest amount of affordable housing.

Julian Lucas spoke about the number of unhoused in the City and he asked the council to consider rent control. He said the City has the potential to be housing innovators and consider many options for housing.

Cathy stated she has been impressed with all the participants involved in the housing discussions. She said this issue is very broad and all sides need to be taken into consideration. She said that the rent control discussion would take away from the issues that need to be addressed.

A whiteboard with questions from Kimley Horn was put on the screen so the consultants could take notes while the Councilmembers and commissioners made comments regarding each of the questions posed.

Questions on the screen:
"Who do we need to consider when discussing housing?"
"What are some opportunity areas for housing in Pomona?"
"What housing types are most needed? What housing types address our most vulnerable?"
"How can the City continue to increase housing opportunity for all residents?

This was a presentation and discussion item so no action was taken.

Development Services Director Gutierrez stated that the next step in the process was to have Kimley Horn develop a draft version of the housing element. This draft will be made available to the public for review. Then public hearings at the Planning Commission level will be scheduled in the summer. She stated the goal was to bring this to council for adoption by October of this year in order to be submitted for certification to the Department of Housing and Community Development (HCD).

DRAFT

ADJOURNMENT

The City Council meeting was adjourned at 8:35 p.m. on Wednesday, May 12, 2021.

Respectfully submitted,

ROSALIA A. BUTLER, MMC
City Clerk/Secretary of the Pomona Housing Authority/Successor Agency to the to the Redevelopment Agency

ATTEST:

TIM SANDOVAL
Mayor/Chair of the Pomona Housing Authority/Successor Agency Redevelopment Agency

DRAFT

MAY 12, 2021 SPECIAL CITY COUNCIL MEETING
PUBLIC COMMENTS

DISCUSSION CALENDAR ITEM NO. 1 (Joint City Council/Planning Commission Study Session on Sixth Cycle Housing Element (2021-2029) and Pro Housing Pomona)

RAAM RAVI – Dear City of Pomona,
I am writing in regards to this evening's Pomona City Council/Planning Commission Special Study Session Meeting. More specifically, I wish to comment on Discussion Item No. 1. In particular, I wish to provide some possible solutions to the questions at the end of the agenda item.

1. Who do we need to consider when discussing housing?

Those who are at risk for evictions, those who are currently homeless, those with pre-existing mental and physical health conditions, senior citizens, and those who are formerly incarcerated. In addition, those who are undocumented as well.

2. What types of housing are most needed? What housing types address our most vulnerable?

We need free, publicly-owned housing units, that have greenspaces and also take the form of apartment buildings, single-family homes, and/or condominiums.

3. What are some opportunity areas for housing in Pomona?

The whole city; end the process of gentrification that is occurring in the neighborhoods all throughout the city of Pomona by prioritizing housing for personal use rather than housing for commercial purposes.

4. How can the City continue to increase housing opportunity for all residents?

Same as the second answer to (3)

BEN WOOD – Mayor Sandoval, members of the City Council, Chair Camacho, members of the planning commission, My name is Benjamin Wood and I am a community activist and address you this evening as an elected member of the board of directors of Pomona United for Stable Housing. The vision of PUSH is broad and our organization has both long-term and short-term goals, some of which overlap with the goals mentioned in tonight's agenda materials. However, in order to preserve the residents who have lived here for years and have contributed so much to our economy and our character as a community, we need to ensure that renters are protected from excessive rent increases and no-fault evictions. We need rent stabilization with eviction protection to be part of the short-term plan—only then can the residents who make this community what it is benefit from the long-term elements of this housing plan. We think you would agree that having

DRAFT

been with us through the worst, they deserve to be here to enjoy the good things that are coming.

MARIA GALVAN – Please support Rent Control Ordinance to protect and keep our families in our communities that provides stability where families can strive and support their child's education and not be kicked out because of this crisis of the pandemic which was no fault of their own.

DRAFT

Where and How to Support Housing in Pomona?

Who do we need to consider when discussing housing?

Pomona Residents - Opportunities for residents to remain where they built community/ grew up/have roots.	Current renters/ landowners/ homeowners high priority, includes students - who may rent and stay in Pomona	Importance of focusing on exiitng residents - specifically low income residents of the community. Consider those in	How to address existing residents who need opportunities for affordable safe housing options.	- Veterans - homeless/ unhoused - transitional housing/half way housing - students	Challenges to housing - opportunities for economic development accompanied by housing
Affordable housing for young professionals/ students - considers groups that having a hard staying in the City	Immigrant population - paperwork/ background checks can be a big barrier to housing. Hard to	single mothers/ single parents - bridge the gap from renting to housing	- Senior citizens and veterans -housing rights/ informtion - those who cannot/have not owned, need to	Waiting list - Section 8. Housing the individuals who have been applying on the wait list for an extended period	career entry professionals (teachers, young business persons)
				Most vulnerable community members face incrased challenges. consider housing through the lens	

What housing types are most needed?
What housing types address our most vulnerable?

All types! SOme people may need to upsize some downsize	multifamily/ apartments. Creative solutions to land use - R2/ R3 zoning where one house exist. Creative solutions	Consideration of tiny homes/ increasing opportunities. Create feasibility for a variety of development.	-varieties of units size designs -Shipping containers - transitional for Students/singl persons	homeless population - addressing the unhoused, creating ownership. High levels of renters	See mostly larger units - focus on smaller/efficiency units when considering affordability. consider single	Mixed-income housing - utilizing inclusionary ordinace to build affordable housing within the same development	organic housing development - affordable or market rate, expedite and streamllining the development
Consider needs of our most vulnerable - Generation of people needing to age in place. How to care for the	Multigenerational opportunities - small lot homes.	Addressing opportunities for purchase - cost is a barrier. Look at opportunities increase finance avenues	Incentives for developers - partnerships to increase housing funding/assistance programs	ADUs - consider incentives to create affordbale ADUs not always feasible to be low income	creating ownership for	Attached developments - mixed generational development. include senior/ accessible housing	consider childcare for families/ working class families/ immigrant familes - consider children when designing

What are some opportunities and opportunity areas for housing in Pomona?

	Vacant lots in the City - pursue federal/state funding -Foothill blvd -Gary ave	Corridors - older shopping centers- (ex. Indian Hill) - housing that meets variety of needs (single persons, families,	1. Expanding Density bonus - increase opportunities for affordable feasibility 2. move towards	Downtown - vacant lots/areas in the downtown specific plan. Create motivation for owners of vacant lots to	explore permit ready housing plans - ADUs specifically. Increase information about how to build
	Home maintenance opportunities and funding to maintain safe and sustainable housing	Limit/regulate vacant lots -	Partnering with Cal Poly - Community Hospital areas. Opportunity for student housing.	-Parking lots/ condense and make room for housing - consolidation of smaller lots -public/private	Social Housing in the US - Peter Goian/Cooper
	foothill goldline - opportunities for housing in this area.	Parking lots - downtown areas. over 2 dozen city owned parking lots (mostly on key corridors/ intersection) what	Holt and Mission - underutilized - if zoning were to permit, opportuniy for redevelopment. how to convince	Places of worship	Holt/San Antonia - Vacant lots. Utilize areas where the there is no existing development. Bring in more

How can the City continue to increase housing opportunity for all residents?

Hard to afford down payments for a variety of peoplle - how to supplement people, bridge the gap between	Consider the post COVID renting conditions - what will costs look like for housing. Focus of the areas/ opportunities to	Implementing policies - collectvie opportunities. Ways to grow keep exisiting residents	Build with the Pomona peple in mind - creativity is key Architecture with community and people in mind.	think outside the box - consider how parking affects housing - the space it takes up. consider how parking is	First time home buyer program -
Education and information - schhool programs. partnership programs to provide more educaiton about	duplexes/ personalized houisng - design with children in mind. Areas for play spaces/ plaground -	Variety of housing types - variety of needs should be met with a variety of housing types. DIverse needs in the CIty. always a	housing market - cost is high, inflated rents and purchase/asking prices. Limited options	partnerships - working with developers to get housing permitted and developed in the CIty. Development is a	redevelop underutilized areas for housing oporunities -allow mixed use - commercial alongside housing
rental inspection ordinance - vacancy tax convenience - help to create housing as a possibility in	more opportunities for ownership - creativit in housing development. How to transition	education and fiscal responsibility - information about the city offers financial support	Community Land Trust - consider as an opportunity		

Public Comments

Consider people at risk, homeless, senior citzens, undocumented	Fre publicaly owned howsing gentrificaiton is abig issue rent control and stabilizationg is important	Glad to hear the City is seeking pro housing - need to plan for everyone. more duplexes/ triplexes.	less housing deign andype contro; - more felxibility, less control over development of housng to allow it to be builtt
	removing parking standrds - more important to house people	creating housing in the right place at the right itme is important to hous everyone.	

DRAFT

Updating Pomona's Pro Housing Housing Element for 2021-2029

Planning Commission and City Council Study Session
May 12, 2021

1

Agenda

- Housing Element Update Process
- Project Status
- Regional Housing Needs Assessment (RHNA)
- Community Engagement
- Next Steps

2

Housing Element Update Process

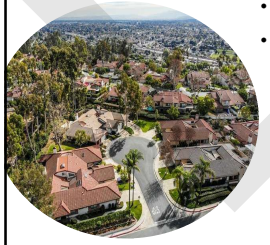
3

What is the Housing Element?

- Required Chapter of the Pomona General Plan
- Considers housing needs for all economic segments of the community
- Plans for the City's future and implements housing goals and policies
- Requires review and certification by the Department of Housing and Community Development (HCD)

4

Why are Housing Elements Updated?



- Housing Elements are unique!
- State law requires City's to update them every 8 years to:
  - Demonstrate Pomona's ability to accommodate current and future growth
  - Establish policies and programs to address the housing needs of Pomona's residents
  - Ensures the Housing Element complies with state housing laws

5

Housing Needs & the Housing Element

- Demographic Profile
- Barriers to housings and opportunities for housing
- Evaluation of current housing policies
- Analysis of sites to accommodate housing
- Policies and programs that address Pomona's housing needs
  - Affordability/Fair Housing
  - Design Review/Permitting Process/ Fees
  - Incentives/Funding Opportunities
  - Land Use/Zoning

6

DRAFT

A "Certified" Housing Element

What Does it Mean to Have a "Certified" Housing Element?

- Demonstrates substantial compliance with State law
- Eligibility for grants and other funding sources
- Eligibility for Pro-Housing designation

What Happens if the City Does Not Adopt a Housing Element?

- Potential to lose eligibility for State assistance programs, grants, and other funding sources
- City will be out of compliance and potentially subject to lawsuits
- City must complete updates every four years as opposed to the current eight year cycle

7

7

Project Status

8

8

Pro Housing Pomona

- City is seeking Pro-Housing Designation
- Current Pro-Housing Efforts include:
  - Adopted Inclusionary Ordinance
    - Applies to developments with 3 or more units
    - Housing developments must meet specified requirements
  - Partnering with non-profit developers on 100% affordable housing projects on vacant/surplus land
  - Adopted Emergency Shelter Overlay
  - Hope for Home – Shelter
- The Housing Element is the City's opportunity to evaluate pro-housing polices for update or modification

9

9

Housing Element Update Status

- Completed draft Sections of the Housing Element (Internal Draft Form):
  - Introduction Section
  - Community Profile Section
  - Review of Past Performance
- Pending draft Sections:
  - Housing Constraints and Resources
    - Fair Housing Analysis
  - Sites Analysis
  - Housing Plan and Policies

10

10

Regional Housing Needs Assessment (RHNA)

11

11

How the State Determines Housing Needs

Department of Housing and Community Development

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments

SCAG develops methodology to determined "fair share" distribution of the region's housing need to local jurisdictions - RHNA

City of Pomona RHNA Allocation, 2021-2029

10,558 units

12

12

Pomona RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range[1]		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,650	2,799 units
Low Income	51 – 80% AMI	$38,651	$61,840	1,339 units
Moderate Income	81 – 120% AMI	$61,841	$92,760	1,510 units
Above Moderate Income	>120% AMI	$92,761	--	4,910 units
			TOTAL:	**10,558 units**

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of $77,300 for a family of 4.

13

What is affordability?

- Affordability is a ratio, different for different households and residents
- Affordability is determined by both household income and total living costs
- Affordable Housing
  - Planning for different income needs
  - Generally defined as 30% of a household's income
  - Units can be deed restricted – require affordability for certain number of years

14

How does the City plan for the RHNA?

- Identify candidate sites that provide the realistic opportunity for 10,558 dwelling units to be developed
- Types of sites the City may look at:
  - Vacant land
  - Underutilized uses (for example, an old shopping center
  - Publicly owned land
  - Other locations
- Pomona has a designated "default density" of 30 dwelling units per acre (DU/AC)

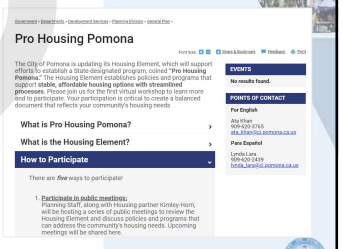
15

Community Engagement

16

Housing Element Update Website

- The City has created a website to update and keep residents involved
  - http://bit.ly/prohousingpomona
- All information relating to the Housing Element Update can be found here
- The website is updated regularly with informational materials and engagement opportunities



17

Community Workshop #1

- Live Virtual Workshop using Zoom, Wednesday March 31.
  - English and Spanish recordings available on the Housing Element Update Webpage
- Project team provided a presentation with information about the Housing Element.
- Community feedback included:
  - Lack of Affordable housing
  - Need for workforce housing
  - More affordable housing, student housing, multigenerational housing and townhomes Condos

18

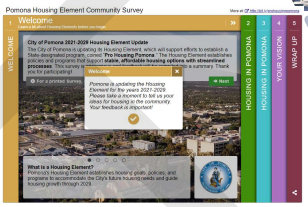
Stakeholder Meetings

- City hosted two virtual Stakeholder Meetings:
  - April 29 – Who to build housing for in Pomona, and how?
  - May 6 – Where to build housing in Pomona, and what types?
- Stakeholder feedback included:
  - Challenges with cost to develop affordable housing
  - General housing shortage, specifically affordable
  - Bridge the gap between owning and renting
  - Opportunities for the City to partner with local organizations
  - Opportunities for creative housing types (mixed uses, efficiency units, converting existing structures)
  - More flexibility in land use/zoning

19

Online Community Survey (Ongoing)

- City developed a community survey to gather input on housing related topics.
- Survey is live in both English and Spanish
  - Launched on April 27
- Feedback form the survey will provide direction for the development of Pro-Housing policies and programs.



20

Next Steps

21

Next Steps– Tentative Timeline

Community Workshop #1 - March 2021	Online Community Survey - April-May 2021	Stakeholder Meetings - April 29 and May 6 2021	Joint Study Session - May 12 2021	Community Workshop #2 - Summer 2021	Public Review Draft - Summer 2021	Public Hearings - Fall 2021

22

Commission and Council Discussion

23

Where and How to support housing in Pomona?

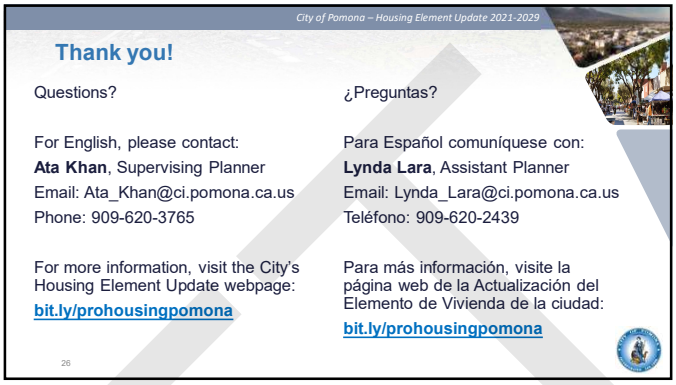
- Who do we need to consider when discussing housing?
- What housing types are most needed?
  What housing types address our most vulnerable?
- What are some opportunity areas for housing in Pomona?
- How can the City continue to increase housing opportunity for all residents?

24

DRAFT

Commission and
Council Questions
25

25


City of Pomona – Housing Element Update 2021-2029
Thank you!
Questions?
For English, please contact:
Ata Khan, Supervising Planner
Email: Ata_Khan@ci.pomona.ca.us
Phone: 909-620-3765
For more information, visit the City's Housing Element Update webpage:
bit.ly/prohousingpomona
¿Preguntas?
Para Español comuníquese con:
Lynda Lara, Assistant Planner
Email: Lynda_Lara@ci.pomona.ca.us
Teléfono: 909-620-2439
Para más información, visite la página web de la Actualización del Elemento de Vivienda de la ciudad:
bit.ly/prohousingpomona
26

26

DRAFT

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766

Regular Meeting Agenda

Wednesday, October 13, 2021

7:00 PM

Via Video Conference

Planning Commission

Chair Alfredo Camacho
Vice-Chair Kristie Kercheval
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner Carlos Gomez
Commissioner Ron VanderMolen
Commissioner Kyle Brown

IMPORTANT NOTICE DUE TO COVID-19

On October 13, 2021 at 7:00 p.m., the Planning Commission meeting will occur via video conference. There will be no in-person public meeting location.

To watch and participate by video conference
- *Visit https://zoom.us/join.*
- *Type in Webinar ID 884 0138 0440 and click "Join".*
- *Enter Webinar Password 910276 and click "Join Webinar".*
- *You can also access the meeting by copying and pasting the link below to your web browser to join the webinar:*
- *https://us02web.zoom.us/j/88401380440?pwd=Zy9POTFMVGJhOHZzemxsUkdvOHBLdz09*

To participate by telephone
- *Dial (669) 900-9128*
- *Enter Webinar ID 884 0138 0440 followed by #*
- *For Participant ID, press #*
- *Enter Password 910276 followed by #*

To submit comments by email
- *Comments for public participation or for a specific item on the agenda will be accepted by email.*
- *Comments will be read into the record by the Planning Commission Secretary.*
- *The deadline to submit your comments is Wednesday, October 13 by 6:00 p.m.*
- *Please email your comments to DevServicesComments@ci.pomona.ca.us.*
- *Comments must be limited to 200 words.*
- *Please title your email "Planning Commission Public Comment 10-13-2021" and indicate if you are commenting on a specific agenda item.*

A. CALL TO ORDER:

Chairperson Alfredo Camacho

B. PLEDGE OF ALLEGIANCE:

Chairperson Alfredo Camacho

C. ROLL CALL:

Chairperson Alfredo Camacho, Vice Chairperson Kristie Kercheval, Commissioner Yesenia Miranda Meza, Commissioner Gwen Urey, Commissioner Carlos Gomez, Commissioner Ron VanderMolen and Commissioner Kyle Brown.

D. PUBLIC COMMENT:

1. At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.
2. Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:
a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.
Speaker Times:
After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak. The applicant has up to eight (8) minutes to address the Commission.
After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.
After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised.
The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.
3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:
a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.
b) To affirm Pomona's dedication to lead as a Compassionate City.
Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together

E. COMMISSIONER COMMUNICATION:

F. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. Approval of Draft Planning Commission Action Minutes meeting of September 22, 2021.

Attachments: PC Action Minutes 9-22-2021

2. Time Extension (EXT 016937-2021)
Project Address: 888 W. Mission Blvd
Project Applicant: Golcheh Development and Investments
Project Planner: Ata Khan, Planning Manager
Council District: 2
A request for a one-year time extension Tentative Parcel Map (PM 7354-2017) to combine ten lots into three parcels in the Midtown Segment of the Pomona Corridors Specific Plan.

Recommendation:
Staff recommends that the Planning Commission approve Time Extension No. 016937-2021 for the one-year time extension request for Tentative Parcel Map (TPM 007354-2017).

Attachments: Staff Report
Attachment 1: Approved Project Plans
Attachment 2: PC Resolution No. 18-033 (CUP)
Attachment 3: PC Resolution No. 17-043 (TPM)

G. DISCUSSION ITEMS:

1. **Study Session: Public Draft of Pro Housing Pomona, Sixth Cycle Housing Element.** The public draft of Pro Housing Pomona, the City's Housing Element update for the Sixth Cycle, 2021-2029, is available for public review through November 1. Staff will facilitate a public study session, which includes an overview of the draft, and a public discussion.

Attachments: PC Study Session-10-132021-HE6
Pro Housing Pomona Public Draft

H. PUBLIC HEARING:

1. Tentative Tract Map No. 83313 (TRACTMAP 15269-2021)

Project Address: 528 E. Grove St.
Project Applicant: Crestwood Communities
Project Planner: Vinny Tam, Senior Planner
Council District: CC District No. 6

A request to subdivide a 3.58 acre site located at 528 E. Grove St. under a Tentative Tract Map for condominium purposes in association with the development of 38 detached, two-story, residential units, as well as on-site and off-site improvements including, utilities, private streets, and open space. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for an exemption under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of CEQA. The proposed project is consistent with the City's General Plan; the proposed project will not result in any peculiar impacts that were not identified as a significant impact under the 2014 General Plan Update EIR (GPU EIR); the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment that were not identified as significant in the GPU EIR; the proposed project will not result in a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR; the proposed project will not result in a more severe impact due to substantial new information that was not known at the time the GPU EIR; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required and a Notice of Determination (Section 15094) will be filed indicating that the project is eligible for an exemption under CEQA Guidelines Section 15183.

Recommendation:
Staff recommends the Planning Commission adopt the attached resolution approving

Tentative Tract Map No. 83313 (TRACTMAP 15269-2021), subject to conditions.

Attachments:
Staff Report
Attachment 1 - Draft Resolution (TRACTMAP 15269-2021)
Attachment 2 - Vicinity Map & Aerial Photograph
Attachment 3 - Site Photographs
Attachment 4 - Project Plans
Attachment 5 - CEQA Exemption Report
Attachment 6 - Radius Map & Public Hearing Notice
Attachment 7 - Letter of Support
Attachment 8 - Staff Presentation

I. STAFF COMMUNICATION:

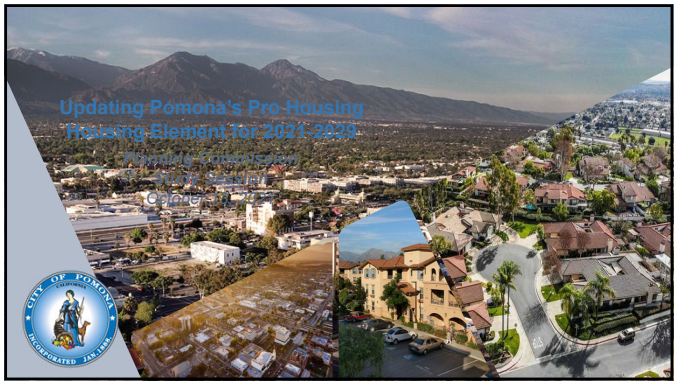
ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 27, 2021 starting at 7:00 p.m., which will occur via video conference.

CERTIFICATION OF POSTING AGENDA:

I, Ata Khan, Planning Manager for the City of Pomona, hereby certify that the agenda for the October 13, 2021 meeting of the Planning Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on October 8, 2021. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Planning Manger



1

Agenda

- Housing Element Update
- Project Status
- Public Review Draft Content
  - Key Contents and Appendices
  - Pro Housing Pomona
  - Goals, Policies and Policy Actions
- How to Access and Comment on the Draft
- Next Steps
- Commission Discussion and Questions

2

3

2021-2029 Housing Element Update

- Considers current and future housing needs for all economic segments of the community
- State law requires City's to update them every 8 years to:
  - Demonstrate Pomona's ability to accommodate current and future growth
  - Establish policies and programs to address the housing needs of Pomona's residents
  - Ensures the Housing Element complies with state housing laws

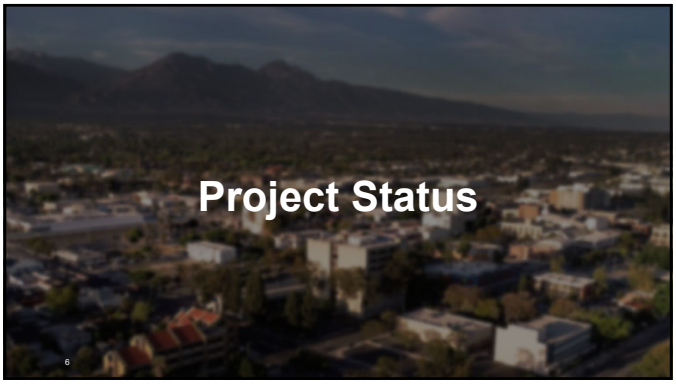
4

Pomona's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range[1]		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	$38,650	2,799 units
Low Income	51 – 80% AMI	$38,651	$61,840	1,339 units
Moderate Income	81 – 120% AMI	$61,841	$92,760	1,510 units
Above Moderate Income	>120% AMI	$92,761	--	4,910 units
			TOTAL:	**10,558 units**

1. Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of $77,300 for a family of 4.

5



6

Pro Housing Pomona's Housing Element Update

- City is seeking Pro-Housing Designation
- Current Pro-Housing Efforts include:
  - Adopted Inclusionary Ordinance
    - Applies to developments with 3 or more units
    - Housing developments must meet specified requirements
  - Partnering with non-profit developers on 100% affordable housing projects on vacant/surplus land
  - Adopted Emergency Shelter Overlay
  - Hope for Home – Shelter
- The Housing Element is the City's opportunity to evaluate pro-housing polices for update or modification

7

Outreach to Date

- Housing Element Update Webpage - bit.ly/prohousingpomona
- Workshop #1 – *March 31, 2021*
- Online Community Survey – *April 27 to June 27*
- Print Community Survey – *April 27 to June 27*
- Stakeholder Workshop #1 – *April 29, 2021*
- Stakeholder Workshop #2 – *May 6, 2021*
- Planning Commission and City Council Study Session – *May 12, 2021*
- Public review Draft – *Available for comment September 30 to November 1, 2021*

8

Public Review Draft Content

9

Key Content and Appendices

- Appendix A.1 – Community Needs Assessment
  - Identifies existing community needs and demographic considerations for housing.
- Appendix A.2 – Community Engagement Summary
  - A summary of the Housing Element Outreach to date including key findings which guide the policies and programs.
- Appendix B – Housing Constraints
  - Analyzes governmental constraints, market constraints and environmental constraints to the development of housing in Pomona.
- Appendix C – Housing and Financial Resources
  - Identifies appropriate land to accommodate the City's RHNA allocation and appropriate resources to support housing growth and opportunity.
- Appendix D – Affirmatively Furthering Fair Housing
  - Analyzes data and community input to understand existing fair housing issues and local contributing factors that create fair housing issues.

10

Additional Appendices

- Appendix E – Review of Past Performance
  - Analyzes the City's 5th cycle (2014-2021) housing programs for appropriateness and adequacy.
- Appendix F – Consistency Check
  - Provides the state requirements for the Housing Element and a compliance overview, as well as a consistency summary of the Housing Element with other General Plan Elements
- Appendix G – Glossary of Terms
  - Provides definitions for Housing Element language and acronyms

11

Pro Housing Pomona

- Executive summary of key findings, broken up into 5 sections:
  - Section 1: Housing Needs Assessment
  - Section 2: Existing Housing Constraints
  - Section 3: Existing Housing Resources
  - Section 4: Affirmatively Furthering Fair Housing
  - Section 5: The Plan for Pro Housing Pomona

12

Section 1
Housing Needs Assessment

13

Section 1 - Housing Needs Assessment

The Housing Needs Assessment is based on two sources:

1. Reviewing trends in publicly available data on housing, employment, and population.
2. Public engagement, including bi-lingual surveying, housing leadership academy, and community forums.

14

Section 1 – Housing Needs Assessment

Pomona has unique housing challenges for its population

1. Population growth
2. Aging population, declining youth population
3. 7 out of 10 residents are Hispanic or Latino
4. High rate of college students and recent graduates

15

Section 1 – Housing Needs Assessment

Pomona's households are increasingly female-headed, non-family, large, and multi-generational

1. Nearly 20% households headed by single female parent
2. 23% of households are non-family
3. 26% of households considered "large"
4. 31% of households considered "overcrowded"

16

Section 1 – Housing Needs Assessment

Overcrowding versus multi-generational living

Why does overcrowding occur?

1. Financial Necessity.
2. Cultural Preference.
3. Zoning Limitations.

17

Section 1 – Housing Needs Assessment

Housing needs to address disabilities, extreme poverty, and homelessness

1. Physical disability.
2. Developmental disability.
3. 8,300 extremely low-income households
4. 722 persons experiencing homelessness

18

Section 1 – Housing Needs Assessment

Employment trends reveal middle-income housing needs

1. Decline in manufacturing jobs.
2. Increase in jobs in Education/Healthcare/Social Services industry and other industries.
3. The mean salaries in these industries may be aligned with "moderate income" which is also referred to as "workforce housing" or "missing middle" housing.

19

Section 1 – Housing Needs Assessment

The options for housing in Pomona are limited to mostly single detached units on single lots

1. 63% of units in Pomona are single-unit detached homes zoned for a single unit.
2. Public surveying supports broadening the types of housing built in Pomona. Support for housing for special needs populations, and alternative construction methods, such as modular housing.
3. Support for building on City owned lots, vacant parcels, redevelop house of worship sites, live/work Downtown, motels.

20

Section 1 – Housing Needs Assessment

The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability

1. Survey support for rental assistance and first-time homebuyer assistance.
2. Survey support for low to not cost accessory dwelling units.
3. Support for regulatory tools to prevent displacement like rent control, rent stabilization, eviction moratoriums, limiting flips.
4. Interest in alternative models of property ownership, such as community land trust.

21

Section 1 – Housing Needs Assessment

Improving quality of life is critical to support Pomona's households and neighborhoods

1. Clear need for rehab and repair. 86% of stock is pre-1990.
2. Housing problems related to sanitation, kitchen facilities, overcrowding persist.
3. Demand for walkable, safe neighborhoods and more recreating space.
4. Parking remains a top concern for livability.

22

Section 2
Existing Housing Constraints

23

Section 2 – Existing Housing Constraints

Pomona's zoning regulations contain outdated development standards that limit housing development.

1. Lot coverage.
2. Parking.
3. Site constraints.
4. Permitting various housing types.

24

Section 2 – Existing Housing Constraints

Additional constraints identified

1. Outdated land use definitions.
2. Lack of universal design and reasonable accommodations.
3. Housing market and rising home values.
4. Risk of wildland fires in hillside communities.

25

Section 3
Existing Housing Resources

26

Section 3 – Existing Housing Resources

The City has available, suitable land currently zoned to meet its RHNA allocation for all income levels without the risk of housing displacement.

1. ***Specific Plans***. Capacity across 131 parcels in Pomona Corridors Specific Plan, Downtown Pomona Specific Plan, and Phillips Ranch SP.
2. ***SB 330 Overlay***. Capacity across 63 parcels citywide.
3. ***ADUs***. Projecting 2,184 ADUs through 2029.

27

Section 3 – Existing Housing Resources

Table 1: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,799 units	1,339 units	1,510 units	4,910 units	10,558 units
Projected Unit Capacity on Site Inventory					
Unit Capacity on Projects in the Pipeline (In review, on entitled land, issued permits, or in construction since June 30, 2021)	302 units		5 units	2,156 units	2,463 units
Unit Capacity on Existing Residentially Zoned Land	2,838 units		1,612 units	5,259 units	9,709 units
Projected ADU Construction					
Projected ADU Construction	1,486 units		45 units	650 units	2,181 units
Projected Sites Inventory Total					
Total Units towards RHNA	4,626 units		1,662 units	8,065 units	14,353 units
Total Unit Capacity Over RHNA	488 units		152 units	3,155 units	3,795 units
Pro Housing Pomona Percentage	12%		10%	64%	36%

28

Section 3 – Existing Housing Resources

To ensure compliance with recent amendments to State law under Senate Bill 330, none of the sites identified for statutory compliance would create a risk of displacement, as they do not currently contain a housing development

29

Section 3 – Existing Housing Resources

The City's CEQA streamlining process for housing projects has significantly reduced the time period for discretionary reviews.

1. Since 2017, City relying upon CEQA streamlining by applying the 2014 General Plan and Corridors Plan EIR.
2. Streamlining has brought environmental review timelines down from 18 months to 6 months or less.

30

Section 3 – Existing Housing Resources

The City actively provides public subsidies, programs, and education to support affordable and fair housing.

1. ***Interim, Transitional and Supportive Housing.*** Homelessness Continuum of Care Strategic Plan; Hope for Home shelter; Project RoomKey; support for PUSD families, as examples.
2. ***Healthy Homes.*** Lead testing and reduction, home rehab loans
3. ***Affordable Housing Development.*** Set aside and gap funding programs.

31

Section 3 – Existing Housing Resources

Table 2: Pomona Housing Authority Rental Assistance Voucher Allocations

Program	Population	2018	2019	2020	2021	FY 2021-2022 Funding
Housing Choice Voucher	Low-Income Families	905	905	905	905	$16,348,122
HUD Veterans Affairs Supportive Housing (VASH) Project-Based	Homeless Veterans	30	30	30	30	$332,312
HUD VASH	Homeless Veterans	30	30	30	30	$244,978
Mainstream	Non-Elderly Disabled and Homeless Families (Ages 18-62)	17	17	63	63	$1,823,881
Foster Youth Initiative Tenant Protection	Transitional Aged Youth (Ages 18-24)	--	--	--	4	$56,399
Emergency Housing Vouchers	Homeless, At-Risk of Homelessness, Victims of Domestic Violence, Households At-Risk of Housing Instability	--	--	--	78	$1,623,396
TOTALS	--	982	982	1028	1110	$20,429,088

32

Section 3 – Existing Housing Resources

The City's Inclusionary Housing ordinance provides a permanent source of affordable housing production.

Housing development of more than 3 units must provide affordable units to "Moderate" income or, if eligible, pay an in-lieu fee on a sliding scale that goes into an Affordable Housing Trust Fund.

33

Section 4
Affirmatively Furthering Fair Housing

34

Section 4 – Affirmatively Furthering Fair Housing

What is Fair Housing and what does it look like in Pomona?

- Discriminatory housing practices toward residents of color
- Overall lack of affordable housing for low-income residents
- Challenges finding housing near economic opportunities
- Landlord-tenant conflict and unresolved fair housing disputes
- Unsafe or unsanitary living conditions and housing problems

35

Section 4 – Affirmatively Furthering Fair Housing

Pomona has two census tracts of racial or ethnic concentrations of poverty

Census Tract 4027.02. This tract, generally located between White Avenue and Dudley Street along Holt Avenue, consists of a median family income of $38,843, with a population of 6,487 residents, 94.17% of whom are minority. The housing stock consists of 291 owner-occupied units and 968 1-4 family units.

Census Tract 4023.04. This tract, generally located between East End and Mills Avenues along Holt Avenue, consists of a median family income of $42,036, with a population of 4,041 residents, 94.06% of whom are minority. The housing stock consists of 277 owner-occupied units and 775 1-4 family units.

36

Section 4 – Affirmatively Furthering Fair Housing

Additional fair housing challenges

1. ***Environmental Justice.*** High exposure to pollutants. Increased pollution burden and public health vulnerability.
2. ***Regional Opportunity.*** Moderate to Low level of economic opportunity to resources for economic mobility.

37

Section 5
The Plan for Pro Housing Pomona

38

Key Community Feedback

- Community feedback included:
  - Lack of Affordable housing
  - Need for workforce housing
  - More affordable housing, student housing, multigenerational housing and townhomes Condos
- Stakeholder feedback included:
  - Challenges with cost to develop affordable housing
  - General housing shortage, specifically affordable
  - Bridge the gap between owning and renting
  - Opportunities for the City to partner with local organizations
  - Opportunities for creative housing types (mixed uses, efficiency units, converting existing structures)
  - More flexibility in land use/zoning

39

Goals, Policies and Policy Actions

- Pomona's Pro Housing Goals and Policies create direction for the overall goals and for the policy actions.
- Pomona's Pro Housing Policy Actions work to implement the goals and policies.
- Policy Actions include:
  - A stated objective
  - Specific actions
  - An implantation timeframe
  - The responsible agency
  - An identified funding sources

40

Sample Policy Action

Program 1.1B: Housing Program Monitoring

The Housing Plan is the planning tool to guide and implement housing programs and strategies for the 6th cycle planning period and the City has identified several monitoring programs and implementation actions. Additionally, HCD requires all jurisdictions to report and submit progress of program implementation through the 2021-2029 planning cycle as well as conducts a mid-cycle review for progress in consideration of SB 35 eligibility. The City will dedicate the appropriate staff and resources to implementing the outline programs in the Housing Plan and submit the Housing Annual Progress Report to HCD.

Timing: Begin implementation upon adoption, Annual Review and Submittal
Responsible Agency: Planning and Housing Division
Funding Source: General Fund

41

Section 5 – The Plan for Pro Housing Pomona

GOAL 1 | LAND USE REGULATION

Pomona's land use regulations encourage the development and preservation of safe, healthy, affordable housing as well as a variety of housing types, home ownership models, and designs.

Example Policy Actions:

Program 1.2 Pomona Zoning Ordinance Update
Program 1.3 By-Right Housing Analysis
Program 1.4 A& B Public Benefits/Incentives

42

Section 5 – The Plan for Pro Housing Pomona

GOAL 2 | GOVERNMENT FUNDING & EDUCATION

The City and Pomona Housing Authority actively support Pomona residents with financial resources and housing education to secure safe, decent, and sanitary housing.

Example Policy Actions :

- *Program 2.1A Strategic Plan to Combat and End Homelessness*
- *Program 2.1B Interim and Transitional Rental Assistance*
- *Program 2.5A Community Land Trust*
- *Program 2.5B Redevelopment of Public Assembly Sites*
- *Program 2.5C Housing Development on City-Owned Parcels*
- *Program 2.6 Affordable Housing Trust Fund*

43

Section 5 – The Plan for Pro Housing Pomona

GOAL 3 | HOUSEHOLD RESOURCES

Pomona's households have the resources to improve their property, to continue living in Pomona across multiple generations, to build income and equity, and to be shielded from displacement and rapid changes in affordability.

Example Policy Actions :

- *Program 3.1A Express Permitting for Additional Units*
- *Program 3.2A Lot Use Study (cultural norms and practices)*
- *Program 3.3A Lot Splits*
- *Program 3.4A Rent Stabilization Feasibility / Local Tenant Protection*
- *Program 3.5 Home-Based Businesses*

44

Section 5 – The Plan for Pro Housing Pomona

GOAL 4 | NEIGHBORHOOD RESOURCES

Pomona's households are supported by a strong network of resources and amenities that encourage quality public health outcomes.

Example Policy Actions :

- *Program 4.1 Citywide Complete Streets Ordinance*
- *Program 4.2 Parks & Facilities Master Plan*
- *Program 4.3 Mills Act & Preservation of Historic Homes*
- *Program 4.4 Integrating Arts in Public Places into Neighborhoods*
- *Program 4.5 Supporting Local Serving Resources (local-serving retail, urban agriculture, mutual aid)*

45

Section 5 – The Plan for Pro Housing Pomona

GOAL 5 | FAIR HOUSING

Pomona's housing policy actively supports fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.

Example Policy Actions :

- *Program 5.3 Fair Housing in Land Use Regulations*
  - *(e.g. environmental justice, most vulnerable census tracts)*
- *Program 5.4 Fair Housing in Government/Non-Government Financing*
  - *(e.g. voucher discrimination, alternative financing/banking)*
- *Program 5.5 Fair Housing in Economic Opportunity*
  - *(e.g. home-based business, neighborhood serving retail retention)*

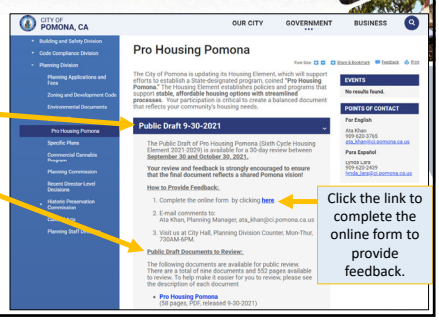
46

How to Access and Comment on the Draft

47

How to Access and Comment on the Draft

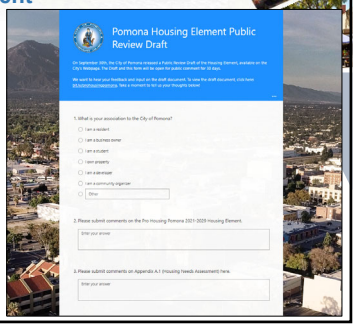
- The draft document is available on the City's Housing Element Update Webpage
- Visit: **pomonaca.gov/prohousing**
- Click the link titled "**Public Draft 9-30-2021**"
- Scroll down to download individual sections



48

Submitting Public Comment

- The public can submit comments of the draft document through the following:
- Emailing comments and related materials to City Staff at: Ata_Khan@ci.pomona.ca.us
- Submitting comments through the online form (pictured) available on the City's website.



49

Next Steps

50

Next Steps– Tentative Timeline

Community Workshop #2 - October 20	Collect Public Comment- September-November 2021	Review and Incorporate Comments – November 2021	Submit to HCD for Review - November 2021	Anticipated HCD Comment Letter - January 2022	Public Hearings - February 2022

51

Planning Commission Discussion and Questions

52

Thank you!

Questions?

For English, please contact:
Ata Khan, Planning Manager
Email: Ata_Khan@ci.pomona.ca.us
Phone: 909-620-3765

For more information, visit the City's Housing Element Update webpage:
pomonaca.gov/prohousing

¿Preguntas?

Para Español comuníquese con:
Lynda Lara, Assistant Planner
Email: Lynda_Lara@ci.pomona.ca.us
Teléfono: 909-620-2439

Para más información, visite la página web de la Actualización del Elemento de Vivienda de la ciudad:
pomonaca.gov/prohousing

53

A.6 Virtual Community Workshop #2

This section contains all available materials created for the virtual community workshop. Public comments were received verbally and through the Zoom chat function. The recorded workshop is available for viewing on the Housing Element Update webpage:

https://www.pomonaca.gov/government/departments/development-services/ planning-division/general-plan/pro-housing-pomona

The **City of Pomona** released the Public Review Draft of the **Pro Housing Pomona 2021-2029 Housing Element.**

We want to hear from you about how the Housing Element can reflect a shared Pomona vision. Scan the code below to review the document and submit your comments.

The **City of Pomona** released the Public Review Draft of the **Pro Housing Pomona 2021-2029 Housing Element.**

We want to hear from you about how the Housing Element can reflect a shared Pomona vision. Scan the code below to review the document and submit your comments.

The **City of Pomona** released the Public Review Draft of the **Pro Housing Pomona 2021-2029 Housing Element.** We want to hear from you about how the Housing Element can reflect a shared Pomona vision. Scan the code below to review the document and submit your comments

The **City of Pomona** released the Public Review Draft of the **Pro Housing Pomona 2021-2029 Housing Element.** We want to hear from you about how the Housing Element can reflect a shared Pomona vision. Scan the code below to review the document and submit your comments

Pro Housing Pomona
2021-2029 Housing Element Update
Upcoming Workshops

The City of Pomona released the Public Review Draft of the 2021-2029 Housing Element, "Pro Housing Pomona". The draft document is available for public comment through November 1st at 5pm. Please join us for the upcoming virtual workshops to learn about how the City has utilized community feedback and available data to develop draft prohousing goals, policies and actions. Your input is important!

Scan the code using your smart phone to access the comment form and share your feedback with the Housing Element Team!

Visit Pro Housing Pomona's Page at pomonaca.gov/prohousing to access the links to the meetings!

PLANNING COMMISION STUDY SESSION

DATE: Wednesday, October 13, 2021
TIME: 7 pm
WHERE: Virtual, Zoom

COMMUNITY WORKSHOP #2

DATE: Wednesday, October 20, 2021
TIME: 6 pm
WHERE: Virtual, Zoom

For questions, contact Ata Khan at Ata_Khan@ci.pomona.ca.us, (909) 620-3765.

Actualización del Elemento de Vivienda Pro Housing Pomona 2021-2022

Próximos Talleres

La Ciudad de Pomona publicó el Documento Preliminar de la Revisión Pública el Elemento de Vivienda 2021-2029 "Pro Housing Pomona". El documento está disponible para comentarios del público hasta el 1o de noviembre a las 5 pm. Únase a nosotros en un taller virtual para conocer cómo la ciudad ha utilizado los comentarios de la comunidad y los datos disponibles para desarrollar metas, políticas y acciones preliminares para la vivienda. ¡Sus comentarios son muy importantes!

¡Escanee el código con su teléfono inteligente para obtener acceso al formulario y compartir sus comentarios con el equipo del Elemento de Vivienda!

¡Visite la Página de Pro Housing Pomona en pomonaca.gov/prohousing para obtener acceso al enlace de las reuniones!

SESIÓN DE ESTUDIO DE LA COMISIÓN DE PLANIFICACIÓN

FECHA: Miércoles 13 de Octubre de 2021
HORA: 7 pm
DONDE: Zoom

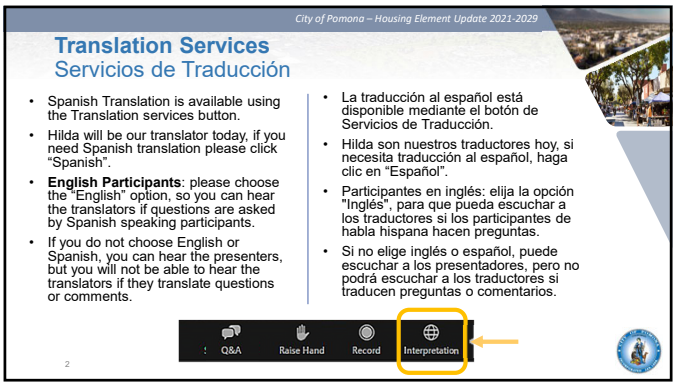
TALLER COMUNITARIO #2

FECHA: Miércoles 20 de Octubre de 2021
HORA: 6 pm
DONDE: Zoom

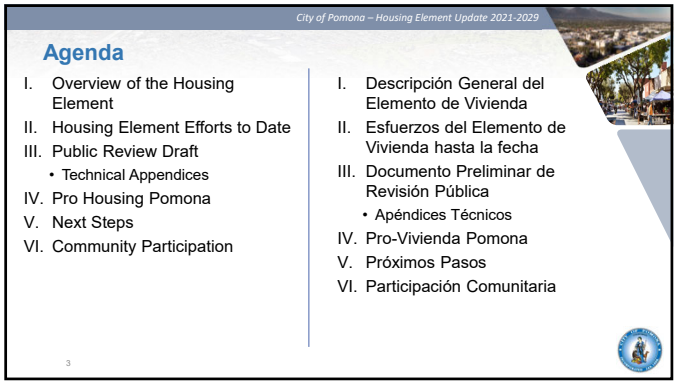
Si tiene preguntas, por favor comuníquese con Ata Khan at Ata_Khan@ci.pomona.ca.us, (909) 620-3765.

Updating Pomona's Pro Housing Housing Element for 2021-2029
Community Workshop #1
October 20, 2021
Actualizando el Elemento de Vivienda
Pro-Vivienda de Pomona para el 2021-2029
Taller Comunitario #1
20 de octubre de 2021

1


City of Pomona – Housing Element Update 2021-2029
Translation Services
Servicios de Traducción
Spanish Translation is available using the Translation services button.
Hilda will be our translator today, if you need Spanish translation please click "Spanish".
English Participants: please choose the "English" option, so you can hear the translators if questions are asked by Spanish speaking participants.
If you do not choose English or Spanish, you can hear the presenters, but you will not be able to hear the translators if they translate questions or comments.
La traducción al español está disponible mediante el botón de Servicios de Traducción.
Hilda son nuestros traductores hoy, si necesita traducción al español, haga clic en "Español".
Participantes en inglés: elija la opción "Inglés", para que pueda escuchar a los traductores si los participantes de habla hispana hacen preguntas.
Si no elige inglés o español, puede escuchar a los presentadores, pero no podrá escuchar a los traductores si traducen preguntas o comentarios.
Q&A
Raise Hand
Record
Interpretation
2

2


City of Pomona – Housing Element Update 2021-2029
Agenda
I. Overview of the Housing Element
II. Housing Element Efforts to Date
III. Public Review Draft
• Technical Appendices
IV. Pro Housing Pomona
V. Next Steps
VI. Community Participation
I. Descripción General del Elemento de Vivienda
II. Esfuerzos del Elemento de Vivienda hasta la fecha
III. Documento Preliminar de Revisión Pública
• Apéndices Técnicos
IV. Pro-Vivienda Pomona
V. Próximos Pasos
VI. Participación Comunitaria
3

3

Overview of the Housing Element
Descripción General del Elemento de Vivienda
4

4

What is the Housing Element?
¿Qué es el Elemento de Vivienda?

Required Chapter of the Pomona General Plan	Considers current and future housing needs for all economic segments of the community	Demonstrate Pomona's ability to accommodate current and future growth	Establish policies and programs to address the housing needs of Pomona's residents	Requires review and certification by the Department of Housing and Community Development (HCD)
Es una sección que require el Plan General de Pomona	Considera las necesidades de vivienda actuales y futuras para todos los segmentos económicos de la comunidad	Demuestra la capacidad de Pomona para adaptarse al crecimiento actual y futuro	Establece políticas y programas para abordar las necesidades de vivienda de los residentes de Pomona	Requiere la revisión y certificación del Departamento de Vivienda y Desarrollo Comunitario (HCD por sus siglas en inglés)

5

Pomona RHNA Allocation
Distribución de RHNA para Pomona

- The RHNA is a quantified housing unit goal
- Every jurisdiction has a RHNA allocation – each must identify land appropriate to accommodate the unit growth
- La RHNA es un objetivo de vivienda cuantificado
- Cada jurisdicción tiene una asignación RHNA - cada una debe identificar el terreno apropiado para acomodar el crecimiento de la unidad

Income Category Categoría de Ingresos	% of Area Median Income (AMI) % del Ingreso Medio del Área	Income Range[1] Escala de Ingresos[1]		RHNA Allocation (Housing Units) Distribución de RHNA (Unidades Habitacionales)
		Minimum / Mínimo	Maximum / Máximo	
Very Low Income / Ingresos Muy Bajos	0 - 50% AMI	--	$38,650	2,799 units / unidades
Low Income / Ingresos Bajos	51 – 80% AMI	$38,651	$61,840	1,339 units / unidades
Moderate Income / Ingresos Moderados	81 – 120% AMI	$61,841	$92,760	1,510 units / unidades
Above Moderate Income / Ingresos Superiores a Ingresos Moderados	>120% AMI	$92,761	--	4,910 units / unidades
			TOTAL:	**10,558 units / unidades**

Income range is based on the 2020 HUD Area Median Income (AMI) for Los Angeles County of $77,300 for a family of 4.
La escala de ingresos se basa en el Ingreso Medio del Área (AMI por sus siglas en inglés) del 2020 para el Condado de Los Angeles de $77,300 para una familia de 4.

6

Housing Element Efforts to Date
Esfuerzos del Elemento de Vivienda hasta la Fecha

7

Community Engagement Efforts
Esfuerzos de Participación Comunitaria

- Engagement Efforts To Date:
  - Two virtual community workshops
  - Online and print community surveys
  - Stakeholder meetings
  - Joint City Council and Planning Commission Study Session
  - Housing Element Update webpage
  - Housing Leadership Academy
- Appendix A.2 contains the summary of community engagement

- Esfuerzos de Participación hasta la fecha:
  - Dos Talleres Coumnitarios Virtuales
  - Encuestas comunitarias impresas y en línea
  - Reuniones de partes interesadas
  - Sesión de estudio conjunta del Ayuntamiento y la Comisión de Planificación
  - Página web de la Actualización del Elemento de Vivienda
  - Academia de Liderazgo de Vivienda
- El Apéndice A.2 contiene el resumen de la participación comunitaria

8

Document Status
Condición del Documento

- The City released the Public Review Draft of the Housing Element on **September 30**.
- The Public Review Draft includes:
  - Pro Housing Pomona, 2021-2029 Housing Element
  - Appendix A.1: Housing Needs Assessment
  - Appendix A.2: Community Engagement Summary
  - Appendix B: Housing Constraints
  - Appendix C: Candidate Sites and Housing Resources
  - Appendix D: Affirmatively Furthering Fair Housing
  - Appendix E: Review of Past Performance
  - Appendix F: Consistency Check
  - Appendix G: Glossary
- The Draft is available for public comment for 30 days, ending on Monday, November 1 at 5 pm.

- La Ciudad publicó el Documento Preliminar de Revisión Pública del Elemento de Vivienda el **30 de septiembre**.
- El Documento Preliminar de Revisión Púbica incluye:
  - Pro-Vivienda Pomona, Elemento de Vivienda 2021-2029
  - Apéndice A.1: Evaluación de las Necesidades de Vivienda
  - Apéndice A.2: Resumen de la Participación Comunitaria
  - Apéndice B: Restricciones para la Vivienda
  - Apéndice C: Sitios Candidatos y Recursos para la Vivienda
  - Apéndice D: Promoción Afirmativa de la Vivienda Justa
  - Apéndice E: Revisión del Desempeño Anterior
  - Apéndice F: Verificación de Consistencia
  - Apéndice G: Glosario
- El Documento Preliminar está disponible para comentarios del público durante 30 días, finalizando el lunes 1 de noviembre a las 5 pm

9

9

Public Review Draft
Documento Preliminar de Revisión Pública

10

10

Key Content and Appendices
Contenido Clave y Apéndices

- Pro Housing Pomona, 2021-2029 Housing Element
- Appendix A.1 – Community Needs Assessment
  - Identifies existing community needs and demographic considerations for housing.
- Appendix A.2 – Community Engagement Summary
  - A summary of the Housing Element Outreach to date including key findings which guide the policies and programs.
- Appendix B – Housing Constraints
  - Analyzes governmental constraints, market constraints and environmental constraints to the development of housing in Pomona.
- Appendix C – Housing and Financial Resources
  - Identifies appropriate land to accommodate the City's RHNA allocation and appropriate resources to support housing growth and opportunity.

- Pro Vivienda Pomona, Elemento de Vivienda 2021-2029
- Apéndice A.1 – Evaluación de las Necesidades de la Comunidad
  - Identifica las necesidades existentes de la comunidad y las consideriones demográficas para la vivienda.
- Apéndice A.2 – Resumen de la Participación Comunitaria
  - Un resumen del Alcance del Elemento de Vivienda hasta la fecha que incluye hallazgos clave que guían las políticas y los programas.
- Apéndice B – Restriciones para la Vivienda
  - Analiza las limitaciones gubernamentales, las limitaciones del mercado y las limitaciones medioambientales para el desarrollo de viviendas en Pomona.
- Apéndice C – Vivienda y Recursos Financieros
  - Identifica el terreno apropiado para acomodar la asignación de RHNA de la ciudad y los recursos apropiados para apoyar el crecimiento y la oportunidad de vivienda.

11

11

Key Content and Appendices
Contenido Clave y Apéndices

- Appendix D – Affirmatively Furthering Fair Housing
  - Analyzes data and community input to understand existing fair housing issues and local contributing factors that create fair housing issues.
- Appendix E – Review of Past Performance
  - Analyzes the City's 5th cycle (2014-2021) housing programs for appropriateness and adequacy.
- Appendix F – Consistency Check
  - Provides the state requirements for the Housing Element and a compliance overview, as well as a consistency summary of the Housing Element with other General Plan Elements
- Appendix G – Glossary of Terms
  - Provides definitions for Housing Element language and acronyms

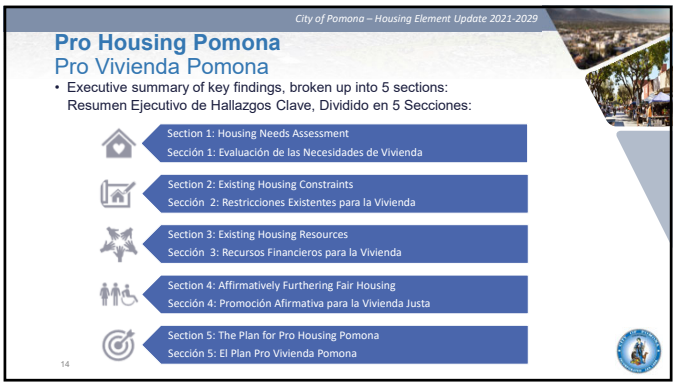
- Apéndice D – Promoción Afirmativa de la Vivienda Justa
  - Analiza los datos y comentarios de la comunidad para comprender los problemas de vivienda justa existentes y los factores locales que contribuyen a crear los problemas para la vivienda justa.
- Apéndice E – Revisión del Desempeño Anterior
  - Analiza los programas de vivienda del quinto ciclo de la ciudad (2014-2021) para determinar que sean convenientes y adecuados.
- Apéndice F – Verificación de Consistencia
  - Proporciona los requisitos estatales para el Elemento de Vivienda y una descripción general del cumplimiento, así como un resúmen de consistencia del Elemento de Vivienda con otros Elementos del Plan General.
- Apéndice G – Glosario de Términos
  - Proporciona definiciones para el lenguaje y las abreviaturas del Elemento de Vivienda

12

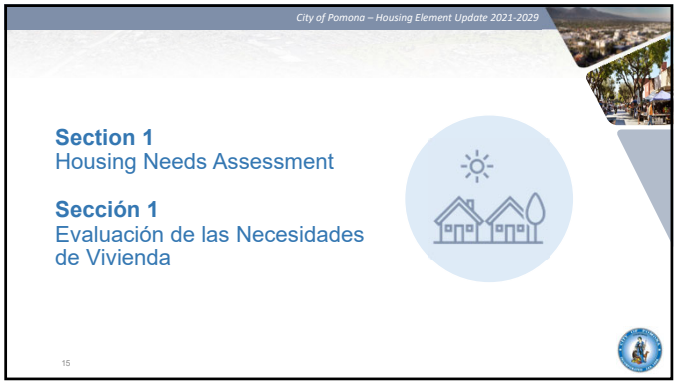
12

Pro Housing Pomona
Pro Vivienda Pomona
13

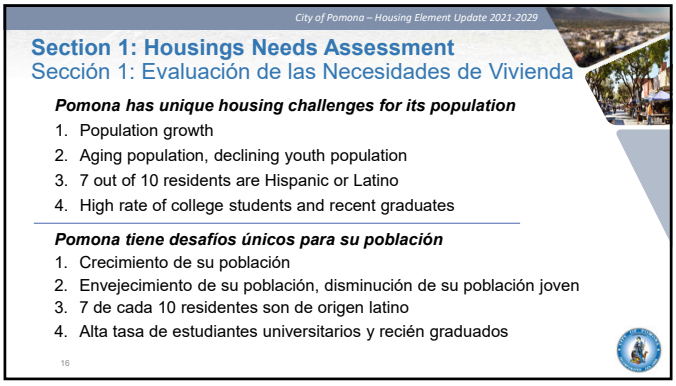
13


City of Pomona – Housing Element Update 2021-2029
Pro Housing Pomona
Pro Vivienda Pomona
• Executive summary of key findings, broken up into 5 sections:
Resumen Ejecutivo de Hallazgos Clave, Dividido en 5 Secciones:
Section 1: Housing Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda
Section 2: Existing Housing Constraints
Sección 2: Restricciones Existentes para la Vivienda
Section 3: Existing Housing Resources
Sección 3: Recursos Financieros para la Vivienda
Section 4: Affirmatively Furthering Fair Housing
Sección 4: Promoción Afirmativa para la Vivienda Justa
Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan Pro Vivienda Pomona
14

14


City of Pomona – Housing Element Update 2021-2029
Section 1
Housing Needs Assessment
Sección 1
Evaluación de las Necesidades de Vivienda
15

15


City of Pomona – Housing Element Update 2021-2029
Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda
Pomona has unique housing challenges for its population
1. Population growth
2. Aging population, declining youth population
3. 7 out of 10 residents are Hispanic or Latino
4. High rate of college students and recent graduates
Pomona tiene desafíos únicos para su población
1. Crecimiento de su población
2. Envejecimiento de su población, disminución de su población joven
3. 7 de cada 10 residentes son de origen latino
4. Alta tasa de estudiantes universitarios y recién graduados
16

16

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

Pomona's households are increasingly female-headed, non-family, large, and multi-generational

1. Nearly 20% households headed by single female parent
2. 23% of households are non-family
3. 26% of households considered "large"
4. 31% of households considered "overcrowded"

Los hogares de Pomona están encabezados cada vez más por mujeres, son hogares no familiares, grandes y multigeneracionales

1. Casi el 20% de los hogares están encabezados por una madre o padre solteros
2. El 23% de los hogares no son de familias
3. El 26% de los hogares se consideran como “grandes”
4. El 31% de los hogares se consideran “con exceso de habitantes"

17

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

Overcrowding versus multi-generational living

Why does overcrowding occur?

1. Financial Necessity.
2. Cultural Preference combined with income and affordability/existing housing stock.
3. Zoning Limitations.

Viviendas con exceso de habitantes comparadas con Viviendas multigeneracionales

¿Por qué existen las viviendas con exceso de habitantes?

1. Necesidad Financiera.
2. Preferencia Cultural.
3. Limitaciones en la Zonificación.

18

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

Housing needs to address disabilities, extreme poverty, and homelessness

1. Physical disability.
2. Developmental disability.
3. 8,300 extremely low-income households
4. 722 persons experiencing homelessness

Necesidades de Vivienda para abordar discapacidades, la pobreza extrema y la falta de vivienda

1. Discapacidad física.
2. Discapacidad del Desarrollo.
3. 8,300 hogares con ingresos extremadamente bajos.
4. 722 personas sin hogar.

19

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

Employment trends reveal middle-income housing needs

1. Decline in manufacturing jobs.
2. Increase in jobs in Education/Healthcare/Social Services industry and other industries.
3. The mean salaries in these industries may be aligned with "moderate income" which is also referred to as "workforce housing" or "missing middle" housing.

Las tendencias del empleo revelan las necesidades de vivienda para personas de ingresos medios

1. Disminución de los trabajos de manufactura.
2. Aumento de puestos de trabajo en la industria de Educación / Salud / Servicios Sociales y otras industrias.
3. Los salarios medios en estas industrias pueden estar alineados con los "ingresos moderados", que también se conocen como "viviendas para trabajadores" o "viviendas intermedias faltantes".

20

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

The options for housing in Pomona are limited to mostly single detached units on single lots

1. 63% of units in Pomona are single-unit detached homes zoned for a single unit.
2. Public surveying supports broadening the types of housing built in Pomona. Support for housing for special needs populations, and alternative construction methods, such as modular housing.
3. Support for building on City owned lots, vacant parcels, redevelop house of worship sites, live/work Downtown, motels.

Las opciones de vivienda en Pomona se limitan mayormente a unidades independientes en lotes individuales

1. El 63% de las unidades en Pomona son viviendas unifamiliares independientes divididas en zonas para una sola unidad.
2. La topografía pública apoya la ampliación de los tipos de viviendas construidas en Pomona. El apoyo a la vivienda para poblaciones con necesidades especiales y métodos de construcción alternativos, como viviendas modulares.
3. El apoyo para construir en lotes que sean propiedad de la ciudad, en parcelas vacías, reconstrucción en lugares de culto, apoyo para vivir / trabajar en el centro, moteles.

21

21

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability

1. Survey support for rental assistance and first-time homebuyer assistance.
2. Survey support for low to not cost accessory dwelling units.
3. Support for regulatory tools to prevent displacement like rent control, rent stabilization, eviction moratoriums, limiting flips.
4. Interest in alternative models of property ownership, such as community land trust.

La comunidad tiene serias preocupaciones sobre el desplazamiento, los precios de alquiler inestables, las protecciones para los inquilinos y la asequibilidad de la vivienda

1. Apoyo de encuestas para asistencia de alquiler y asistencia para compradores de vivienda por primera vez.
2. Apoyo de encuestas para unidades de viviendas accesorias de bajo costo o sin costo.
3. Apoyo para herramientas regulatorias para prevenir el desalojo tales como control de rentas, estabilización de rentas, moratorias de desalojo, limitación de conversiones.
4. Interés en modelos alternativos de propiedad inmobiliaria, como el fideicomiso comunitario de tierras.

22

22

Section 1: Housings Needs Assessment
Sección 1: Evaluación de las Necesidades de Vivienda

Improving quality of life is critical to support Pomona's households and neighborhoods

1. Clear need for rehab and repair. 86% of stock is pre-1990.
2. Housing problems related to sanitation, kitchen facilities, overcrowding persist.
3. Demand for walkable, safe neighborhoods and more recreating space.
4. Parking remains a top concern for livability.

Mejorar la calidad de vida es fundamental para apoyar a los hogares y vecindarios de Pomona

1. Necesidad evidente de rehabilitación y reparación. El 86% del inventario es anterior a 1990.
2. Persisten los problemas de vivienda relacionados con el saneamiento, las instalaciones de cocina y el exceso de habitantes en una vivienda.
3. Demanda de vecindarios seguros y transitables, y más espacio de recreación.
4. El estacionamiento sigue siendo una de las principales preocupaciones para la habitabilidad.

23

23

Section 2
Existing Housing Constraints

Sección 2
Restricciones Existentes para la Vivienda

24

24

Section 2: Existing Housing Constraints
Sección 2: Restricciones Existentes para la Vivienda

Pomona's zoning regulations contain outdated development standards that limit housing development.

1. Lot coverage.
2. Parking.
3. Site constraints.
4. Permitting various housing types.

Las regulaciones de zonificación de Pomona contienen estándares de desarrollo obsoletos que limitan el desarrollo de viviendas.

1. Cobertura de lote.
2. Estacionamiento.
3. Restricciones del sitio.
4. Permitir varios tipos de vivienda.

25

Section 2: Existing Housing Constraints
Sección 2: Restricciones Existentes para la Vivienda

Additional constraints identified

1. Outdated land use definitions.
2. Lack of universal design and reasonable accommodations.
3. Housing market and rising home values.
4. Risk of wildland fires in hillside communities.

Restricciones adicionales identificadas

1. Definiciones de uso de la tierra obsoletas.
2. Falta de diseño universal y adaptaciones razonables.
3. Mercado de la vivienda y aumento en el valor de la vivienda.
4. Riesgo de incendios forestales en comunidades a la orilla de las colinas.

26

Section 3
Housing and Financial Resources

Sección 3
Recursos Financieros y Habitacionales

27

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

Table 2: Pomona Housing Authority Rental Assistance Voucher Allocations / Tabla 2: Distribución de Cupones de Ayuda de la Autoridad de Vivienda de Pomona

Program / Programa	Population / Población	2018	2019	2020	2021	FY 2021-2022 Funding / Financiamiento para el Año Fiscal 2021-2022
Housing Choice Voucher / Cupón de Elección de Vivienda	Low-Income Families / Familias de Bajos Ingresos	905	905	905	905	$16,348,122
HUD Veterans Affairs Supportive Housing (VASH) Project-Based / Viviendas de Apoyo para Asuntos de Veteranos del HUD (VASH) Basada en Proyectos	Homeless Veterans / Veteranos sin Hogar	30	30	30	30	$332,312
HUD VASH	Homeless Veterans / Veteranos sin Hogar	30	30	30	30	$244,978
Mainstream / Convencional	Non-Elderly Disabled and Homeless Families (Ages 18-62) / Familias Discapacitadas y Sin Hogar que no son personas de la tercera edad (de 18 a 62 años)	17	17	63	63	$1,823,881
Foster Youth Initiative Tenant Protection / Protección para Inquilinos Participantes en la Iniciativa de Crianza de Jóvenes	Transitional Aged Youth (Ages 18-24) / Jóvenes en edad de Transición (18-24 años)	--	--	--	4	$56,399
Emergency Housing Vouchers / Cupones de Vivienda de Emergencia	Homeless, At-Risk of Homelessness, Victims of Domestic Violence, Households At-Risk of Housing Instability / Sin Hogar, En Riesgo de Quedarse Sin Hogar, Víctimas de Violencia Doméstica, Hogares en Riesgo de Inestabilidad de Vivienda	--	--	--	78	$1,623,396
TOTALS / TOTALES:	--	982	982	1028	1110	$20,429,088

28

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

The City actively provides public subsidies, programs, and education to support affordable and fair housing.

1. ***Interim, Transitional and Supportive Housing.*** Homelessness Continuum of Care Strategic Plan; Hope for Home shelter; Project RoomKey; support for PUSD families, as examples.
2. ***Healthy Homes.*** Lead testing and reduction, home rehab loans
3. ***Affordable Housing Development.*** Set aside and gap funding programs.

La Ciudad proporciona activamente subsidios públicos, programas y educación para apoyar la vivienda asequible y justa.

1. ***Vivienda provisional, de Transición y de Apoyo.*** Plan estratégico de atención continua para personas sin hogar; Por ejemplo, Refugio "Hope for Home"; Proyecto "RoomKey"; apoyo a las familias del PUSD por sus siglas en inglés.
2. ***Hogares Saludables.*** Prueba y reducción de plomo, préstamos para la rehabilitación de viviendas
3. ***Desarrollo de Viviendas Asequibles.*** Programas de Financiación de reserva y para márgen de diferencia.

29

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

The City's Inclusionary Housing ordinance provides a permanent source of affordable housing production.

Housing development of more than 3 units must provide affordable units to "Moderate" income or, if eligible, pay an in-lieu fee on a sliding scale that goes into an Affordable Housing Trust Fund.

La ordenanza de viviendas inclusivas de la ciudad proporciona una fuente permanente de producción de viviendas asequibles.

El desarrollo de viviendas de más de 3 unidades debe proporcionar unidades asequibles para ingresos "moderados" o, si es elegible, pagar una tarifa en lugar de una escala variable que se destina a un fondo fiduciario para viviendas asequibles.

30

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

- Appendix C contains the Pro Housing Pomona strategy to accommodate the RHNA need of 10,558 units.
- The strategy utilizes the following:
  - Projects in the Pipeline (Applications in review, approved, building permits issues)
  - Accessory Dwelling Unit projections
  - Existing zoning and general plan designations
- The proposed candidate sites are primarily infill sites within the **Corridor Specific Plan** and **Downtown Specific Plan, and** under the **SB330 Overlay.**
- Sites were chosen based on the following considerations:
  - Density
  - Access to transit and transportation
  - Access to resources
  - Vacancy or existing use with opportunity for redevelopment

- El Apéndice C contiene la estrategia Pro Vivienda Pomona para adaptarse a la necesidad de RHNA de 10,558 unidades.
- La estrategia utiliza lo siguiente::
  - Proyectos en trámite (solicitudes en revisión, aprobadas, problemas de permisos de construcción)
  - Proyecciones de unidades de Viviendas Accesorias
  - Zonificación existente y designaciones del Plan General
- Los sitios candidatos propuestos son principalmente sitios de relleno dentro del **Plan Específico del Corredor** y el **Plan Específico del Centro, y** en **Sobre-Proposición SB 330.**
- Sitios fueron elegidos en base a las siguientes consideraciones:
  - Densidad
  - Acceso al transporte público y transporte en general
  - Acceso a los recursos públicos
  - Vacante o uso existente con oportunidad de reurbanización

31

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

Table 1: Summary of RHNA Status / Tabla 1: Resumen del Estado de RHNA y el Inventario de Sitios

	Very Low Income / Ingresos Muy Bajos	Low Income / Ingresos Bajos	Moderate Income / Ingresos Moderados	Above Moderate Income / Ingresos Superiores a los Moderaodos	Total
RHNA (2021-2029)	2,799	1,339	1,510	4,910	**10,558**
Projected Unit Capacity on Site Inventory / Capacidad Unitaria Proyectada en el Inventario de Sitios					
Unit Capacity on Projects in the Pipeline / Capacidad para unidades en proyectos en trámite	302		5	2,156	**2,463**
Unit Capacity on Existing Residentially Zoned Land /Capacidad para la unidades en terrenos existentes en zonas residenciales	2,838		1,612	5,259	**9,709**
Projected ADU Construction / Construcción de ADUs Proyectada					
Projected ADU Construction / Proyección para la construcción de ADUs	1,486		45	650	**2,181**
Projected Sites Inventory Total / Total del Inventario Total de Unidades Proyectadas					
Total Units towards RHNA / Total de Unidades destinadas para RHNA	4,626		1,662	8,065	**14,353**
Total Unit Capacity Over RHNA / Capacidad Total de Unidades además de RHNA	488		152	3,155	**3,795**

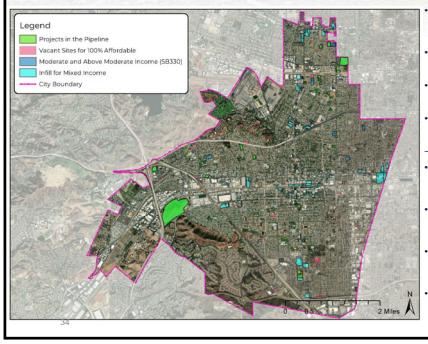
32

Section 3: Housing and Financial Resources
Sección 3: Recursos Financieros y Habitacionales

To ensure compliance with recent amendments to State law under Senate Bill 330, none of the sites identified for statutory compliance would create a risk of displacement, as they do not currently contain a housing development.

Para asegurar el cumplimiento de las recientes enmiendas a la ley estatal bajo el Proyecto de Ley del Senado 330, ninguno de los sitios identificados para el cumplimiento legal crearía un riesgo de desplazamiento, ya que actualmente no contienen un desarrollo de viviendas.

33



- Sites are identified by income category based on appropriate density or developer interest
- Vacant land is seen as an opportunity for fully affordable development
- Sites have access to transit, jobs, and community resources
- Focus on infill and redevelopment due to the built-out nature of Pomona

- Los sitios se identifican por categoría de ingresos según la densidad apropiada o el interés del desarrollador
- Los terrenos baldíos se consideran una oportunidad para un desarrollo totalmente asequible.
- Los sitios tienen acceso al transporte público, los trabajos y los recursos comunitarios.
- Centrarse en el relleno y la remodelación debido a la naturaleza de construcción de Pomona.

34

Section 4
Affirmatively Furthering Fair Housing

Sección 4
Promoción Afirmativa para la Vivienda Justa

35

Section 4: Affirmatively Furthering Fair Housing
Section 4: Promoción Afirmativa para la Vivienda Justa

- California fair housing laws prohibit discrimination because of race, color, national origin, religion, sex, familial status, and disability—just like federal law.
- In addition, California outlaws discrimination in housing because of a person's:
  - Source of Income
  - Sexual Orientation
  - Marital Status
  - Age
  - Arbitrary Characteristics
  - Gender Identity & Gender Expression

- Las leyes de vivienda de California al igual que las ley federal prohíben la discriminación por motivos de raza, color, nacionalidad, religión, sexo, estado familiar y discapacidad.
- Además, California prohíbe la discriminación en la vivienda debido a:
  - Fuente de Ingreso
  - Orientación Sexual
  - Estado Civil
  - Edad
  - Características Arbitrarias
  - Identidad de Género y Expresión de Género

36

Section 4: Affirmatively Furthering Fair Housing
Section 4: Promoción Afirmativa para la Vivienda Justa

What do current Fair Housing Issues look like in Pomona?

- Discriminatory housing practices toward residents of color
- Overall lack of affordable housing for low-income residents
- Challenges finding housing near economic opportunities
- Landlord-tenant conflict and unresolved fair housing disputes
- Unsafe or unsanitary living conditions and housing problems

¿Cuáles son los Problemas Actuales de Vivienda Justa en Pomona?

- Prácticas de vivienda discriminatorias hacia residentes de color
- Falta general de viviendas asequibles para residentes de bajos ingresos
- Desafíos para encontrar vivienda cerca de oportunidades económicas
- Conflicto propietario-inquilino y disputas de vivienda justa no resueltas
- Condiciones de vida inseguras o insalubres y problemas de vivienda

37

Section 4: Affirmatively Furthering Fair Housing
Section 4: Promoción Afirmativa para la Vivienda Justa

Pomona has two census tracts of racial or ethnic concentrations of poverty

Census Tract 4027.02. This tract, generally located between White Avenue and Dudley Street along Holt Avenue, consists of a median family income of $38,843, with a population of 6,487 residents, 94.17% of whom are minority. The housing stock consists of 291 owner-occupied units and 968 1-4 family units.

Census Tract 4023.04. This tract, generally located between East End and Mills Avenues along Holt Avenue, consists of a median family income of $42,036, with a population of 4,041 residents, 94.06% of whom are minority. The housing stock consists of 277 owner-occupied units and 775 1-4 family units.

Pomona tiene dos secciones del censo referentes a concentraciones raciales o étnicas de pobreza

Zona Censal 4027.02. Este tramo, generalmente ubicado entre la avenida White y la calle Dudley a lo largo de la avenida Holt, consiste en un ingreso familiar promedio de $ 38,843, con una población de 6,487 residentes, 94.17% de los cuales son minorías. El inventario de viviendas consta de 291 unidades ocupadas por sus propietarios y 968 unidades de 1 a 4 familias.

Zona Censal 4023.04. Este tramo, generalmente ubicado entre las avenidas East End y Mills a lo largo de la avenida Holt, consiste en un ingreso familiar promedio de $ 42,036, con una población de 4,041 residentes, 94.06% de los cuales son minorías. El inventario de viviendas consta de 277 unidades ocupadas por sus propietarios y 775 unidades de 1 a 4 familias.

38

Section 4: Affirmatively Furthering Fair Housing
Section 4: Promoción Afirmativa para la Vivienda Justa

Additional fair housing challenges

1. ***Environmental Justice.*** High exposure to pollutants. Increased pollution burden and public health vulnerability.
2. ***Regional Opportunity.*** Moderate to Low level of economic opportunity to resources for economic mobility.

Desafíos adicionales para la vivienda justa

1. ***Justicia Ambiental.*** Alta exposición a contaminantes. Mayor carga de contaminación y vulnerabilidad de la salud pública.
2. ***Oportunidad Regional.*** Oportunidades económicas para recursos de movilidad de nivel moderado a nivel bajo.

39

Section 5
The Plan for Pro Housing Pomona

Sección 5
El Plan para Pro Vivienda Pomona

40

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

- Summary of key findings of all technical appendices and community engagement.
- It sets a framework for smart growth and supports the City's Pro housing pursuits.
- It establishes goals and policies including:
  - Fair Housing programs and goals
  - Housing opportunity for all incomes
  - Affordable housing access
  - Community resources, health and smart growth
  - Transitional supportive housing services
  - Housing for Special needs groups

- Resumen de los hallazgos clave de todos los apéndices técnicos y participación de la comunidad.
- Establece un marco para el crecimiento inteligente y apoya las búsquedas de Pro Vivienda de la ciudad.
- Establece metas y políticas que incluyen:
  - Programas y metas de Vivienda Justa
  - Oportunidad de vivienda para todos los niveles de ingreso
  - Acceso a viviendas asequibles
  - Recursos comunitarios, salud y crecimiento inteligente
  - Servicios de vivienda de apoyo de transición
  - Vivienda para grupos con necesidades especiales

41

What are Housing Element Goals and Policies?
¿Qué son las metas y las políticas de los elementos de vivienda?

Goals and policies are broad guidelines that determine a course of action

The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels

Policies coordinates between housing, infrastructure, and long-term planning

Los objetivos y las políticas son pautas generales que determinan un curso de acción.

El elemento de vivienda proporciona herramientas de política para promover el desarrollo y la accesibilidad a la vivienda en todos los niveles de ingreso.

Las políticas se coordinan entre la vivienda, la infraestructura y la planificación a largo plazo.

42

What do Housing Element Programs do?
¿Qué hacen los Programas de Elemento de Vivienda?

- Program reflect the following:
  - Community input and feedback
  - The results and analysis of the jurisdiction's local housing needs
  - Available land and financial resources
  - The mitigation of identified constraints
- Programs Include the following:
  - Specific actions
  - Timeframe and funding for implementation
  - The agencies or officials responsible for implementation
  - Identification of funding sources

- El programa refleja lo siguiente:
  - Comentarios y opiniones de la comunidad
  - Los resultados y el análisis de las necesidades de vivienda locales de la jurisdicción.
  - Terrenos disponibles y recursos financieros
  - La mitigación de las limitaciones identificadas
- Los programas incluyen lo siguiente:
  - Acciones específicas
  - Plazo y financiación para la implementación
  - Las agencias o funcionarios responsables de la implementación
  - Identificación de fuentes de financiamiento

43

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

GOAL 1 | LAND USE REGULATION

Pomona's land use regulations encourage the development and preservation of safe, healthy, affordable housing as well as a variety of housing types, home ownership models, and designs.

Example Policy Actions:

Program 1.2 Pomona Zoning Ordinance Update
Program 1.3 By-Right Housing Analysis
Program 1.4 A& B Public Benefits/Incentives

OBJETIVO 1 | REGULACIONES PARA EL USO DEL TERRENO

Las regulaciones para el uso del terreno de Pomona fomentan el desarrollo y la preservación de viviendas seguras, saludables y asequibles, así como una variedad de tipos de viviendas, modelos y diseños de propiedad de viviendas.

Ejemplo de Acciones de Política:

Programa 1.2 - Actualización de la Ordenanza de Zonificación de Pomona
Program 1.3 - Análisis de Vivienda Por Derecho
Program 1.4 A& B - Beneficios/Incentivos Públicos

44

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

GOAL 2 | GOVERNMENT FUNDING & EDUCATION

The City and Pomona Housing Authority actively support Pomona residents with financial resources and housing education to secure safe, decent, and sanitary housing.

Example Policy Actions :

Program 2.1A Strategic Plan to Combat and End Homelessness

Program 2.1B Interim and Transitional Rental Assistance

Program 2.5A Community Land Trust

Program 2.5B Redevelopment of Public Assembly Sites

Program 2.5C Housing Development on City-Owned Parcels

Program 2.6 Affordable Housing Trust Fund

OBJETIVO 2 | FINANCIAMIENTO GUBERNAMENTAL Y EDUCACIÓN

La Ciudad y la Autoridad de Vivienda de Pomona apoyan activamente a los residentes de Pomona con recursos financieros y educación sobre vivienda para asegurar una vivienda segura, decente y sanitaria.

Ejemplo de Acciones de Política:

Programa 2.1A - Plan Estratégico para Combatir y Acabar con la Falta de Vivienda

Programa 2.1B - Asistencia para el Alquiler Provisional y de Transición

Programa 2.5A - Fideicomiso de Tierras Comunitarias

Programa 2.5B - Reurbanización de Sitios de Asamblea Pública

Programa 2.5C - Desarrollo de Viviendas en Parcelas Propiedad de la Ciudad

Programa 2.6 - Fondo Fiduciario para Viviendas Asequibles

45

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

GOAL 3 | HOUSEHOLD RESOURCES

Pomona's households have the resources to improve their property, to continue living in Pomona across multiple generations, to build income and equity, and to be shielded from displacement and rapid changes in affordability.

Example Policy Actions :

Program 3.1A Express Permitting for Additional Units

Program 3.2A Lot Use Study (cultural norms and practices)

Program 3.3A Lot Splits

Program 3.4A Rent Stabilization Feasibility / Local Tenant Protection

Program 3.5 Home-Based Businesses

OBJETIVO 3 | RECUROS PARA HOGARES

Los hogares de Pomona tienen los recursos para mejorar su propiedad, seguir viviendo en Pomona a lo largo de varias generaciones, generar ingresos y equidad, y estar protegidos del desplazamiento y los rápidos cambios en la asequibilidad.

Ejemplo de Acciones de Política:

Programa 3.1A - Permiso expreso para Unidades Adicionales

Programa 3.2A - Estudio de Uso de Lotes (normas y prácticas culturales)

Programa 3.3A - Divisiones de Lotes

Programa 3.4A - Viabilidad de Estabilización de Alquileres / Protección para Inquilinos Locales

Programa 3.5 - Negocios Desde el Hogar

46

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

GOAL 4 | NEIGHBORHOOD RESOURCES

Pomona's households are supported by a strong network of resources and amenities that encourage quality public health outcomes.

Example Policy Actions :

Program 4.1 Citywide Complete Streets Ordinance

Program 4.2 Parks & Facilities Master Plan

Program 4.3 Mills Act & Preservation of Historic Homes

Program 4.4 Integrating Arts in Public Places into Neighborhoods

Program 4.5 Supporting Local Serving Resources (local-serving retail, urban agriculture, mutual aid)

OBJETIVO 4 | RECURSOS EN EL VECINDARIO

Los hogares de Pomona cuentan con el respaldo de una sólida red de recursos e instalaciones que fomentan resultados de salud pública de calidad.

Ejemplo de Acciones de Política:

Programa 4.1 - Ordenanza para Calles Completas en Toda la Ciudad

Programa 4.2 - Plan Maestro de Parques e Instalaciones

Programa 4.3 - Ley de Molinos y Preservación de Casas Históricas

Programa 4.4 - Integración de las Artes en los Lugares Públicos en los

Programa 4.5 - Apoyo a los Recursos de Servicio Local (venta minorista de servicio local, agricultura urbana, ayuda mutua)

47

Section 5: The Plan for Pro Housing Pomona
Sección 5: El Plan para Pro Vivienda Pomona

GOAL 5 | FAIR HOUSING

Pomona's housing policy actively supports fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, family status, physical challenges, or color.

Example Policy Actions:

Program 5.3 Fair Housing in Land Use Regulations (e.g. environmental justice, most vulnerable cerisus tracts)

Program 5.4 Fair Housing in Government/Non-Government Financing (e.g. voucher discrimination, alternative financing/banking)

Program 5.5 Fair Housing in Economic Opportunity (e.g. home-based business, neighborhood serving retail retention)

OBJETIVO 5 | VIVIENDA ASEQUIBLE

La política de vivienda de Pomona apoya activamente la oportunidad de vivienda justa y equitativa para todas las personas independientemente de su raza, religión, sexo, estado civil, ascendencia, origen nacional, estado familiar, problemas físicos o color.

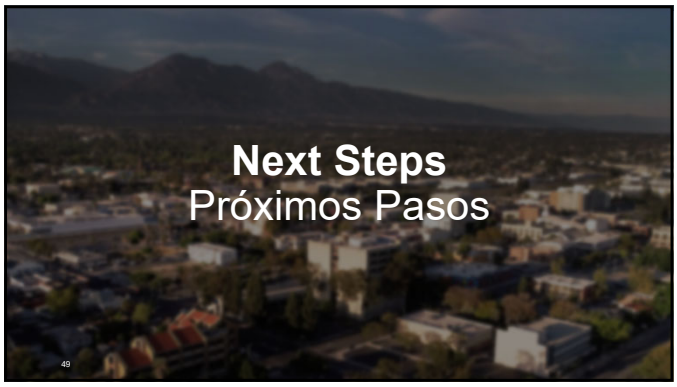
Ejemplo de Acciones de Política:

Programa 5.3 – Regulaciones de Vivienda Justa en el Uso de la Tierra (por ejemplo, justicia ambiental, las secciones censales más vulnerables)

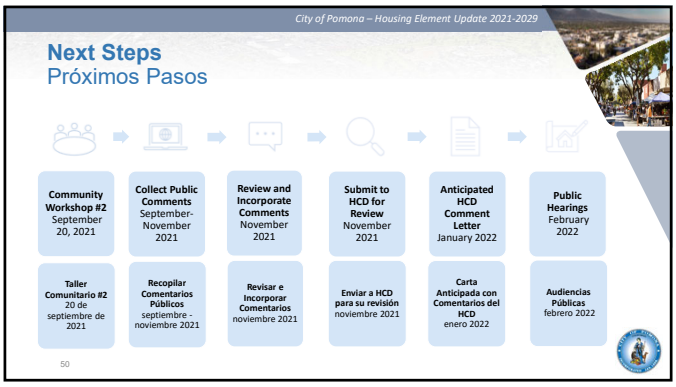
Programa 5.4 - Vivienda Justa en Financiamiento Gubernamental / No Gubernamental (por ejemplo, discriminación de cupones, financiación / banca alternativa)

Programa 5.5 Vivienda justa en oportunidades económicas (p. ej., negocio desde el hogar, retención de minoristas que sirven al vecindario)

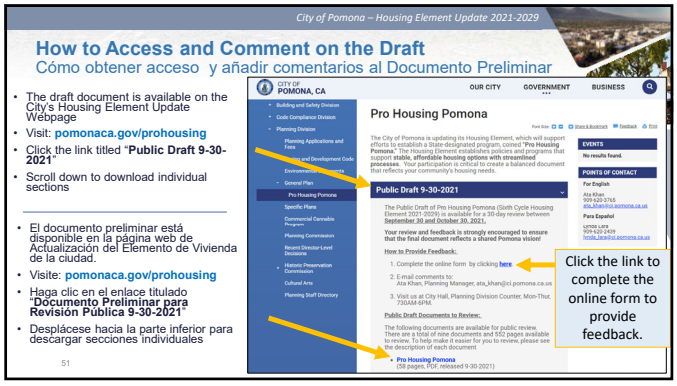
48


Next Steps
Próximos Pasos
49

49


City of Pomona – Housing Element Update 2021-2029
Next Steps
Próximos Pasos
Community Workshop #2 September 20, 2021
Collect Public Comments September-November 2021
Review and Incorporate Comments November 2021
Submit to HCD for Review November 2021
Anticipated HCD Comment Letter January 2022
Public Hearings February 2022
Taller Comunitario #2 20 de septiembre de 2021
Recopilar Comentarios Públicos septiembre - noviembre 2021
Revisar e Incorporar Comentarios noviembre 2021
Enviar a HCD para su revisión noviembre 2021
Carta Anticipada con Comentarios del HCD enero 2022
Audiencias Públicas febrero 2022
50

50


City of Pomona – Housing Element Update 2021-2029
How to Access and Comment on the Draft
Cómo obtener acceso y añadir comentarios al Documento Preliminar
The draft document is available on the City's Housing Element Update Webpage
Visit: pomonaca.gov/prohousing
Click the link titled "Public Draft 9-30-2021"
Scroll down to download individual sections
El documento preliminar está disponible en la página web de Actualización del Elemento de Vivienda de la ciudad.
Visite: pomonaca.gov/prohousing
Haga clic en el enlace titulado "Documento Preliminar para Revisión Pública 9-30-2021"
Desplácese hacia la parte inferior para descargar secciones individuales
Pro Housing Pomona
Public Draft 9-30-2021
Click the link to complete the online form to provide feedback.
51

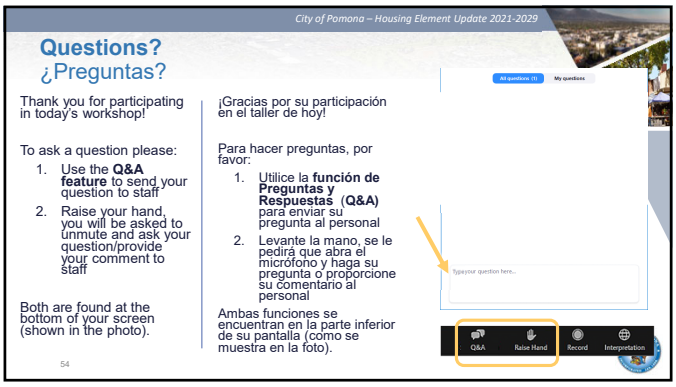
51

City of Pomona – Housing Element Update 2021-2029
Submit Comments
Enviar Comentarios
E-mail comments to Ata Khan, Planning Manager, at ata_khan@ci.Pomona.ca.us
Scan the code below to fill out this online form!
Enviar comentarios por correo electrónico a Ata Khan, Gerente de Planificación a ata_khan@ci.Pomona.ca.us
¡Escanee el Código a continuación para completar este formulario en línea!
Pomona Housing Element Public Review Draft
52

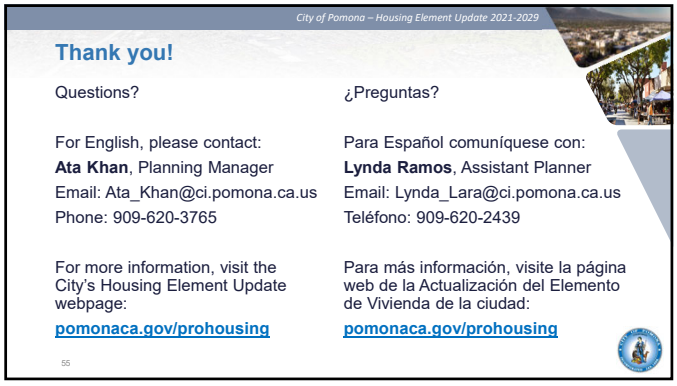
52

Community Participation
Participación de la Comunidad
53

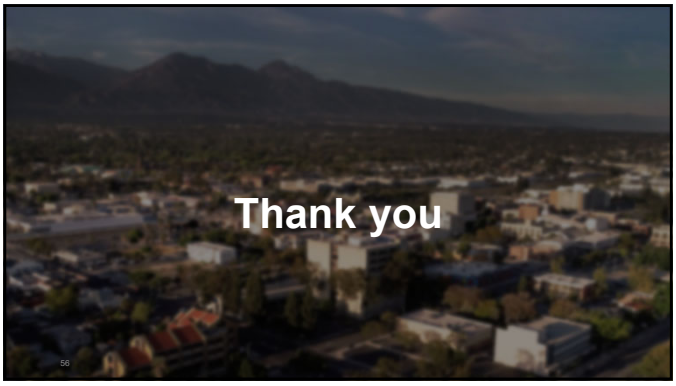
53


City of Pomona – Housing Element Update 2021-2029
Questions?
¿Preguntas?
Thank you for participating in today's workshop!
To ask a question please:
1. Use the Q&A feature to send your question to staff
2. Raise your hand, you will be asked to unmute and ask your question/provide your comment to staff
Both are found at the bottom of your screen (shown in the photo).
¡Gracias por su participación en el taller de hoy!
Para hacer preguntas, por favor:
1. Utilice la función de Preguntas y Respuestas (Q&A) para enviar su pregunta al personal
2. Levante la mano, se le pedirá que abra el micrófono y haga su pregunta o proporcione su comentario al personal
Ambas funciones se encuentran en la parte inferior de su pantalla (como se muestra en la foto).
Q&A
Raise Hand
Record
Interpretation
54

54


City of Pomona – Housing Element Update 2021-2029
Thank you!
Questions?
¿Preguntas?
For English, please contact:
Ata Khan, Planning Manager
Email: Ata_Khan@ci.pomona.ca.us
Phone: 909-620-3765
Para Español comuníquese con:
Lynda Ramos, Assistant Planner
Email: Lynda_Lara@ci.pomona.ca.us
Teléfono: 909-620-2439
For more information, visit the City's Housing Element Update webpage:
pomonaca.gov/prohousing
Para más información, visite la página web de la Actualización del Elemento de Vivienda de la ciudad:
pomonaca.gov/prohousing
55

55


Thank you
56

56

Community Workshop #2

On Wednesday October 20, 2021, from 6:00PM to 8:00PM, the City of Pomona held a virtual community workshop for the 2021-2029, 6th Cycle Housing Element Update. The City advertised the workshop in both English and Spanish through social media, email blasts, and posts on the City webpage. The workshop was conducted in English with a live translation available in Spanish. Staff, in coordination with their consultant conducted the workshop trough a zoom webinar. The complete recording of the English workshop is available on the City's Housing Element Webpage: pomonaca.gov/prohousing

The workshop focused on the recently available public review draft of the Housing Element. The workshop provided information on the Housing Element Update process and current pro-housing efforts, as well as to answers any questions from the public about the Public Review Draft. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of what a Housing Element is;
- The City's Housing Element efforts to date;
- An overview of the Public Review draft;
- Information on Pro Housing Pomona;
- Instructions on how to access and comment on the Public Review Draft;
- And community engagement and participation.

Following the presentation, the Housing Element Update team asked participants to share any comments or questions they about the draft document. The public comments are summarized below:

- Consider the environmental health impacts of potential housing sites near freeways.
- There was an additional question about the City's consultant working with the City for this project. Clarification was given that the City is working on multiple housing related outreach projects with a few different consultant companies.

Stakeholder Workshop #3

On Thursday October 21, 2021, from 5:30PM to 7:30PM, the City of Pomona held a virtual Housing Academy workshop for the 2021-2029, 6th Cycle Housing Element Update. A total of twelve (12) Housing Academy members attended the workshop. The workshop was conducted entirely in English and the complete recording of the workshop is available on the City's Housing Element Webpage: pomonaca.gov/prohousing.

The workshop provided information on the Housing Element Update process and current pro-housing efforts, as well as answered any questions from the public about the Public Review Draft. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of what a Housing Element is;
- The City's Housing Element efforts to date;

- An overview of the Public Review draft;
- Information on Pro Housing Pomona;
- Instructions on how to access and comment on the Public Review Draft;
- And community engagement and participation.

Following the presentation, the Housing Element Update team asked participants to share any comments or questions they about the draft document. The public comments are summarized in the table below.

Participant Question/Comment	City Response
Many landlords don't want to accept Section 8 housing vouchers because of the inspection process.	The State passed a law prohibiting discrimination based on income source to help prevent this.
Will the units from a housing project (777 apartments) passed by the City help with the RHNA number?	No, the project's units are considered existing and do not count towards the RHNA numbers.
Does the State offer incentives for meeting RHNA numbers?	Yes, there is a new State metric that will reward compliant Cities with priority review for housing related grants.
Is the City focused on only apartments or houses as well?	The required RHNA units are not specific. The City has needs for all housing types for both rent and sale.
Will proposed legal cannabis operations be in poverty areas?	There are 4 permitted legal cannabis sellers all of which are located outside of the identified R/ECAP area.
Some surrounding cities have huge houses on small lots. How does the City make regulations to allow for more housing while avoiding "mansions"?	This could be addressed with specific urban design standards when the City's zoning code is updated.
Downtown residents and businesses are concerned about the growth of low to low-moderate income housing in the area. Residents want to see economically mixed development with mixed use units. It is important to spread the locations of low to low-moderate income housing to enhance the diversity of the community.	The site strategy used for the proposed housing sites identified multiple mixed income site located throughout the City to limit segregation and create opportunity for developers.
Housing department agreed to develop a single-family lot and provide multi-unit housing in residential areas, specifically emergency family housing.	Yes, the City is proposing and looking into many types of housing.
What is the future plan for downtown? There is opportunity for the development of land and under-utilized buildings in the downtown area that would be great for mixed use housing including businesses. There is interest in mixed use occupancy for various income levels.	The housing planning is broad and includes all of the things mentions. The future specific plan will further dictate the details of the downtown area.

Are artists' lofts only specific to downtown of can buildings on corridors be repurposed for lofts so that they are not concentrated downtown?	No, artist lofts can be wherever.
Does the City have a list of developers they use, or can any developer come into the City and build?	No, for liability and fairness, the City does not have preferred developer list.
Is the City advertising to developers?	Yes, the City is actively looking for developers.
What will the impacts of the large project on Bonita be?	The project may impact the street scape and include improvements to the infrastructure and urban design to be able to accommodate the project. The goal is to link the project area to group transportation. The City is focusing on quality of life and creating places where people will want to continue to live while addressing streets, parking, and housing.

A.7 Housing Leadership Academy

This section contains all available materials created for the LeSar Housing Leadership Academy.

Housing Stability Listening Session
City of Pomona Housing Strategy Stakeholder Engagement
February 11, 2020, 6:00-7:45 p.m.

MEETING ATTENDEES

- Yesenia Miranda Meza – PUSH Board President and 35-year resident, Districts 1 and 5
- John Nolte – PUSH Vice Chair and Local Attorney
- Benjamin Wood – PUSH Board Treasurer and Organizer, Pomona Economic Opportunity Center
- Jesus Sanchez, Co-Founder and Executive Director, Gente Organizada and Resident, District 1
- Anel Hernandez, Gente Organizada Advisory Board and PUSH Board Member
- Jose Diaz, PUSH Member and Resident
- Noah Latkin, PUSH Member and Resident
- Miranda Sheffield, PUSH Member and District 6 City Council Candidate

The meeting was facilitated by Jessica Ripper of LeSar Development Consultants.

MEETING OBJECTIVES

- *Establish a shared understanding of current housing stability laws.* All meeting participants have been active in rent control measures, including the Tenant Protection Act of 2019 (AB 1482) and did not think it necessary or useful to focus on this objective.
- *Identify community needs and opportunities to enhance housing stability.* Participants are focused on rent control as a foundation for broader housing stabilization measures. They suggested reviewing public comment from City meetings on this issue.

GENERAL FEEDBACK

- Participants expressed disappointment that City staff were not present. The facilitator explained that the listening session is part of a broader effort to inform planning for a housing summit, and later a housing strategy that addresses the diverse needs of the community. The facilitator also explained that these listening sessions are frequently conducted without staff in the room so that people can speak freely.

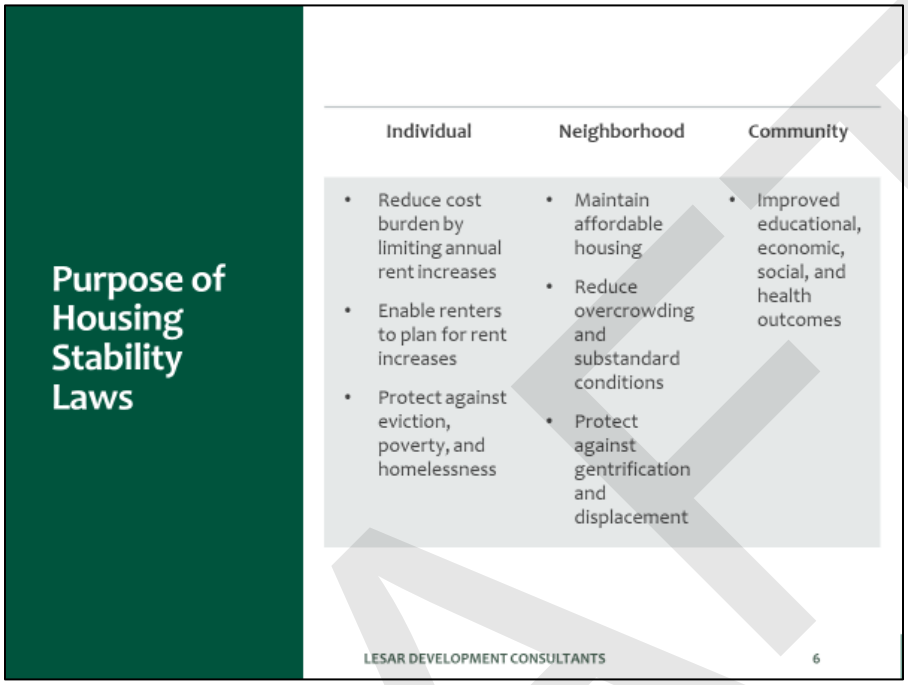
BACKGROUND ON HOUSING STABILITY MEASURES

Based on the group's understanding of existing housing stability laws, the facilitator used the slides on the purpose and evidence base for housing stability laws to gather information on participants' experience with the issue of rent stabilization in the City of Pomona.

DRAFT

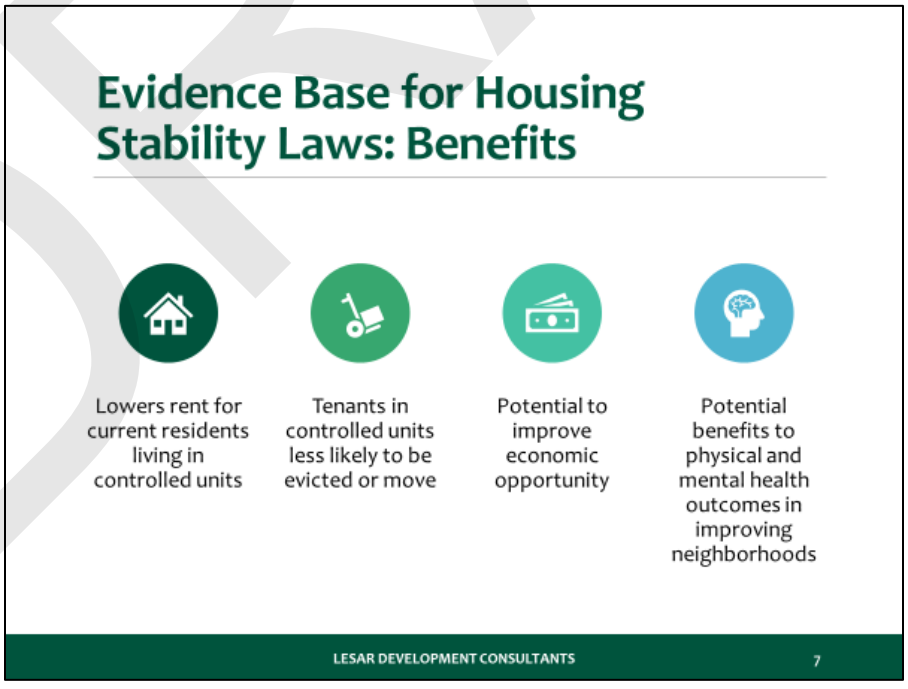
Purpose of Housing Stability Laws

Participants generally agreed with the stated purpose of housing stability laws outlined on the slide below:

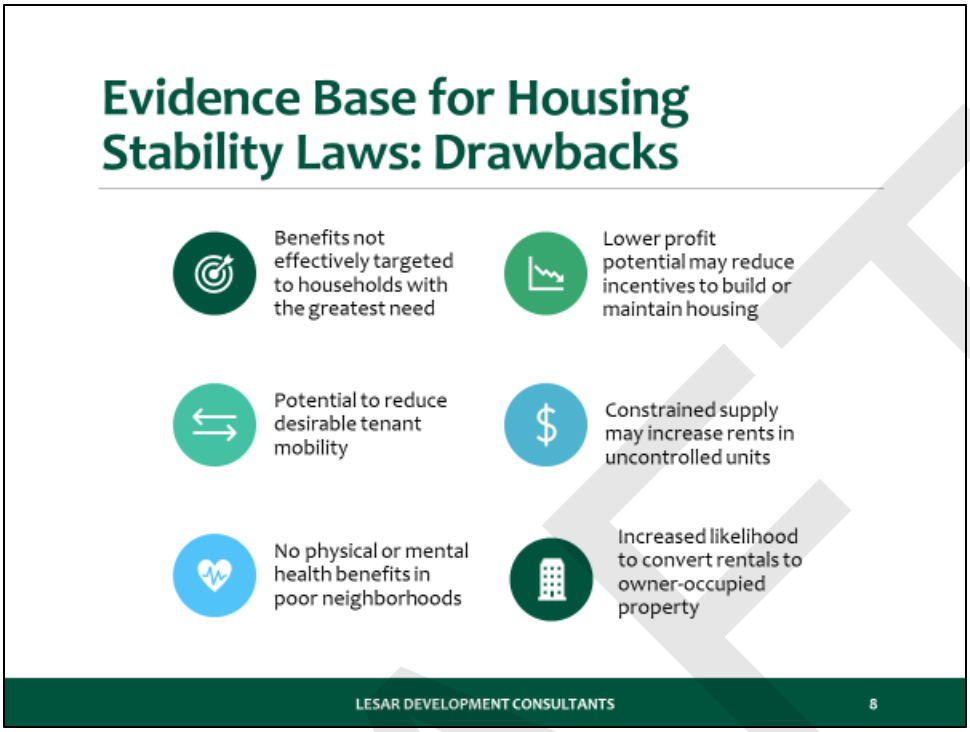


Evidence Base for Housing Stability Laws

Participants generally agreed with the evidence base supporting housing stability laws, and raised specific questions and concerns about the drawbacks to housing stability laws outlined in the slides below:



DRAFT



Key questions and concerns participants raised about the evidence base presented on this slide include:

- The slide reflects findings from national studies, and participants indicated that it is not representative of current conditions in the City of Pomona.
- Participants indicated that targeting benefits to households with the greatest need is not currently an issue because such a large percentage of residents are rent-burdened, and that it's more important to provide relief to residents now.
    - Participants referenced Sec. 20-2(f) of the proposed PUSH ordinance, which states:
        - (d) According to the U.S. Census Bureau American Community Survey 2016 one-year estimates, households in Pomona has a median income nearly 20% lower than the median income in the Los Angeles-Long Beach-Anaheim statistical area, to which Pomona belongs.
        - (e) Pomona's 2013-2021 Housing Element states almost 17,000 Pomona households (43.7%) have incomes that are less than 80% of the Area Median Income (AMI), the low-income threshold as defined by the U.S. Housing and Urban Development department.
        - (f) According to the U.S. Census Bureau, 2016 American Community Survey, 31% of renting families in the City were living below the poverty level. According to the same survey, 62% of Pomona tenant households are rent-burdened, meaning the household pays 30% or more of its income on housing costs. Ninety percent (90%) of tenant households with income under $50,000 per year pay more than 30% of their income on housing. Nearly 7,000 tenant households (39% of total tenants) earn less than $35,000 annually and spend more than 30% of their income on housing More than half of Pomona's housing is renter-occupied.

DRAFT

- Participants shared that their proposed ordinance's tenant right to purchase could increase the number of owner-occupied properties and reduce the gentrification and displacement associated with rental conversion. Participants explained that unions and financial institutions are interested in the proposal.
- Participants also proposed that the City should require property owners to better maintain the condition of residential units and purchase properties used as housing for low-income residents when it becomes available to maintain affordability.
- Several group members shared that Pomona has a sizeable population of undocumented residents, whose experiences are not reflected in traditional analyses due to the fear of deportation.
- Participants disagreed with existing research findings that indicate housing stability laws have no physical or mental health benefits in poor neighborhoods. They did not feel the findings were generalizable to Pomona.
- They also did not feel that research findings about desirable mobility were relevant given current challenges with gentrification and displacement and want to prioritize policies that allow people to remain in Pomona.

State and Local Laws – AB 1482 and PUSH Proposed Ordinance

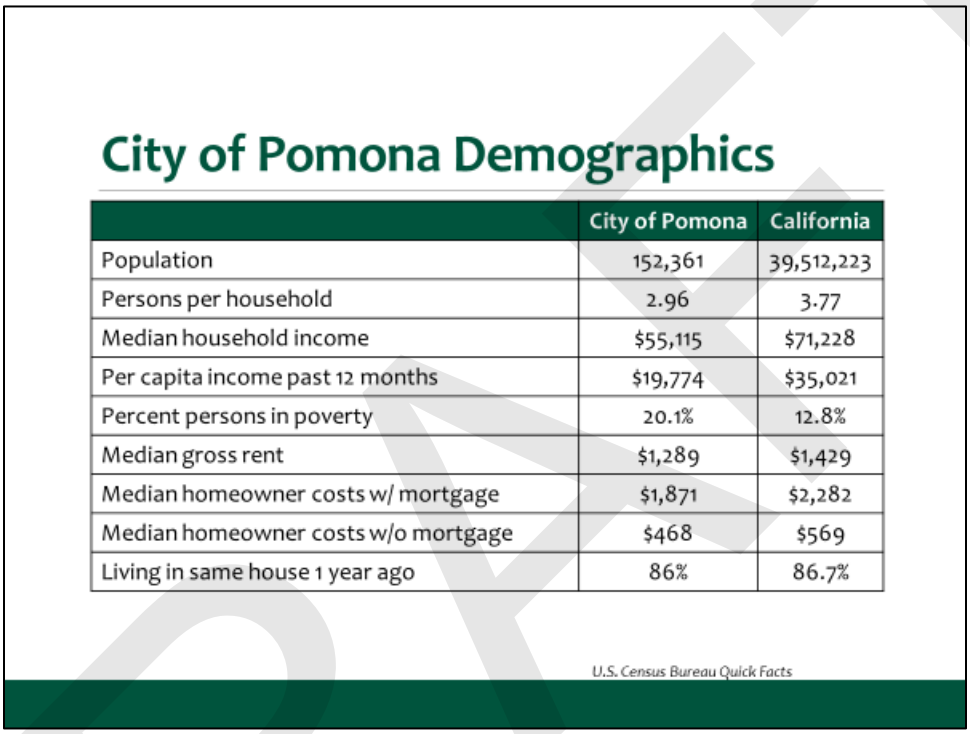
- Group member described AB 1482, the recently enacted statewide rent stabilization law, as a band aid with no enforcement mechanism. They agreed that it is meant to stop rent gouging, but expressed that it does not prevent displacement. Specifically, the caps on rent increases are in line with the average 8% rent increase, so it doesn't offer any correction to market forces.
- The group acknowledged that the proposed local measure is long, but is modeled after those developed in other communities and intended to be comprehensive. They also expressed that the decision about its enactment should be up to the voters.
- Specific components of the ordinance the group highlighted during the meeting include:
    - The importance of fiving tenants the first right of refusal and first right of return. Many individuals living in the community are renters, and the group recognized that ownership creates better long-term outcomes and collective ownership.
    - Setting criteria for the sale of public land, including paying prevailing wage on development and not including time limits on affordability. They also want the City to hold more housing as a public good. They proposed that the City invest in cooperative housing and a community land trust.
- The facilitator asked the group to respond to the idea that rent control is only one of a variety of mechanisms for creating housing stability. The group disagreed that there are other ways to achieve stability without strong and immediate rent control measures as a foundation.
- Participants indicated that PUSH is redrafting its ordinance to align some of the elements with new state law, and indicated that they would share it when available.
- Participants spoke extensively about the need for a Rent Board to enforce compliance with rent stabilization laws and habitability because existing mechanisms for addressing those issues are not adequate. One participants talked about the low quality of existing rental housing, and pointed out that the proposed ordinance allows landlords to petition for higher rents if they significantly improve property habitability. The group pointed out that a monthly fee to cover the costs of the rent control

DRAFT

board could be split between landlord and tenant, except in cases where the tenant is using a Section 8 housing voucher.

Demographics

The facilitator also invited the group to share their understanding of the demographics, including anything that is missing from these data.



City of Pomona Demographics

	City of Pomona	California
Population	152,361	39,512,223
Persons per household	2.96	3.77
Median household income	$55,115	$71,228
Per capita income past 12 months	$19,774	$35,021
Percent persons in poverty	20.1%	12.8%
Median gross rent	$1,289	$1,429
Median homeowner costs w/ mortgage	$1,871	$2,282
Median homeowner costs w/o mortgage	$468	$569
Living in same house 1 year ago	86%	86.7%

U.S. Census Bureau Quick Facts

- Participants talked about the need for better data about displacement, the period of time over which it's taken place, who it affects and how it varies based on race, and the impact on undocumented residents and other vulnerable populations.
- Participants noted that the number aren't accurate because they do not reflect those who are undocumented.
- They also expressed concern that nearly 13% of students within the school district are considered homeless, and want to see policies that put the health and well-being of children and families at the center of the conversation. One change participants would like to see is greater understanding of what's at stake among individuals who aren't directly impacted by the rental market.
- Participants also pointed to the problems associated with a significant—approximately 30%--on the last Census, and the drop in the African American population, which used to be nearly proportional to the national average at 12% but was halved to 6%.
- Several group members talked about their role in helping to protect the tenants facing eviction prior to the City moratorium and the impact of generalized fear among underrepresented groups, especially those who are at greater risk of victimization because of their undocumented status and lack of trust in official systems. Specifically, a dozen households expressed interest in remaining in

DRAFT

their units, but 8 families decided to move upon receiving notices, and 3 more decided to vacate even after the property owner withdrew the rent increase.

- Members talked about the importance of having locally-based, trusted organizations, such as the Economic Opportunity Center, where households can get assistance from trusted community leaders. They also discussed the possibility of tenant unions.
- The facilitator asked how a rent board would benefit residents that do not trust official institutions. Group members explained that it heavily depends on who is nominated to be in those positions. Currently, residents are calling on PUSH for assistance that they can't obtain elsewhere.
- Group members also raised concerns that, although Pomona has declared itself a sanctuary city, official policies and actions do not align with that philosophy. They want City leadership to integrate compassionate approaches into official systems, leadership bodies, and policy mechanisms so that they serve as a bridge to better quality of life, rather than penalizing people for being disenfranchised. One example is the heavy enforcement of street vending. The group indicated that more support for existing residents in the would result in a more stable community with rental streams that would pencil out for property owners in the future.

PARTICIPANT ANALYSIS OF COMMUNITY NEEDS AND OPPORTUNITIES TO ENHANCE HOUSING STABILITY

Successes

- Participants appreciated that some City leaders referred tenants experiencing challenges to them

Opportunity

- Several group members seemed surprised that the City was planning to contract with Neighborhood Legal Services, but was concerned that the entity would have limited impact because they do not specialize in housing and tenants rights. They suggested more affirmative support, including tenant right to council.
- The group advocated for a regenerative housing market that better met existing residents' needs as opposed to an extractive market that benefitted developers and pushed lower income residents out of the City. Several ideas to address this concern include greater investments in City financing and purchasing programs, and support for tenants to purchase properties that come up for sale.
- Participants also suggested tying cannabis funding to investment in housing, supporting the creation of public banks, and additional affordable housing requirements on new developments.
- Participants also spoke extensively about the number of vacant lots and homes, which they perceive as allowing owners to build wealth and equity without contributing to the public good. They are also interested in having a better understand of the impact of non-resident foreign investment in the housing market.
- Gather data that is more reflective of both the population and the housing stock within the community to better understand current conditions and inform decisions. They also suggested at looking how rent control has affected Richmond, CA.
- Other opportunities that the group views as integrally connected to the housing crisis include:
    - Participants raised concerns about underemployment, the gig economy, and the limited pay in certain sectors. They expressed the need for a municipal minimum wage to create greater parity between wages and cost of living, and strengthening unions to improve job and housing stability. They encouraged the City to enforce wage theft.

- While participants see improving education quality as a way to help people move up the economic ladder, they also reflected that improving the school district would make the City more attractive to homebuyers and investors, and would likely push out current lower-income residents if adequate rent controls aren't in place.

Aspirations

- Participants expressed a deep commitment to ensuring that the City's success and existing residents' success are intertwined. A couple participants talked about discussion in political circles that suggests Pomona should be more like Pasadena, and equated it to waiting for gentrification that would eliminate poverty by forcing lower-income people out of the community.
- Participants expressed rent control as being central to ensuring that lower-income people currently living in the community can remain in the community rather than living far from where they work. They also want leaders who support the current population, rather than looking to outside solutions
- Group members articulated rent control as a moral issue centered on home being a sacred and safe place. They have a visions for a healthy community that doesn't yet exist, because it beats the process of gentrification and allows current residents to experience positive housing development and better jobs that are filled by the kids of the people who are here now.

Results

- Increase community wealth in a way that benefit current residents (e.g., a boat that rises with the same people in it). Without rent control, participants don't think there's a chance that will happen.

DRAFT

City of Pomona Housing Strategy
Minutes: Community Listening Session on Housing
April 21, 2020, 2:00-3:00 p.m.

ATTENDEES

- Rev. Adam Donner, pastor First Presbyterian Church Pomona, adam@pomonapres.org
- Margaret Velarde, leader at St. Madeleine Catholic Church Pomona, margaret.velarde@gmail.com
- Paul Deibel, leader at St. Dennis Catholic Church Diamond Bar, padeibel@msn.com
- Juan Soria, leader at St. Christopher Covina, johnnycashflow1952@yahoo.com
- Rebecca Gifford, lead organizer Inland Communities Organizing Network, rebgifford@gmail.com
- Julie Roberts-Frank, pastor First Christian Church Pomona, julie@fccpomona.org

The meeting was facilitated via Zoom by Erica Snyder, Principal, and Jessica Ripper, Senior Associate, with technical support from Brian Nguyen.

OBJECTIVES

- Explain the City's role in planning for housing needs to support the cultural and economic diversity of residents
- Understand ICON's vision for housing to meet community needs
- Gather feedback on housing needs, including unmet needs for specific population groups
- Identify opportunities to increase the supply and affordability of housing

AGENDA

Understand ICON Housing Vision

- Vision grounded in values associated with secure housing for all with a focus on families as the soul of a healthy community when planning for the revitalization of Pomona. Core values are:
    1. Secure Housing for Pomona residents at all levels of affordability, but particularly for the most vulnerable in our community.
    2. Revitalization, not gentrification
    3. Creating policies that protect renters and are fair to good landlords
    4. Developing city systems that work well for responsible home buyers, renters and developers
- Vision originated in individual and community conversations that underscored occurrences and threats of displacement from members of faith- and community-based institutions
- Met with Mayor Sandoval and Superintendent Martinez just prior to the "shelter in place"
- Established working teams for actions related to each of the value areas (details below and in attached vision and opportunities for collaboration)

DRAFT

- Priority 1: Prioritize housing for Pomona families
  - Conduct an affordability audit to learn how much people can afford; partnered with Pomona Unified (data) on what families and employees can afford.
  - Based on household income, determine how much it costs for housing. 88% of college students live at or below poverty-level and paying for education is a challenge.
  - Sit down with other major employers (CalPoly) and small business owners to leverage relationships with institutions
  - Explore a home purchase program that prioritizes individuals who live, work, attend school, have family, or participate in local faith communities
- Priority 2: Prioritize land use to increase housing options
  - Explore opportunities to expand the use of available land, see what's available for new housing that people can afford.
    - Look at the Downtown Specific and Corridor Specific Plans that can already accommodate higher density, as well as other residential areas, and determine what number of units they can support
    - Use code compliance and enforcement to ensure rental properties are kept up and develop approaches to supporting better use of derelict properties.
    - Develop policies and initiatives that incentivize ADU construction
  - Conduct an underutilized land audit to identify underutilized publicly and privately owned land; work with the City Manager
- Priority 3: Produce new housing
  - Develop a specific plan for housing production with clear objectives, benchmarks, and timelines focused on increasing supply, because the Housing Element is not sufficient by itself. The plan should consider mixed-income, low- to moderate-income, and market housing, including housing that meets the needs of seniors, people with disabilities, and those that need supportive services, such as households experiencing homelessness.
  - Conduct a feasibility audit to identify the conditions necessary to produce affordable housing, and establish the conditions where they do not exist. ICON is interested in meeting with for profit and nonprofit developers to better understand what's needed to produce affordable housing. Identify success stories from other communities (e.g., Riverside)
  - Lower the cost for developers to build at levels that are affordable for Pomona families (e.g., reduce and eliminate permitting fees and expedite approval systems)
- Priority 4: Protect renters
  - Promote a healthy relationship between tenants and landlords
  - Educate renters and landlords to know their respective rights and responsibilities, and establish mechanisms for mediating landlord tenant disputes.
  - Expand first time homebuyer programs to create space for people to move out of the rental market if they wish/choose. Determine what programs are available and what conditions need to be created to provide those opportunities.

DRAFT

- Address the pandemic's impact on both renters and landlords, and figure out how to protect good landlords so that they can take advantage of the market to create more housing that's affordable to Pomona households

Identify Priority Housing Needs

- Displacement is the most pressing need
- Quality of housing/code enforcement becomes an issue when tenants speak up about poor conditions, and they need a place to go to protect their rights
- The two issues above are closely related to better education and enforcement of Fair Housing and Tenant Protections
- The cost of housing is prohibitive for renters to become homeowners, and for households with children and students. When communities lose school age children, schools are forced to close resulting in negative impact on the community.

Prioritize Strategies to Produce Housing

- Attendees viewed the proposed solutions as tactics, and emphasized the need to create the conditions to support and achieve a housing production plan.
- Priorities include creating political will within institutions and engaging in a public participation process so that proposals have the power and support of those with authority to implement them:
    - Focus on education and power building among people with lived experience
    - Create acceptance/buy-in about what people can afford
    - Identify where land can be freed up to support production
    - Create conversations about where to invest
- Participants also referenced the following ideas from the list of proposed solutions/tactics during the meeting:
    - inclusionary zoning, which should not include an in lieu fee. Connect inclusionary fees to a self-sufficiency standard; currently three-quarters of people are paying more than 50% of their income on household expenses
    - Improve City processes for developing housing
    - Build housing on vacant and underutilized land
    - Build multi-family housing in residential zones
    - Create ADUs or "granny flats"
    - Provide incentives to developers to integrate affordable housing into existing projects
    - Provide incentives to develop entry-level rental and for-sale affordable housing for middle-class households

NEXT STEPS

- Circulate a draft of the meeting minutes to participants to confirm accuracy
- Engage ICON in participating in the Housing Summit, which will inform the development of a Housing Strategic Plan that meets the needs of the City's culturally and economically diverse population

DRAFT

City of Pomona Housing Strategy
Minutes from the Landlord Forum on Housing
May 28, 2020, 1:00-2:30 p.m.

OBJECTIVES

- Explain the City's role in planning for housing needs to support the cultural and economic diversity of residents
- Gather feedback on the most pressing housing issues, including unmet needs for specific population groups
- Identify opportunities to increase the supply and affordability of housing
- Understand landlords' vision for housing to meet community need

AGENDA

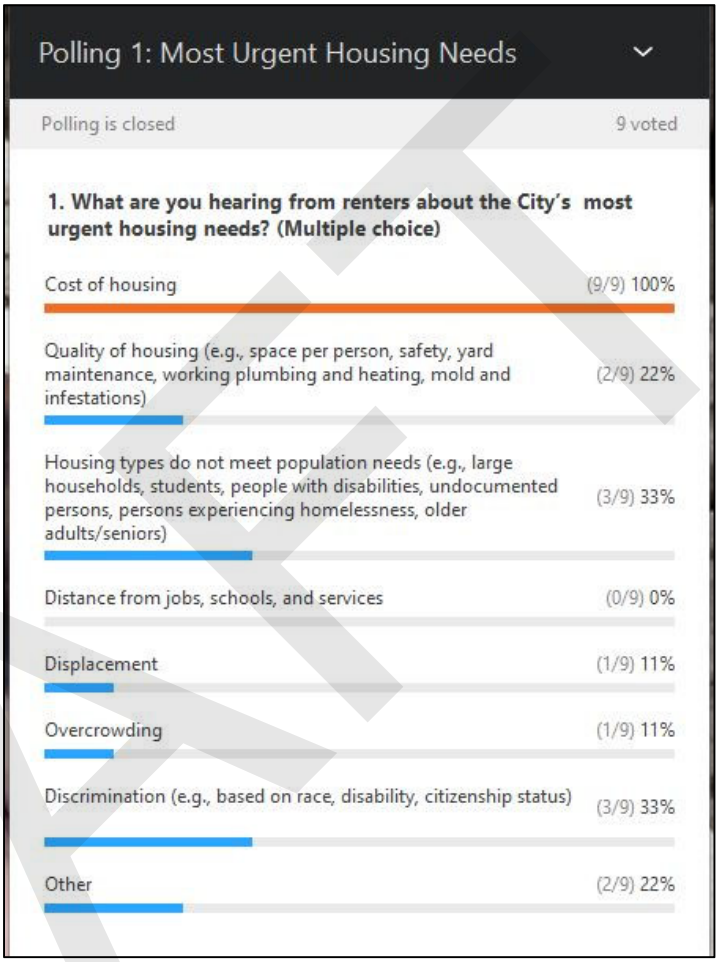
Background on Planning for Housing

- Provided background on how the community meetings will contribute to the Housing Element, which requires cities to plan for adequate housing to meet the needs of current residents and projected population growth.
- Topics identified in the community meetings will inform the development of a Housing Summit, which will help to frame the Housing Strategic Plan leading up to the 6th Housing Element cycle, which will be in effect 2021-2029.
- Shared data on the City of Pomona's fair share of the Regional Housing Needs Allocation, the shortfall in permits issued at all income levels except the above-moderate level, and the projected allocation for 2021-2029.
- One participant commented that additional federal and state funds were necessary for subsidies and for development to meet RHNA goals. They asked about whether the Pomona Housing Authority would be issuing Project-Based Vouchers to help meet RHNA needs. City staff shared that they have 60 vouchers specifically for homeless veterans, which are already committed.

DRAFT

Most Urgent Housing Needs

- In June 2019, the City Council adopted its current Housing Element, which requires the City to plan for the zoning and permitting of 3,626 units with 40% of the units designated for very low- and low-income households and 60% for moderate- and above moderate-income households.
- The City's most recent progress report, submitted in March 2020, shows that In the first six years of the 8-year cycle, the City has permitted 34% of the needed units of which the majority are at the above moderate income level.
    - 46% at the very low-income level
    - 22% at the low-income level
    - 1.6% at the moderate income level
    - 56% at the above moderate income level
- LDC shared demographic and socioeconomic data on the median income, poverty rate, cost burden, and overcrowding within the City to ground discussion on the needs of tenants and landlords (see Appendix A: Community Listening Session on Housing).

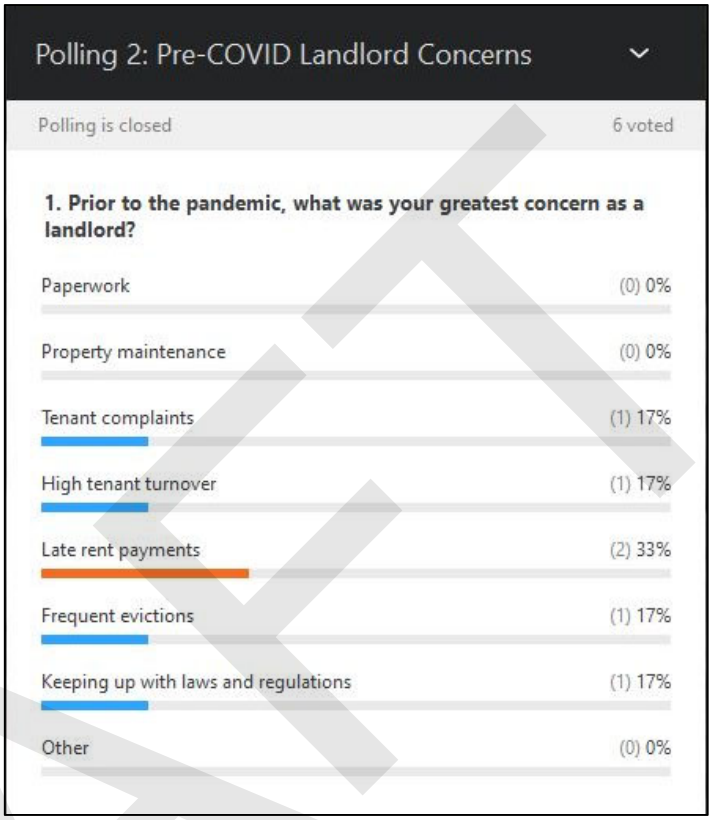


- Participants were asked to respond to Polling 1: Most Urgent Housing Needs. All participants (9) indicated that residents report that housing costs are their greatest concern. One-third of respondents indicated that other key concern are housing that does not meet residents' needs and discrimination.
- Other participants commented on the following items:
    - Available housing does not meet the needs of low-income people with trauma or people experiencing declining health. For example, there is a shortage of first floor units, elevators, etc.
    - Not all landlords accept tenants using subsidy programs.
    - The lack of subsidies is an issue and Section 8 approvals take a long time when they are able to take new applications.
    - Some landlords require double income [security deposits]?

DRAFT

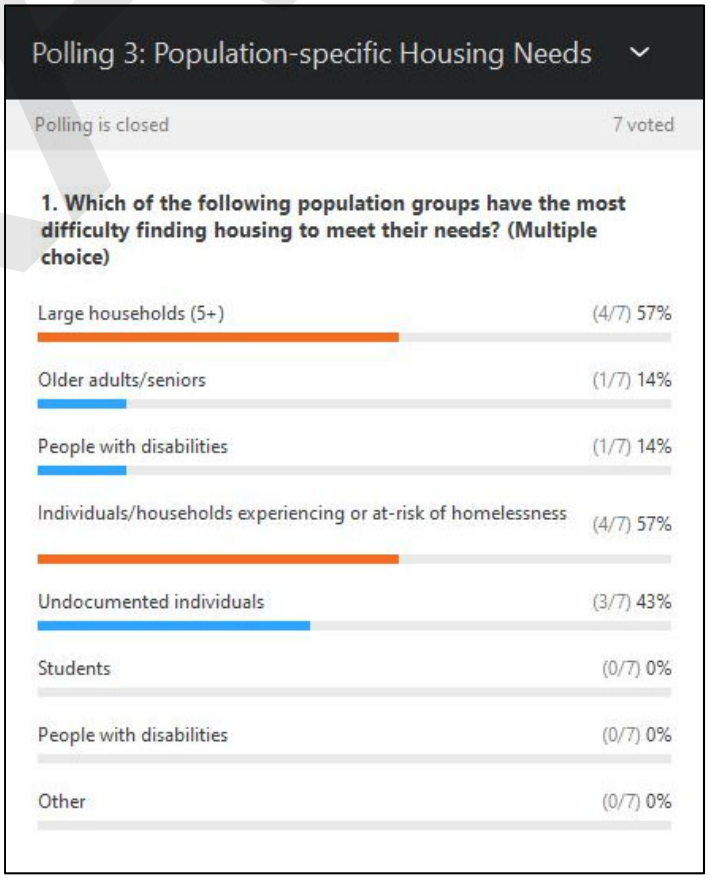
Pre-COVID Landlord Concerns

- Participants were asked about the greatest landlord concern prior to COVID and how those concerns have changed as a result of the pandemic.
- Polling 2: Pre-COVID Landlord Concerns shows that 2 of 6 respondents indicated that late rent payments were the greatest concern.
- When asked about how those concerns have changed as a result of COVID, participants expressed concerns about incomes being affected, issues related to safety and security, tenants not following the rules, and barriers to new move-ins because landlords are not accepting new tenants.



Unmet Housing Needs

- LDC shared demographic data on the needs of specific population groups (see Appendix A: Community Listening Session on Housing).
- Polling 3: Population-specific Housing Needs asked participants to identify which population groups have the most difficulty finding housing. Two populations were identified by 4 of 7 participants: large households of five or more people and individuals/households experiencing or at-risk of homelessness. Three participants (43%) indicated that undocumented individuals also had difficulty finding housing.
- One participant commented that finding housing for people experiencing homelessness is challenging because individuals often do not have critical documents necessary to obtain benefits or employment that would provide them with an income to cover the cost of housing. They further remarked that the

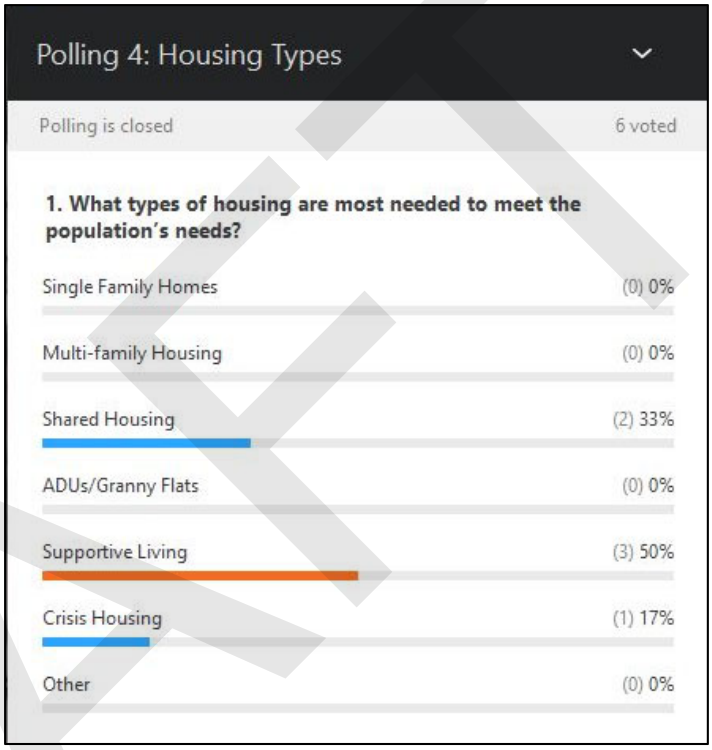


DRAFT

process for obtaining key documents is lengthy and often involves appeals that delay access to housing.

Types of Housing

- LDC provided background on the composition of the City's current housing stock and different housing types and configurations, including multi-family housing, crisis housing, supportive living, ADUs/granny flats, and shared housing (see Appendix A: Community Listening Session on Housing).
- Polling 4: Housing Types shows that participants identified supportive housing and shared housing as the types of housing that are most needed within the City. Supportive living combines housing and services to enable people to attain or retain their independence to live in the community. Shared housing refers to any arrangement when two or more unrelated people choose to live together in a single housing unit and share housing costs and responsibilities, and can be an effective way to expand options and increase affordability for people with limited incomes, including older adults.



- One participant commented that individuals living on fixed income, such as SSI/SSDI, cannot afford a unit on their own and that communities need to get realistic and creative, which includes shared housing.

Prioritize Strategies to Produce Housing

- To guide discussion on future strategies, LDC shared highlights of the steps the City is currently taking through its 2013-2021 Housing Element to shift toward the higher density infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along major corridors (see Appendix A: Community Listening Session on Housing).
- Looking to the future, 5 of 6 participants indicated that providing incentives to developers to integrate affordable housing into existing projects was the highest priority strategy the City should pursue. Improving City processes for developing housing and providing incentives to developers to produce entry-level rental and for-sale units tied for the second highest priority actions, with 50% of participants voting in favor of those strategies (see next page).
- Other strategies participants suggested include providing funding to support landlords with obtaining business licenses and performing repairs, pursuing state funding and vouchers to support

DRAFT

conversions of motels to supportive housing, and updating the zoning code to allow low-cost, tiny home communities for people experiencing homelessness.

NEXT STEPS

- Circulate the meeting minutes and PowerPoint to participants (see Appendix A: Community Listening Session on Housing).
- Engage participants in the Housing Summit, which will inform the development of a Housing Strategic Plan that meets the needs of the City's culturally and economically diverse population.

DRAFT

A.8 Public Comments

This section contains all public comments received by the City during the Public Review period and the duration of the Housing Element Update. Public comments received during workshops and meetings are included in the prior sections.

Table A.2-2: Public Comments

Public Comments	Responses
Planning Commissioners comment on goals of the complete streets program. Specifically, goals should be more specific and clearly outlined.	This program has been updated to reflect the comment of the Commissioner. Specifically, clear goals are outlined, and objectives and action items were updated.
Planning Commissioners comment on goals of the Parks Master Plan program. Specifically, goals should be more specific and clearly outlined.	This program has been updated to reflect the comment of the Commissioner. Specifically, clear goals are outlined, and objectives and action items were updated.
We have seen a 34.3% increase in the workforce participating in the Professional, Scientific, Management, and Administrative services sector which would indicate that more and more households will not fall in the "very low or low" bracket of below 60% AMI. Please include solutions for middle income households in the form of workforce housing.	Comment has been considered.
For the community land trust, we should work with Pomona Unified School District.	Comment has been considered.
It's important to consider is if changing housing needs are going to run out current residents. If changes are going to impact current residents in all neighborhoods in a negative way, then changes should not be implemented.	Comment has been considered.
Was an assessment also completed of vacant spaces currently existing in our city that could be used to create affordable housing before modifying and overburdening areas already populated as meant to be.	An assessment of available, candidate housing sites is located in **Appendix C** of this Housing Element.
I find it a shame that residents in existing areas are not contacted with concerns before making many of these changes.	The City has hosted a number of workshops, meetings, and community input opportunities as detailed in this **Appendix A.2**.
I am concerned that parking is being eliminated as a consideration as a housing constraint. I am currently dealing with exactly this issue in my neighborhood and it is due to multiple ADUs being added in close proximity all while the city is "improving streets" and eliminating parking on my	Comment has been considered.

Table A.2-2: Public Comments	
Public Comments	**Responses**
block. If you are inviting more people to live in an area the parking needs to be addressed FIRST, not as an afterthought. Our city needs to be proactive and consider ALL of the inconveniences that are placed on residents because of these decisions.	
There needs to be a clear and decisive process that includes current resident input. "Just because you can doesn't mean you should."	The City has hosted a number of workshops, meetings, and community input opportunities as detailed in this **Appendix A.2**.
I am happy that you put out the pro housing pomona and ask public opinion. I have lived and worked in the city more than 20 years and this is the first time I see it. Hopefully we can do something about this to benefit all pomona citizens.	Comment received.
There are housing needs for everyone especially the ~~low~~ low-income people. I do not know younger generation can afford housing with such outrageous price to buy a house or rent a place to live nowadays.	Comment has been considered.
The City need to open in person hearing as well as suggestion boxes so anyone can participate. Zoom meeting and workshops only work for higher income, young, tech savvy and legal resident and not for older, less educated, or low income resident who has no computer, no internet access, or no knowledge of using technology. There is also the missing voice from the undocumented population in Pomona.	Comment has been considered.
Existing constrains happened because Pomona has in recent year doubled fees, adding impact fee, adding too many requirements and red tape so that no one want to build anything. Many of people are going to city where they make it easier and cheaper for them to build.	Comment has been considered. **Appendix B** provides an analysis of potential housing constraints.
There are still so much empty land where city can encourage ordinary property owner to build or add adu or convert vacant business to housing by working with them by making easier and less costly with permit and fees.	Comment has been considered. **Appendix C** includes analysis of vacant candidate sites and the potential growth of ADUs over the next 8 years. ***Program 1.1A*** and ***Program 3.1A*** respectively address the inventory of available vacant land and the development of ADUs.

Table A.2-2: Public Comments	
Public Comments	**Responses**
There are empty lots, many owners have small house on 1/2 acre land can subdivide or have an option of building adu without going red tape and cost like all kind of junk and impact fees and jumping through the hoop process in order to build.	***Program 3.3A: Lot Splits*** includes a code amendment permitting small lots in the Pomona Zoning Ordinance.
There is also an option of encourage and make it easier for owner of commercial units on mixed use property to convert to residential	***Program 1.1A: Adequate Sites Inventory*** includes a provision for the City to promote incentives available for housing, live/work development, and mixed-use development citywide.
Pomona has double the fee in recent years, adding impact fee, adding more red tape and not keeping up with the current trend as well as current state law on adu building, as well as converting commercial property to residential or mixed used properties. There is no brochures, no education pamphlet or awareness program going on. There are no clear open process and fee or any assistance of fee waived or grant to help resident to do such things. Our ordinance is vague and not very detailed and burdensome for residents.	**Section 5 of the ProHousing Pomona Housing Element** includes a number of Programs with provisions to provide additional information and outreach to the community on available resources and procedures.
City can adopt an amnesty program or period for a certain time like city of San Mateo is doing right now that they waive all the fee and penalties for illegal units if owner would bring it up to code.	Comment has been considered.
City can also encourage building by giving discount on fees or waive certain fee on vacant space or giving out low interest loan or grant to low income owner when doing so. City may not get fee or impacted in building permit or impact yet property value does go up with rehab and city will benefit from it for years to come, also there is an advantage of create more housing as well as create jobs and another source of income for the one who built.	Comment has been considered.
I finally see many young professional getting hired here. I have hope that the city would find a way to cut the red tape. make it more affordable, educate and raise awareness and work with present residents as well as future ones to build a better Pomona.	Comment has been considered.

Table A.2-2: Public Comments	
Public Comments	**Responses**
Sites APN 8341011906 and 8341011901 (site inventory #264 and 265) are part of the newly created Pomona Civic Center Historic District and so should be removed from the RHNA site inventory. There will be impediments to development if the historic integrity of the district is to be maintained.	Comment has been considered.
I think the Pro-Housing Element is actually a great document and plan. I am excited to see if the "inclusionary housing" policy makes a huge impact.	Comment has been considered.
Yes, we need more houses built, but before that we should focus on making houses affordable. We the people need to be able to keep our houses that we already rent in.	Comment has been considered.
The city council has tried to bring awareness to the people of Pomona through social media. It's working, but the council should post more often.	Comment has been considered.
City codes need to change in favor of the renters not the landlords.	Comment has been considered.
This housing issue needed to be reviewed sooner than 2020 because people have been unable to keep their homes for the last 5-8 years.	All jurisdictions are mandated by State law to update their Housing Elements every 8 years.
The city could do more to encourage ADU construction, such as providing pre-approved "cookie cutter" plans for properties and/or preapproving pre-fab ADU structures.	***Program 3.1A: Express Permitting for Additional Units*** includes the implementation of a permit ready ADU and Duplex program and creating permit ready plans for special needs populations.
The ADUs projected for the city does not meet with the current State HCD guidance which is an average of the past three years of ADUs not just the last year or nine months.	**Section B.5** of **Appendix C** includes detailed analysis on the Pro Housing Pomona's ADU strategy.
The city should strongly consider removing and eliminating parking requirements for affordable units, but also condition locked bicycle/scooter storage or free transit passes to be provided in lieu of parking to mitigate impacts to surrounding neighborhoods.	Comment has been considered.
There also is opportunity in the Civic Center area to build affordable housing on the south parking lot, appropriately complementary to the civic center which was recently declared a landmark.	Comment has been considered.

Table A.2-2: Public Comments	
Public Comments	**Responses**
The city should have posted the video of the Housing Element meetings online.	Workshop recordings, as well as the Public Review Draft and information on upcoming engagement opportunities, are available on the City's Pro Housing Pomona webpage: pomonaca.gov/Prohousing
The city should make sure that there is a rental registry for landlords, and also a registry for properties under the inclusionary housing ordinance so people are aware these units are available. The city could condition in the IHO or a future amendment that people have to be taken off a registry or interest list of people interested in affordable housing, in order to occupy an affordable housing unit. This prevents these units from being handed to friends of the developer.	Comment has been considered.
Also, what happens when someone who qualifies for affordable housing later makes too much money? Once someone is ineligible they should not be evicted, but rather another unit in the building needs to go for affordable housing once the person who originally occupied the property is eligible to pay market rent.	Comment has been considered.

ID	What is your association to the City of Pomona?	Please submit comments on the Pro Housing Pomona 2021-2029 Housing Element.	Please submit comments on Appendix A.1 (Housing Needs Assessment) here.	Please submit comments on Appendix A.2 (Community Engagement Summary) here.	Please submit comments on Appendix B (Existing Housing Constraints) here.	Please submit comments on Appendix C (Candidate Sites and Housing Resources) here.	Please submit comments on the Appendix D (Affirmatively Furthering Fair Housing) here.	Please submit comments on the Appendix E (Review of Past Performance) here.	Please submit comments on Appendix F (Consistency Check) and/or Appendix G (Glossary) here.	Please submit any additional comments you would like to send the project team here.
1	I am a resident	We have seen a 34.3% increase in the workforce participating in the Professional, Scientific, Management, and Administrative services sector which would indicate that more and more households will not fall in the "very low or low" bracket of below 60% AMI. I did not see any solutions for middle income households in the form of workforce housing. This missing middle class needs help as well. Please include solutions for this growing population. Please feel free to contact me for more. Angelica Morales 626-429-9246								
2	I am a resident	For the community land trust, we should work with Pomona Unified School District. They will be open to the idea on current properties as many schools need to be closed.								
3	I am a resident	I find valid the evaluation for change to accommodate our cities changing needs, but also important to consider is if these changes are going to run out current residents. If changes are going to impact current residents in ALL neighborhoods in a negative way then changes should not be implemented.	Was an assessment also completed of vacant spaces currently existing in our city that SHOULD be used to create affordable housing before modifying and overburdening areas already populated as meant to be.	I find it a shame that residents in existing areas are not contacted with concerns before making many of these changes. Simply approving items based on what is "thought to be true" is often times a burden on existing spaces and residents.	I am concerned that parking is being eliminated as a consideration as a housing constraint. I am currently dealing with exactly this issue in my neighborhood and it is due to multiple ADUs being added in close proximity all while the city is "improving streets" and eliminating parking on my block. If you are inviting more people to live in an area the parking needs to be addressed FIRST, not as an after thought. Our city needs to be proactive and consider ALL of the inconveniences that are placed on residents because of these decisions.					There needs to be a clear and decisive process that includes current resident input. "Just because you can doesn't mean you should."
4	I am a resident	i am happy that you put out the pro housing pomona and ask public opinion. I have lived and worked in the city more than 20 years and this is the first time I see it. Hopefully we can do something about this to benefit all pomona citizens.	There are definitely housing need for everyone especially the low income people. I do not know younger generation can afford housing with such outrageous price to buy a house or rent a place to live now aday.	City need to open in person hearing as well as suggestion boxes so anyone can participate. Zoom meeting and workshops only work for higher income, young, tech savy and legal resident and not for older, less educated or low income resident who has no computer, no internet access or no knowledge of using technology, There are also the missing voice from the undocumented population in Pomona.	Existing constrains happened because Pomona has in recent year has double fee, adding impact fee , adding too many requirements and redtape so that no one want to built anything . Many of people are going to city where they make it easier and cheaper for them to built. There are still so much empty land where city can encourage ordinary property owner to built or add adu or convert vacant business to housing by working with them by making easier and less costly with permit and fees.	There are empty lots, many owners have small house on 1/2 acrea land can subdivide or have an option of building adu without going red tape and cost like all kind of junk and impact fees and jumping throught the hoop process in order to built. There are also an option of encourange and make it easier for owner of commercial units on mixed use property to convert to residential	n/a	Pomona has double the fee in recent years, adding impact fee, adding more red tape and not keeping up with the current trend as well as current state law on adu building, as well as converting commercial property to residential or mixed used properties. There is no brochures, no education pamphlet or awareness program going on. There are no clear open process and fee or any assistance of fee waived or grant to help resident to do such things. Our ordinance is vague and not very detailed and burdensome for residents. I have talked to different contractor and they share their experience but are afraid to speak up. There is no complain process or who report or appeal to if process or requirements are unreasonable or exessive. I had not built anything or do any improvement except for painting for a long time because of past experience with the process.	To an average owner, if the city encourage them and make it easier and less costly to build or convert, many of us would like to make build and make it so there is more housing. City can adopt an amnesty program or period for a certain time like city of San mateo is doing right now that they waive all the fee and penalties for illegal units if owner would bring it up to code. City can also encourage building by giving discount on fees or waive certain fee on vacant space or giving out low interest loan or grant to low income owner when doing so. City may not get fee or impacted in builting permit or impact yet property value does go up with rehab and city will benefit from it for years to come, also there is an advantage of create more housing as well as create jobs and another source of income for the one who built .	I have been here in 20 years waiting for some changes. I finally see many young professional getting hired here. I have hope that the city would find a way to cut the red tape . make it more affordable, educate and raise awareness and work with present residents as well as future ones to build a better Pomona. Everyone has a job to do, however, if you can make a difference in life and making changes to make it better then it would bring some good feeling in the soul knowing that your present and effort while we are here do make a difference. Thanks for your time and attention
5	I am a student									
6	I am a resident					Sites APN 8341011906 and 8341011901 (site inventory #264 and 265) are part of the newly created Pomona Civic Center Historic District and so should be removed from the RHNA site inventory. There will be impediments to development if the historic integrity of the district is to be maintained. Thank you.				
7	I am a student	I think the Pro-Housing Element is actually a great document and plan. I am excited to see if the "inclusionary housing" policy makes a huge impact.	Yes, we need more houses built, but before that we should focus on making houses affordable. We the people need to be able to keep our houses that we already rent in.	I find that the city council has tried to bring awareness to the people of Pomona through social media. I think it's working, but the council should post more often.	City codes need to change in favor of the renters not the landlords.			I think we can all say that this housing issue needed to be reviewed sooner than 2020 because people have been unable to keep their homes for the last 5-8 years.	This is important to have as it brings a greater understanding to what the text is saying. I was glad I could reference the definitions of political terms I did not understand all on the same document.	
8	I am a resident	I feel the city could do more to encourage ADU construction, such as providing pre approved "cookie cutter" plans for properties and/or preapproving pre-fab ADU structures. The ADUs projected for the city does not meet with the current State HCD guidance which is an average of the past three years of ADUs not just the last year or nine months. The city should strongly consider removing and eliminating parking requirements for affordable units, but also condition locked bicycle/scooter storage or free transit passes to be provided in lieu of parking to mitigate impacts to surrounding neighborhoods. There also is opportunity in the Civic Center area to build affordable housing on the south parking lot, appropriately complementary to the civic center which was recently declared a landmark.		The city should have posted the video of the Housing Element meetings online.			The city should make sure that there is a rental registry for landlords, and also a registry for properties under the inclusionary housing ordinance so people are aware these units are available. The city could condition in the IHO or a future amendment that people have to be taken off a registry or interest list of people interested in affordable housing, in order to occupy an affordable housing unit. This prevents these units from being handed to friends of the developer. Also, what happens when someone who qualifies for affordable housing later makes too much money? Once someone is ineligible they should not be evicted, but rather another unit in the building needs to go for affordable housing once the person who originally occupied the property is eligible to pay market rent.			

Appendix B

HOUSING CONSTRAINTS

A. Housing Constraints

A variety of constraints may affect the provisions and opportunities for adequate housing in the City of Pomona. Housing constraints consist of both *governmental constraints*, including, but not limited to, development standards and building codes, land use controls, and permitting processes; as well as *nongovernmental or market constraints*, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors can create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

B. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Pomona and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing, and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Pomona.

1. Land and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $118.57 for multi-family housing, $131.24 for single-family homes, and $148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would costs about $123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering high land costs, are not considered a major constraint to housing production in Pomona.

Land costs can pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismic hazards, flooding) can also be factored into the cost of land. A May 2021 Zillow search for lots for sale in Pomona returned 11 properties for sale ranging in size

from 0.18 acres to 1.94 acres and listed between $250,000 and $3,500,000. Of these 11 vacant lots, the average cost of land is approximately $44 per square foot: resulting in approximately $396,000 for a 9,000 square foot single-family vacant lot and just under $2,000,000 for a vacant one-acre lot for a multi-family development. This is considered affordable for market-rate housing and moderately affordable for affordable housing and is therefore not considered a constraint.

2. Financing Availability

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area/Metropolitan Division (MSA/MD).

Table B-1 below displays the disposition of loan applications for the Los Angeles-Long Beach-Glendale MSA/MD, per the 2019 Home Mortgage Disclosure Act report. The table below displays percent of application Approved, Denied and Other (Applications Approved But Not Accepted, Applications Withdrawn, and Files Closed for Incompleteness). According to the data, applicants in the 120% MSA/MD median income range or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50% MSA/MD median income range experienced higher percentages of denied loans than other income categories. In all income categories, applicants who reported White had the most approvals and applicants who reported Native Hawaiian or other Pacific Islander had the most denials. Encompassing all income levels, about 59% of applicants received a loan and 18.5% had their loan application declined.

Compared to the Anaheim-Santa Ana-Irvine MSA/MD region, the Los Angeles-Long Beach-Glendale MSA/MD region has a lower loan approval rate across the board. The most discrepancy is within the 80-99% of MSA/MD Median group where the Los Angeles-Long Beach-Glendale region has approval rates 16-31 percent below that of the same group in the Anaheim-Santa Ana-Irvine area. When compared to the Riverside-San Bernardino-Ontario MSA/MD region, the Los Angeles-Long Beach-Glendale MSA/MD region also has a lower loan approval on average. While the loan approval rate in the Los Angeles-Long Beach-Glendale MSA/MD region is lower than the Riverside-San Bernardino-Ontario MSA/MD region, the difference is not as dramatic as the difference with the Anaheim-Santa Ana-Irvine MSA/MD region.

Table B-1: Disposition of Loan Applications by Race/Ethnicity and Income - LOS ANGELES-LONG BEACH-GLENDALE MSA/MD				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MDMEDIAN				
American Indian and Alaska Native	24.2%	57.3%	18.5%	178
Asian	36.5%	42.1%	21.3%	1,932
Black or African American	42.0%	28.8%	29.2%	2,120
Native Hawaiian or other Pacific Islander	20.3%	67.0%	12.6%	182
White	44.1%	30.9%	24.9%	11,384
Hispanic or Latino	39.0%	36.2%	24.8%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	37.0%	43.3%	19.7%	238
Asian	44.3%	34.1%	21.6%	2,873
Black or African American	42.8%	32.2%	25.0%	2,367
Native Hawaiian or other Pacific Islander	22.8%	62.2%	15.0%	254
White	49.0%	28.3%	22.7%	14,902
Hispanic or Latino	44.6%	32.5%	22.9%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.4%	33.3%	25.2%	111
Asian	51.1%	27.4%	21.5%	1,611
Black or African American	47.3%	27.3%	25.4%	1,124
Native Hawaiian or other Pacific Islander	35.5%	47.3%	17.2%	93
White	53.6%	23.4%	23.0%	6,887
Hispanic or Latino	50.1%	26.7%	23.2%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.0%	32.1%	25.9%	352
Asian	60.5%	19.9%	19.5%	5,869
Black or African American	49.9%	23.7%	26.3%	3,579
Native Hawaiian or other Pacific Islander	40.9%	39.9%	19.2%	291
White	60.1%	17.9%	22.0%	25,143
Hispanic or Latino	56.4%	20.7%	22.9%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	23.9%	27.2%	871
Asian	62.9%	14.3%	22.8%	35,764
Black or African American	55.0%	19.5%	25.5%	11,611
Native Hawaiian or other Pacific Islander	54.2%	23.3%	22.5%	1,052
White	64.9%	13.5%	21.7%	135,203
Hispanic or Latino	60.4%	16.5%	23.1%	42,722
TOTAL	**59%**	**18.5%**	**22.6%**	**347,398**

Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, and California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 had stalled much of the economy in early 2020; however, as the

California economy regains momentum the housing stock and prices in the Pomona community remain stable. A housing market analysis by Redfin in April 2021 reports the median sale price of homes in Pomona is $510,000 and has increased by 10.3% year-over-year. The median sale price of homes in Pomona was reported at $462,500 in March 2020. In addition, the median days a home spent on the market is reported to be 31 days – a 29.5% decrease year-over-year.

A 2021 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experienced a 14.4 percent year-to-year increase and cost a median of $664,120 in February 2021; approximately $10,880 lower than the Southern California median home price in the same month ($675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value of a home in Los Angeles County was $585,360 with monthly payments (including taxes and insurance) of $2,870 – requiring an average qualifying income of $86,100.

Mitigating Non-Governmental Constraints

The City has developed a variety of programs and methods to assist residential development and reduce the constraints brought on by market conditions. The City implements the SB 330 overlay, which promotes consistency between the City of Pomona Zoning Code and Land Use Designations. The SB 330 overlay also increase densities in previous low density and single-unit areas of the community and promotes housing development opportunity. Additionally, the City implements streamlined permit review for projects with affordable housing, funding support and continued staff coordination to increase housing supply in the City.

Where the market does not provide for lower income housing the City utilizes programs, funding and policies to bridge the gap between market development and the City's RHNA goals. Programs and efforts are identified in *Section 5: The Plan for Pro Housing Pomona* and include the following:

- **Program 1.3A:** By-Right Housing Entitlement Analysis
- **Program 1.3B:** Housing Permit Streamlining
- **Program 1.4B:** Affordable Housing Incentives
- **Program 2.4A:** Community Land Trust
- **Program 2.4B:** Reuse, Repurpose and Redevelopment of Public Assembly Sites
- **Program 2.4C:** Housing Development on City-Owned Parcels
- **Program 2.5B:** Affordable Housing Trust Funds & Targeted Investments
- **Program 3.1A:** Express Permitting for Additional Units

C. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Pomona has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing. All information regarding the City's zoning, development standards, and fees is available to the public on the City of Pomona's website (www.pomonaca.gov/) pursuant to Gov. Code §65940.1 (a)(1)(B).

1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Pomona.

The following lists the Place Type designations identified in the City's General Plan (2014). These Place Types guide the transect zoning regulations which allows for a variety of housing types. The Place Types include the following:

- Activity Center
- Residential Neighborhood
- Neighborhood Edge
- Urban Neighborhood
- Transit Oriented District: Neighborhood
- Transit Oriented District: Core
- Workplace District
- Workplace District Edge

Within the Place Types listed above, the City has identified Transect Zones which regulate the use and intensity of residential developments within Pomona. The Transect Zones (including density and heigh limits) are listed below:

- T6-A DOWNTOWN CORE – 2-12 floors and 5-100 DU/AC
- T6-B TYPICAL – 2-6 floors and 20-100 DU/AC
- T5 TYPICAL – up to 6 floors and 80 DU/AC
- T4-A TYPICAL – up to 4 floors and 70 DU/AC
- T4-B NEIGHBORHOOD EDGE – up to 3 floors and 40 DU/AC
- T4-B SECONDARY CORRIDORS – up to 3 floors and 30 DU/AC
- T4-B RESIDENTIAL TRANSITION – up to 3 floors and 20 DU/AC
- T3 TYPICAL – up to 2.5 floors and 20 DU/AC
- SD SPECIAL DISTRICTS – 9-100 floors

Note: The City currently defaults to implementing the General Plan Transect Zones rather than the Pomona Zoning Ordinance where applicable, using the SB 330 Overlay. The City has identified a goal to update the Zoning Ordinance for consistency with the General Plan. Minimum densities range based on development standards applied to the site, site acreage and developer interest. More recently (2018-2021) the City has seen and processed primarily high-density residential projects, it is not typical for developers to request to develop and density below what development standards or minimum densities permit.

State Density Bonus Law

In accordance with State Law – Government Code Section 65915 – a housing development my increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low-, low-income, and/or moderate-income households or for seniors. These units must be restricted to their level of affordable for at least 55 years. The City's Density Bonus regulations are not in compliance with state law, so the City defers to using the current State Density Bonus regulations under Government Code 65915. The City's Zoning Code states that a density bonus or other incentives may be granted when a developer agrees to one of the following:

- 20% of the total units of a housing development for persons and families of lower income;
- 10% of the total units of a housing development for very low-income households; and/or
- 50% of the total units of a housing development for qualifying senior residents, as defined in Section 51.2 of the California Civil Code.

A density bonus may only apply to developments which include five or more owner-occupied housing units. The developer must enter into written agreement with the City to guarantee for 30 years the affordability of said units to low- and moderate-income households.

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the "base" portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BPRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low-income households, or at least 30% for persons or families of moderate income in a common interest development.

The City's Density Bonus program allows a maximum of 25% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. Currently, the City refers to the latest State Density Bonus law provisions and implements the most recent changes of state law. Additionally, the City has included a program in Section 4: Housing Plan to update the City's Development Code in compliance with state legislation.

2. Residential Development Standards

The City of Pomona Zoning code establishes residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan. Table B-2 provides the development standards established for each zoning district to guide appropriate development. The development

standards include minimum lot size requirements, building setback, and lot coverage. The City of Pomona does not have a history of developer request to build at densities less than permitted.

- Single-Family Residential District (R-1-20,000)
- Single-Family Residential District (R-1-7,500)
- Single-Family Residential District (R-1-6,000)
- Planned Development Overlay District
- Medium Density Multiple-Family Residential District (R-3)
- Administrative and Professional Office District (A-P)
- Neighborhood Stores and Services Commercial District (C-1)
- General Commercial District (C-3)
- Commercial and Industrial District (C-IND)
- Light Industrial District (M-1)
- Fairgrounds Zoning District (F)
- Single-Family Residential District (R-1-10,000)
- Single-Family Residential District (R-1-7,200)
- Single-Family Residential Overlay District (R-1-E Overlay)
- Low Density Multiple-Family Residential District (R-2)
- High Density Multiple-Family Residential District (R-4)
- Planned Residential Development District (PRD)
- Neighborhood Shopping Center Commercial District (C-2)
- Highway Commercial District (C-4)
- Special Industry Zone (M)
- General Industrial District (M-2)

Table B-2: Pomona Development Standards - Dimensions

Zone	Min. Dimensions		Min. Yard Setbacks (feet)			Construction Standards		
	Lot Size	Lot Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Min. Density (2)
R-1-20,000	20,000 sq.ft.	100 ft.	30(1)	8	30	35 ft.	35%	1 DU/ 20,000 sq.ft.
R-1-10,000	10,000 sq.ft.	80 ft.	25(1)	5	25	35 ft.	35%	1 DU/10,000 sq.ft.
R-1-7,500	7,500 sq.ft.	65 ft.	25(3)	5	25	35 ft.	35%	1 DU/7,500 sq.ft.
R-1-7,200	7,500 sq.ft.	65 ft.	25(3)	5	25	35 ft.	35%	1 DU/7,500 sq.ft.
R-1-6,000	6,000 sq.ft.	60 ft.	25(3)	5	25	35 ft.	35%	1 DU/6,000 sq.ft.
R-2	3,000 sq.ft.		25	(4)	(5)	35 ft.	N/A	7-15 DUs/acre
R-3	2,500 sq.ft.	27 ft.	25	(4)	(5)	35 ft.	N/A	15-30 DUs/acre
R-4	40,000	100	25	(6)	25	75 ft.	N/A	30-70 DUs/acre
A-P	40,000	100	25	(6)	25	75 ft.	N/A	30-70 DUs/acre
C-1	N/A	N/A	25	10	10	N/A	35%	N/A
C-2	N/A	N/A	25	10	10	40 ft.	35%	N/A

Table B-2: Pomona Development Standards - Dimensions								
Zone	Min. Dimensions		Min. Yard Setbacks (feet)			Construction Standards		
	Lot Size	Lot Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Min. Density (2)
C-3	N/A	N/A	N/A	N/A	N/A	40 ft.	50%	N/A
C-4	N/A	N/A	N/A	N/A	N/A	75 ft.	50%	N/A
C-IND	N/A	N/A	N/A	10	N/A	75 ft.	50%	N/A
M	40,000 sq.ft.	100 ft.	60/20 (7)	10	20	75 ft.	N/A	N/A
M-1	N/A	N/A	25	20	20%	75 ft.	N/A	N/A
M-2	N/A	N/A	25	20	20%	100 ft.	N/A	N/A
F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:

1) Except in hilly areas - in no case may said yard be less than 10 feet.
2) DU – Dwelling Units
3) Except in hilly areas - in no case may said yard be less than 10 feet. The maximum depth is 40 feet.
4) One-half the height of the building wall adjacent to the yard.
5) Equal to the height of the building wall adjacent to the rear yard – in no case less than 15 feet.
6) One-quarter the height of the building wall adjacent to the yard – in no case less than 10 feet.
7) 60 feet minimum on a major or secondary street and 20 feet on all other streets.

Source: City of Pomona Zoning Code

Yard Requirements

A yard is defined by the City's Zoning Code as any open space on the same lot with a building unoccupied and unobstructed from the ground upward to the sky, except for the projections and/or accessory buildings permitted by the Ordinance No. 3621 Section 5. All yards must be completely landscaped except for driveways, walkways, or side or rear-yard open patios.

Lot Coverage

Lot coverage refers to the portion of a lot or building site which is occupied by any building or structure, regardless of whether said building or structure is intended for human occupancy. Lot coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district.

Maximum Building Heights

Building height is defined as the vertical distance measured from adjoining curb level to the top plate, exclusive of chimneys and ventilators; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

Parking Standards

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. Single-Family Residences shall have a minimum of two covered parking spaces

located within a garage with ingress from and egress to a street, alley, or highway. Garages shall have minimum interior dimensions of twenty feet by twenty feet for every dwelling unit. Single-Family Residences should provide one guest parking space for every four dwelling units. **Table B-3** provides the parking requirements specific to the City of Pomona.

Table B-3: Multi-Family Parking Requirements	
Number of Bedrooms	**Parking Spaces Required**
Bachelor Unit	1 space for each unit, 1 guest parking space for every 4 dwelling units
One Bedroom	1.5 spaces for each, 1 guest parking space for every 4 dwelling units
Two Bedroom	2 spaces for each unit, 1 guest parking space for every 4 dwelling units
For each additional bedroom	0.5 spaces for each unit, 1 guest parking space for every 4 dwelling units
Source: City of Pomona Zoning Ordinance Part III Section .503	

Minimum and Maximum Densities

Minimum densities range based on development standards applied to the site, site acreage and developer interest. More recently (2018-2021) the City has seen and processed primarily high-density residential projects, it is not typical for developers to request to develop at a density below what development standards or minimum densities permit.

The existing development standards have not proved to be a constraint to meeting the maximum density. There is enough flexibility that setback requirements do not constitute a constraint on residential development. The City's 35-foot height limit for all R-1 through R-3 developments does not pose a constraint to meeting the City's established densities and is not considered a constraint to the development of housing. Due to no maximum lot coverage requirements for multifamily zones, there are no scenarios in which maximum densities would not be feasible.

3. Planned Residential Developments

The City has established a Planned Residential Development (PRD) District with the purpose of facilitating development that will be consistent with the public interest and in retaining the unique character of certain areas, while also providing for more flexible development standards and provisions than are permitted by other residential zone districts. In addition, PRDs allow for planned subdivisions with smaller minimum lot sizes or master-planned, large multi-unit apartment communities.

4. Local Ordinances

An ordinance is a law passed by a municipal government that is enacted to maintain or improve public safety, health, and general welfare. Locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances may directly impact the cost and supply of residential development. Impacts may create governmental constraints to the development of housing and may hinder the City from meeting its

share of the regional housing need and the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Inclusionary Housing Ordinance

Inclusionary Housing Ordinances are local zoning ordinances which either mandate or encourage housing developers to include a specified percentage of units affordable to lower and moderate-income households. Inclusionary Housing Ordinances bring affordable housing to market and increases types of housing available to different income levels.

The City of Pomona currently has an Inclusionary Housing Ordinance. Any residential development that includes three or more units is subject to the ordinance. Inclusionary Housing requirements include:

- For sale single family detached dwelling units shall include for-sale moderate-income units equal to seven percent of the total number of dwelling units in the residential development.
- For sale townhomes, condominiums or similar attached dwelling units shall include for-sale moderate-income units equal to eleven percent of the total number of dwelling units in the residential development.
- Rental low-income units included within the residential development equal to fifteen percent of the total number of for-sale and rental dwelling units included in the residential development.
- Rental low-income units located outside the boundaries of the residential development equal to fifteen percent of the total number of dwelling units in the residential development.
- Rental moderate-income inclusionary units included within the residential development equal to thirteen percent of the total number of dwelling units in the residential development.
- Rental low-income units located outside the boundaries of the residential development equal to fifteen percent of the total number of dwelling units in the residential development.
- Alternatives to developing units on-site includes In-lieu fees, land dedication, and off-site development
- For-sale inclusionary units are legally restricted to 45-year affordability.
- Rental units are legally restricted to 55-year affordability.

Inclusionary Housing requirements often increase the cost of development of housing, but incentives and waivers allow developers to develop housing for all income levels without creating constraints.

Short-Term Rental Ordinance

Short-term rentals are commonly defined as an accessory use of a Primary Residence for the purposes of providing temporary lodging for compensation for up to 30 days or less. The purpose of Short-Term Rental Ordinances is to establish regulations, standards, and a permitting process governing the renting or leasing of privately owned, visitor-serving dwelling units on a short-term basis. Short-Term Rental Ordinances are often established to safeguard residents by ensuring that short-term rental activities do not threaten the character of neighborhoods and that such short-term rental activities do not become a nuisance, or threaten the public health, safety, or welfare of neighboring properties.

The City of Pomona does not have a Short-Term Rental Ordinance but does have Short-Term Rental Guidelines detailed below:

- A Business License is required when renting a property for short-term rentals
- A property must be registered with the City when renting it out as a short-term rental
- Short Term Rental of Accessory Dwelling Units (ADU's) is prohibited per City Ordinance
- Monthly remittance must be submitted to The City of Pomona to report rental income received

The Short-Term Rental Guidelines do not pose a governmental constraint to the development of housing for any income level.

Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. The City of Pomona does not have any growth management measures that would affect or hinder the development of housing in the City.

5. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistency and an enhanced aesthetic level throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole. The following sections provide brief descriptions of the City of Pomona's adopted Specific Plans which affect the development of housing.

Downtown Pomona Specific Plan

The purpose of the Specific Plan is to implement a vision for Downtown Pomona which supports Transit Oriented Development (TOD) around station and transit areas, as well as reconcile overlapping development standards, land uses, and boundary conditions with the Pomona Corridors Specific Plan. The Specific Plan allows for Mixed-Use – High Density Residential (MU-HDR) and also Residential-Multifamily (R-MF). Densities permitted within the Specific Plan's 232 acres range between 40 to 100 dwelling units per acre.

Pomona Corridors Specific Plan

The purpose of the Specific Plan is to allow for private and public investments activities along the Garey Avenue, Holt Avenue, Mission Boulevard, and Foothill Boulevard corridors, and to support and promote the type of investment that will enhance the beauty and vitality of the City's primary commercial corridors. The Specific Plan includes a total of 1,95 acres and permits the following residential uses in various locations throughout the Plan: Live Work units, Multi-Family with Common Entries and Individual Entries, and Single Family Attached and Detached units.

Phillips Ranch Specific Plan

The purpose of the Specific Plan is to facilitate developments that meet the adopted guidelines within the Project area. The Specific Plan permits densities up to 8 dwelling units per acre and the following uses: Multiple Family (rental units) Attached, and Single Family Attached and Detached units.

Mountain Meadows Specific Plan

The purpose of the Specific Plan is to allow for residential, including detached and attached units, undeveloped empty lots, and open space in the northwest portion of Pomona. Multiple family residential uses and expressly prohibited.

6. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. Table B-4 shows the various housing types permitted throughout the City of Pomona

Table B-4: Permitted Housing Types																				
Housing Types	O	R-1-20,000	R-1-10,000	R-1-7,500	R-1-7,200	R-1-6,000	R-1-E	R-2	R-3	R-4	A-P	C-1	C-2	C-3	C-4	C-IND	M	M-1	M-2	F
Single-Unit Dwellings	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Accessory Dwelling Units	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Multi-Unit Dwelling	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-
Mobile Home/ Manufactured Homes	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Day Care Home (8 or fewer persons)	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Day Care Home [(1)] (9-14 persons)	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Day Care Center [(1)] (less than 24 hours per day)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential Care Facility [(1)] (6 or fewer persons)	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Residential Care Facility [(1)] (more than 6 persons)	-	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential Service Facility [(1)] (6 or fewer persons)	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Residential Service Facility [(1)] (more than 6 persons)	-	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Rooming house	-	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	-	-	-	-	-	-	-	-	-
Homeless Shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Single-Unit Dwelling for caretaker of industrial use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Single-Unit Dwelling for owner/lessee of industrial establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-
Farmworker Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-4: Permitted Housing Types																				
Housing Types	O	R-1-20,000	R-1-10,000	R-1-7,500	R-1-7,200	R-1-6,000	R-1-E	R-2	R-3	R-4	A-P	C-1	C-2	C-3	C-4	C-IND	M	M-1	M-2	F
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rest Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-	-	-	-	-
In-Patient Drug Abuse Treatment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Transitional Housing[2]		P	P	P	P	P	P	P	P	P										
Supportive Housing[2]		P	P	P	P	P	P	P	P	P										

1. Subject to the provisions of Section .5809-14.
2. Ordinance Number 4224 amended the City's code to permit transitional and supportive housing in all residential zones as standalone use.

Source: City of Pomona Zoning Code

Accessory Dwelling Unit

An Accessory Dwelling Unit (ADU) is defined by the City's Zoning Ordinance as an attached or a detached residential dwelling unit that provides complete independent living facilities (permanent provisions for living, sleeping. eating. cooking, and sanitation) for one or more persons and is located on a lot with a proposed or existing primary residence. ADUs are currently permitted in all residential zones. The zoning requirements and development standards of ADUs meets the intent of State law through the provisions of Ordinance No. 4281 which was adopted on March 16, 2020 and went into effect September 1, 2021.

Single-Family Dwelling

Single-Family Dwelling is defined as one permanent residential dwelling located on a single lot with yard areas that separate that dwelling from other dwellings. It shall be a detached building designed and/or used exclusively for the occupancy of one family. The definition of Dwelling, One Family meets the requirements set forth by California law. All residential zones permit the development of One Family Dwellings.

Multiple-Family Dwelling

A Multiple Dwelling is defined as a building designed for permanent residency for three or more families living independently of each other. This includes apartment houses and condominiums, but does not include hotels, motels, or inns. It is a detached building designed and used for occupancy by two or more families, all living independently of each other. Multiple-family dwelling developments are permitted in all higher density residential zones.

Mobile Home/ Manufactured Home

The City of Pomona's Zoning Code defines mobile home to be a vehicle designed or used for human habitation when used as a place of residence where such vehicle conforms to applicable state rules and regulations. A Manufactured House is defined a housing unit built with a vehicular chassis, designed and equipped for human habitation, and for being drawn by a motor vehicle, conforming to the National Mobile Home Construction and Safety Standards Act of 1974. Mobile and manufactured homes are permitted in R-1 residential zones.

Group Care Facility

A Group Care Facility is defined as a facility maintained and operated to provide residential or nonresidential care and service to children or adults including day care centers, day care homes, residential care facilities, and residential service facilities. Group care facilities are permitted through Section .5809-14 of the City's Zoning Code. Provisions are subject to requests for Reasonable Accommodations.

Homeless Shelter/Emergency Shelter

A Homeless/Emergency Shelter is defined as a facility which provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs. Such facility is operated by a government agency or private non-profit

organization, which shelter meets the standards contained in Title 25, California Administrative Code, Part 1, Chapter F, Subchapter 12, Section 7972.

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 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. As part of its compliance with the requirements of SB 2, in June 2019 the City of Pomona replaced the use of conditional use permits with an overlay zone that authorizes the construction of emergency shelters without a discretionary permit process. Emergency shelters are prohibited in the C-IND, M-1, and M-2 zones unless those zones are included in the Emergency Shelter (ES) Overlay Zone. Community care facilities and transitional/supportive housing for six or fewer persons continue to be permitted by right, consistent with existing State laws (such as the Lanterman Disability Services Act and other Community Care Licensing Programs).

A three-month winter shelter program operated and funded by the Los Angeles Homeless Services Authority (LAHSA) operated at the Pomona Armory since 1988, and recently relocated to La Puente in December 2018. The seasonal program was funded to provide 115 beds for individuals and operated at full capacity nightly for the seasonal period. The program relocation coincided with the opening of the City's Hope for Home, which doubled the available beds for single adult's year-around.

Of the various data sources on homelessness discussed above (see "Special Needs Groups"), the Point-in-Time (P.I.T.) count of unhoused persons in Pomona conducted in January 2020 and the results of the survey completed in June 2020 provides the most comprehensive and up to date picture of the unhoused population in Pomona. The report indicates that a total of 722 unhoused individuals existed in the 2020 P.I.T count in the City, of which 320 were sheltered and 402 were unsheltered.

Emergency Shelter Overlay

To address the need for an 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 July 2019, 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. In July 2019, the City Council further amended the ES Overlay to include 1753 N. Park Avenue (Our House Family Shelter) and 2180 W. Valley Boulevard (ARC). The 2019 amendment also removed any bed limit on (1) 1390 E. Mission Boulevard (APN 8327-014-907

formerly 8327-014-005), (2) 1400 E. Mission Boulevard (APN 8327-014-906) formerly 8327-014-028 and 029) and, (3) 2180 W. Valley Boulevard (APN 8707-007-004) and increased the previous bed capacity for the 1753 N. Park Avenue site from 13 to 20. In May 2021, the City as part of its 5th Cycle implementing program 2.18, amended the ES Overlay to include an additional three (3) parcels located at property address 3505-3531 Pomona Blvd (APN Nos. 8719-001-007; 8719-001-010; 8719-001-011), as well as amended off-street parking requirements for "emergency shelter" to a ratio of no greater than one (1) parking space per (10) individual beds, and one (1) parking space per staff member. The current list of properties and the associated existing and projected bed capacity is as follows:

Table B-5: Bed Capacity for Shelters

Address	Parcel Size (acres)	Existing Use	Number of existing beds	Number of beds if existing use repurposed	Number of beds using a 50 % development scenario
1400 E. Mission Blvd	2.58 ac	Homeless Shelter	400	--	--
1390 E. Mission Blvd.	1.36 ac	Homeless Shelter	(included in count for 1400 E. Mission)	--	--
1753 N. Park Avenue	4.0 ac	Homeless Shelter	20	--	--
2180 W. Valley Blvd.	3.82 ac	Drug Rehabilitation Center	--	--	331
3505-3531 Pomona Boulevard	2.07 ac	Industrial facility (structure built 1977, 1980)	--	91	453
Totals	--	--	420	91	784

Source: City of Pomona, 2022.

Hope for Home

In 2017, in order to address increases in the homeless population, the City Council approved a contract to construct a year-round shelter to house up to 400 individuals. In December 2018, the City of Pomona opened a state of the art, year-round emergency homeless shelter – Hope for Home, located at 1390-1400 E. Mission Boulevard on 3.94 acres of land, with 2.59 acres being buildable land. The Hope for Home is a campus like facility comprised of four buildings, which includes an ambulatory clinic (Building A), a commercial kitchen and dining area (Building B), a shower/restroom/laundry facility (Building C) and the emergency homeless shelter (Building D), as well as ancillary amenities such as dog kennels, open space, benches, tables, and shade structures. Building D is 16,000 square feet and accommodates up to 400 beds, which is achieved through 208 assembled bunk beds and 198 cots, which are set up on an as needed basis. Additionally, the emergency homeless shelter includes 596 storage lockers (388 accessed exterritorialy and 208 accessed within the shelter itself). The American Red Cross standard of 40 sq. ft. per bed was used in calculating how many beds could fit in the emergency homeless shelter (16,000 sq. ft. /400 beds = 40 sq. ft. per bed), in addition there is approximately another 14,000 sq. ft. of supportive services available in Buildings A, B and C, which equates to roughly 75 sq. feet of services (including bed space) per individual. Beyond the physical structures there is approximately 15,000 sq. ft. of open space on the site. All buildings are completed and actively serving the homeless population with a range of supportive programs and services to help the homeless gain self-sufficiency and transition to permanent housing. According to the City's Neighborhood Services Director, as of January 2021, the Hope for Home shelter has a funding

capacity for 208 homeless persons per night. In addition, the City utilizes state funding for the Pomona Police Department to allow officers to work alongside social service workers to conduct outreach activities.

The Hope for Home Shelter has been in use since the winter shelter located at the Pomona Armory was discontinued by the California Department of General Services in early December of 2018. At that time, 100 winter shelter beds used at the Armory were transferred to the Hope for Home Shelter and increased by 15 new winter shelter beds and 208 new interim crisis beds were established. Thus, the Hope for Home Shelter currently maintains 323 beds, with an overall capacity of 400 beds.

Analyzing Additional Capacity

All sites included in the ES Overlay were analyzed at a parcel level for proximity to existing resources that could serve emergency shelters, including emergency vehicular access, adjacency to healthcare resources, proximity to reliable transit routes, and regional connectivity and then analyzed for realistic development potential of an emergency shelter. This included a site analysis of land suitability, vehicular access, adequate width and depth of lot, and restrictions from any recorded easements or land dedications

In July 2019, The Behavior Health Services' American Recovery Center (ARC) located at 2180 West Valley Boulevard, Pomona was added to the ES Overlay. The ARC is an existing Residential Substance Abuse Treatment facility. It provides medical detoxification, residential-inpatient, outpatient, and court-related services. The ARC sits on a 3.82-acre parcel with a significant portion (1.52 acres) being vacant or underutilized. The ARC is adjacent to Valley Boulevard, a major Pomona City of Pomona Housing Element 2013-2021 10-56 thoroughfare and has access to nearby local freeways. The site is served by Foothill Transit Bus Lines 480 and 482, and a bus stop is located across the Humane Way Street. In addition, the site is served by the Pomona Valley Transportation Authority which provides dial-a-ride transportation services for a small fee. The ARC is also near supportive services such as a Los Angeles County social services office (0.3 miles away), the Pomona Valley Hospital Medical Center (4 miles away), the San Dimas Community Hospital (4.8 miles away) and multiple medical clinics within a 2-mile radius. Given the nature of services offered by the ARC and its location, it would be appropriate to expand the ES Overlay Zone to this site. The ARC property is zoned M-1-S, which allows a building of up to six stories, with no specific setbacks or lot coverage requirements. Table B-6 shown below indicates the redevelopment scenarios that support the potential for additional beds. Using the conservative approach of a 50% lot coverage approach, 331 beds would be possible at this site.

Table B-6: ARC Redevelopment Scenarios

Building Assumptions for 1.52 acres (*66,221 sq. ft*)	Building Sq. Footage at % Lot Coverage	Avg. Beds/Sq. Ft.	Capacity (1 person = 1 bed)	Remainder of Sq. Footage of Open Space at % Lot Coverage
@ 40% Lot Coverage	26,488	100	265	39,723
@ 50% Lot Coverage	33,111	100	331	33,101
@ 60% Lot Coverage	39,733	100	397	26,478

Assumptions:

1. Assumes existing building remains and the 1.52-acre vacant area is developed

2. The redevelopment scenarios assume construction of a one-story building. A multi-story building would likely contain more capacity.

3. The 100 sq. ft. per bed ratio is a more conservative estimation of potential build out, compared with the Hope for Home facility. Other shelters recently constructed in Orange County also use a 100 sq. ft. per bed ratio, so it is a reasonable build

Table B-6: ARC Redevelopment Scenarios				
Building Assumptions for 1.52 acres (*66,221 sq. ft*)	Building Sq. Footage at % Lot Coverage	Avg. Beds/Sq. Ft.	Capacity (1 person = 1 bed)	Remainder of Sq. Footage of Open Space at % Lot Coverage
out assumption. The actual lot coverage of recent industrial developments constructed in the area range from 20% coverage to 50% coverage.				

In May 2021, the City amended the ES Overlay to include an additional three (3) parcels currently zoned Commercial Industrial (C-IND), located at property address 3505-3531 Pomona Blvd (APN Nos. 8719-001-007; 8719-001-010; 8719-001-011). Two lots are vacant, and one lot is developed with a commercial/industrial structure (built 1977, 1980). Multiple services are located within 500 feet of the parcels, including the California Conservation Corps, Cal Poly Pomona, Los Angeles County Child Support Services, Behavioral Health Services (medical), Foothill Transit Bus routes 195 & 482 and the Temple/57 Freeway. In analyzing this site for realistic feasibility of development, the City reviewed the recent track record of allowing the conversion of existing commercial and industrial uses into higher density residential development. For example, in 2017, the City entitled the redevelopment of an 8.44-acre site previously zoned industrial. The site was re-zoned "Transit Oriented District" in the 2014 Corridors Specific Plan as part of the 2014 General Plan implementation. The subject site was previously occupied by a 134,000 square foot one-story light industrial building, including an associated chemical storage building. The site was redeveloped into 647 residential housing units, and ground-floor commercial development, representing over 70 units per acre of density. 312 of those units are currently under construction and expected to be completed by 2022. Table B-7 below demonstrates the redevelopment scenarios that support the potential for additional beds. Using the conservative approach of a 50% lot coverage approach, 453 beds would be possible at this site.

Table B-7: 3505-3531 Pomona Boulevard Redevelopment Scenarios				
Building Assumptions for 2.07 acres (90,508 sq. ft)	Building Sq. Footage at % Lot Coverage	Avg. Beds/Sq. Ft.	Capacity (1 person = 1 bed)	Remainder of Sq. Footage of Open Space at % Lot Coverage
@ 40% Lot Coverage	36,203	100	362	54,305
@ 50% Lot Coverage	45,254	100	453	45,254
@ 60% Lot Coverage	54,304	100	543	36,204
Assumptions: *1. Assumes existing building is expanded or new construction.* *2. The redevelopment scenarios assume construction of a one-story building. A multi-story building would likely contain more capacity.* *3. The 100 sq. ft. per bed ratio is a more conservative estimation of potential build out, compared with the Hope for Home facility. Other shelters recently constructed in Orange County also use a 100 sq. ft. per bed ratio, so it is a reasonable build out assumption.*				

Project Roomkey

In additional to the bed capacity in the ES Overlay, the City actively participates in Project Roomkey, established in March 2020 as a statewide initiative that aims to provide non-congregate shelter options for people experiencing homelessness, protect human life, and minimize strain on health care system capacity during the COVID-19 pandemic. In addition to hotels that had already agreed to shelter the homeless for isolation, the State of California entered into a partnership with Motel 6 to secure additional motel rooms.

Of these Motel 6 locations, the current location at South Garey Avenue was selected as a participant for the Project Roomkey program. Since February 2021, the City of Pomona has allocated 21 rooms at Motel 6, which were obtained with vouchers provided through Project Roomkey. These vouchers are anticipated to continue through December 30, 2022.

Transitional Housing

Government Code Section 65582 defines "transitional housing" as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time, that shall be no less than six months from the beginning of assistance.

On April 16, 2016, The City adopted ordinance 2016-4224 which amended its Zoning Code to allow Transitional Housing to be considered a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

Supportive Housing

The California Health and Safety Code defines supportive housing as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the house, improving their health status, and maximizing their ability to live and, when possible, work in the community. “Target population” means persons with lower incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code, who include persons diagnosed with a developmental disability before age 18) and may, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. The Pomona Municipal Code does not address Supportive Housing by definition.

On April 16, 2016, The City adopted ordinance 2016-4224 which amended its Zoning Code to allow Supportive Housing as a residential use of property, subject only to restrictions that apply to other residences of the same type (single-family or multi-family) in the same zone.

Low Barrier Navigation Centers

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Pomona Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in

Pro-Housing Pomona Section 5 to ensure the City's development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Pomona Municipal Code does not address Farmworker Housing by definition. A program is included in Pro-Housing Pomona Section 5 to ensure the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

7. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Pomona Municipal Code allows for reasonable accommodations for group facilities only. The City recognizes that disabled individuals may benefit from the ability to live in group care facilities and that strict adherence to provisions of the Zoning Ordinance could result in the exclusion of such a facility from a location particularly suitable to meeting the needs of certain disabled persons. Therefore, it is the policy of the City of Pomona to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of regulations, policies, and processes set forth in Zoning Ordinance Section .5809-14, Subsections A-D. A person with disabilities is someone who has a physical or mental impairment that substantially limits one or more of such person's major life activities. Laws that protect persons with disabilities against discrimination include within their protection persons who are recovering from

addictions to alcohol or narcotics so long as such persons are not currently using the substances. The following are considered regarding the reasonableness of the requested accommodation:

- Special need created by the disabilities
- Benefits that may result from the requested adjustment of a regulation or policy
- Potential impacts on surrounding uses
- Physical attributes of the subject property and structures
- Alternative accommodations that may provide equivalent benefits
- Whether the requested accommodation would impose an undue financial or administrative burden on the City
- Whether the requested accommodation would require a fundamental alteration of the nature of a program

8. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Pomona.

The varying degrees of development fees result in location of projects and housing type. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. Table B-8 provides the planning processing fees and Table B-9 provides the engineering and development fees.

Table B-8: Planning Application Fees

Description		Planning Fees [1]	Public Works Fees [2]	Total
Appeal [3]		$928.33	N/A	$928.33
Appeal of Single-Family Owner-Occupied Project		$128.33	N/A	$128.33
Change of Zone		$5,536.33	$372	$5,908.33
Code Amendment		$5,536.33	$372	$5,908.33
Conceptual Development Plan		$5,627.33	$372	$5,999.33
Conditional Use Permit		$5,768.33	$372	$6,140.33
Conditional Use Permit (Single-Family, Owner Occupied)		$1,788.33	$372	$2,160.33
Conditional Use Permit for Alcohol Related Use		$6,424.33	N/A	$6,424.33
Determination of Similarity		$816.33	N/A	$816.33
Development Review (Pre-App)		$2,767.33 [4]	$855	$3,622.33
Development Plan Review		$4,727.42	$372	$5,099.42
Environmental Assessment	Categorical Exemption	$535.33	N/A	$535.33
	Initial Study and Negative Declaration [5]	$2,038.33	N/A	$2,038.33
	Initial Study and Environmental Impact Report (EIR) [5]	$532.33	N/A	$532.33

Table B-8: Planning Application Fees			
Description	Planning Fees [1]	Public Works Fees [2]	Total
Final Development Plan	$2,605.33	$372	$2,977.33
General Plan Amendment	$5,536.33	$372	$5,908.33
General Plan Conformity	$503.33	$372	$875.33
Historic District Designation	$503.33 + $10/lot	N/A	Calculated at time of submittal
Home Occupation Permit	$120.33	N/A	$120.33
Landscape Plan Check	$582.33	N/A	$582.33
Major Certificate of Appropriateness	$503.33	N/A	$503.33
Major Oak Tree Permit	$503.33	N/A	$503.33
Major Site Development Permit (DPSP)	$6,381.33	$372	$6,753.33
Master Sign Program	$1,752.33	N/A	$1,752.33
Minor Certificate of Appropriateness	$53.33	N/A	$53.33
Minor Conditional Use Permit	$4,868.33	N/A	$4,868.33
Minor Deviation Variance	$487.33	N/A	$487.33
Minor Oak Tree Permit	$120.33	N/A	$120.33
Minor Site Development Permit (DPSP)	$4,868.33	$372	$5,240.33
Outdoor Dining Permit (DSPS R.O.W)	$253.33	N/A	$253.33
Public Use Permit	$5,768.33	N/A	$5,768.33
RV Parking Permit	$361.33	N/A	$361.33
Sign Permit	$120.33	N/A	$120.33
Sign Permit Variance	$2,923.33	N/A	$2,923.33
Single Historic Landmark Designation	$203.33	N/A	$203.33
Specific Plan Amendment	$5,536.33	$372	$5,908.33
Temporary Banner Permit	$13.33	N/A	$13.33
Temporary Use Permit	$396.33	N/A	$396.33
Tentative Tract Map	$5,768.33 + $35/lot	$306	Calculated at time of submittal
Time Extension	$812.33	N/A	$812.33
Time Extension for Single-Family Owner-Occupied Project	$128.33	N/A	$128.33
Variance	$4,624.33	$372	$4,996.33
Variance for Single-Family Owner-Occupied Project	$2,303.33	$372	$2,675.33
Zoning/Rebuild Letter	$153.33	N/A	$153.33

Notes:
1. Fees include any applicable surcharge.
2. Effective 9/14/2018 on listed applications.
3. This fee is a deposit. If the appeal is not set for a public hearing by the City Council, $570 of the deposit is returned to the applicant.
4. Fee credited towards application fee for project if planning application is submitted within 12 months of Development Review comment letter prepared by the Planning Division.
5. Fee does not include cost for consultant services or staff review. Staff review is calculated at 15% of the cost for consultant services.

Source: City of Pomona Planning Division Planning Application Fees, 2018

Table B-9: Engineering Fees		
Description		Fee
Certificate of Compliance		$922
	Base Fee	$1,117

Table B-9: Engineering Fees		
Description		Fee
Lot Line Adjustment/Lot Merger	Each Additional Lot	$142
Processing Easements	City is Grantee	$1,138
	City is Grantor	$1,558
Processing Quitclaim		$1,027
Release of Lien		$141
Final Parcel Map		$4,526
Tract Map		$5,094
Vacation of Public ROW/Easement		$1,945
Encroachment Permit Processing		$173
Plan Check (in house)		6%
Review of Building Site Plans		$114
Review of Traffic Impact Study		Actual + 20%
Review of Environmental Document/SUSMP		Actual + 20%
Preferential Parking Request		$390
Traffic Control Plan Review		$109
Review of Grading Plan Check		$294
Address Assignment/Verification Request		$49
Sanitary Sewer Connection (Impact Fee)	Per Linear Foot	$30
	Additional Per Acre	$500
Development Meetings – Planning (per meeting)		$855
Design Review Meetings – PW		$855
CUP Process		$372
Subdivision Tentative Map Process		$306
Inspection Permit		4%
Re-Inspection Fee		$53
Drive Approach (Inspection)	Residential, standard width	$311
	Residential, over width	$311
Reinstatement of Expired Permit		$49
Sewer Laterals (Inspection)	Base Fee	$523
	Per Linear Feet Over 30 LF	$0.79
Source: City of Pomona Resolution No. 2018-108		

In 2021 the City of Pomona underwent an analysis process and market review to update and revise the city's Development Impact Fees (DIF). The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth.[1] Prior to 2021, the City implemented a flat development fee per project type, the analysis and update changed the flat fee to a fee per unit. Updating the impact fee schedule intends to increase funding for citywide, development-related improvements, such as on and off sites improvements, and to increase smart growth and provide services as development intensifies. The City's adopted 2021 Impact fee schedule is shown below in **Table B-10**. While overall impact fees have increase for residential to a per unit fee, rather than a flat fee, the City took the following actions as to not create impediments for affordable and accessible housing:

[1] City of Pomona, Development Impact Fee Update Study, April 13, 2021.

- A deferral and waiver program to waive fees for inclusionary units required under the City Inclusionary Housing Ordinance
- A deferral and waiver program to defer fees for 100% affordable projects, including but not limited to cost limits for low and very low-income households in rental housing
- To capture the appropriate impact of live/work units and not overburden a typically one-person unit with excessive fees, it recommended to tie live/work units to the 500 square foot unit size or below
- Shift to collecting impact fees when the certificate of occupancy is issued to allow the building industry to better manage increased fees

Table B-10: Residential Development Impact Fees

Residential – Per Dwelling Unit (Square Feet)	Fee							
	Roadways	Traffic Signals	Public Safety	Parks	Storm Drain	Water	Sewer	TOTAL
Less than 500	$6,807	$592	$2,284	$4,873	$45	$2,424	$2,427	**$19,452**
500 to 749	$6,807	$592	$2,644	$5,640	$45	$2,806	$2,809	**$21,343**
750 to 999	$6,807	$592	$3,227	$6,885	$45	$3,425	$3,429	**$24,410**
1,000 to 1,499	$6,807	$592	$3,972	$8,473	$45	$4,216	$4,221	**$28,326**
1,500 to 1,999	$10,210	$887	$4,307	$9,188	$78	$4,572	$4,577	**$33,819**
2,000 to 2,499	$10,210	$887	$4,469	$9,532	$78	$4,742	$4,748	**$34,666**
2,500 to 2,999	$10,210	$887	$4,680	$9,982	$78	$4,966	$4,973	**$35,776**
3,000 to 3,999	$10,210	$887	$4,866	$10,381	$78	$5,164	$5,170	**$36,756**

Source: City of Pomona Development Impact Fee Update Study (April 13, 2021).

The development fees associated with each project is dependent on the housing type, density, and intensity of use. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical 3,000 square foot single-family residential project on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $35,776 to $36,756. Estimated total development and impact fees for a typical 34,848 square foot multi-family residential project with ten units on one acre of land, assuming it is consistent with existing city policies and regulations range from $398,28 to $400,066.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Pomona, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 6.24% percent to 6.51% percent of the direct cost of development for a single-family residential project and 6.13% percent to 6.16% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

9. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines. In April 2021, the City conducted a Development Impact Fee Update Study so analyze impact fees needed to support future developments in the City through 2040. The study concluded that there is a reasonable relationship between the use of fee revenue and new developments – both residential and non-residential – and that the fees positively advance a legitimate City interest by enabling the City to provide public facilities to new developments.

Subdivisions are required to make the necessary dedications for streets right of way and improvements based on the Official Plan of Principal Streets and Highways and/or Book of Official Plan Lines and are dependent on the location of the purposed project.

10. Building Codes and Enforcement

As of May 2021, the City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adoption of the California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The City of Pomona does not have a local Ordinance which pertain to or affect the Building Code.

The Code Compliance staff investigate, enforce, and resolves exterior property maintenance issues in violation of State and Local law. Code Compliance also abates nuisances and hazardous conditions throughout the City. Code Compliance's goal is to obtain voluntary compliance. Working together with property owners, tenants, other City Departments and outside agencies, Code Compliance continues to improve the quality of life throughout the community. Code Compliance continues to assist the Police Department with the cleanup of homeless encampments and the shutdown of illegal marijuana dispensaries throughout the City. Code Compliance is able to resolve exterior property maintenance issues by voluntary compliance, citations, abatements, and civil/criminal prosecution.

11. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that

elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for discretionary entitlements are recommended to request a pre-application meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

The City complies with PSA requirements that were revised per SB 330. There are now vesting application processes and limitations on timing for review based on the size of a residential project. Additionally, ADU law was recently revised limiting an agency's time to approve or act on the application to 60 days maximum. Compliance with all these new time limits would reduce or remove many constraints to housing. The City is in compliance with all permit processing procedures and tries to limit review time from initial application to issuance building permits. Although the development community cites the permit processing time as a contributor to the high cost of housing, the City must be diligent in its review of development projects. Review times from initial application to permit issuance is comparable to other Cities in the region. Permit processing time in the City does not create a constraint on the development of housing.

All discretionary entitlement applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. The typical timeframe for the discretionary review of a single-unit for-sale, a single-unit rental, or a multi-unit condo or rental housing project is six months followed by an additional six to 12 months of ministerial processing for a total of 12 to ~~18~~ 24 months. For ministerial projects, the typical timeframe is between six and 12 months.

The appropriate review process and requirements for each discretionary planning permit application is as follows:

Pre-Applications and Inquiries

Prior to submitting a ministerial or discretionary permit application, prospective applicants often visit the Planning Counter to make inquiries or to formally request a pre-approved review. The following pathways are typically followed as follows at this stage of development:

1. Zoning Information Letter: Applicants may formally submit for a Zoning Letter application. A letter will be drafted and issued to the applicant outlining the property development potential of a given parcel, or multiple parcels. A Zoning Information Letter is generally completed within 10 business days of an application.
2. Inquires: Applicants may make formal inquiries to Planning Counter staff by email, phone, or in person at City Hall, between the hours of 7:30 A.M. to 6:00 P.M., Mondays through Thursdays.

Often, Planning Staff may schedule a formal meeting with a prospective application to discuss project details in greater detail. These meetings typically involve Senior Staff, the Planning Manager, and Director of Development Services, and are scheduled as needed.

~~1.~~3. Pre-Applications: For projects involving discretionary actions, a Pre-Application may be filed with the Planning Division. A Pre-Application represents an initial site plan review from all City departments and serves as an opportunity for an applicant to receive formal comments on a project to determine the feasibility of a full submittal. Pre-Applications generally take 3 to 6 months.

Discretionary Review Process

The following process is typical for actions on housing development projections involving "discretionary" authority, which typically involves approval by the Director of Development Services or Planning Commission. Generally, this process for housing development projects ranges from 6 months to 12 months, depending on the complexity of the project.

Overall Steps

1. Applicant submits an application based on a Completeness Application Checklist to the Planning Counter.
2. The Planning Division reviews an application for completeness. If there are missing elements to the application, an "Incomplete Letter" is issued. This process is timed in accordance with the Permit Streamlining Act.
3. Once an application is deemed complete, the Planning Division reviews the submittal against all relevant ordinances. Correction letters are issued as needed to resolve any non-compliance.
4. Concurrent to Planning review, a copy of the submittal is routed internally to Public Works, Building and Safety, Water Resources, Trash, Police, and Pomona Unified School District for comments. All comments are organized and shared with the applicant as part of review.
5. Concurrent to compliance review, the environmental review process occurs, for compliance with the California Environmental Quality Act, or CEQA.
6. Once an application meets compliance and completeness, and environmental review is completed, it is noticed for a public hearing, which may include a public notice to the Inland Valley Daily Bulletin, and anywhere from a 400 to 1,000-foot radius noticing to property owners and tenants.
7. A public hearing is conducted at the appropriate discretionary body, which may include the Director of Development Services or the Planning Commission. Applications involving legislative actions such as zone changes, general plan amendments, require City Council approval.

~~Summary Permit Processing~~

~~The following information presents a step by step guide on the standard procedure for "Discretionary/Entitlements" in the City of Pomona such as, Tentative Tract Map, Conditional Use Permit, Developmental Plan, Site Development Permit, Major Certificate of Appropriateness, The Fact Sheet is available to the public and can be found on the City's webpage.~~ Detailed Steps

1. Application Intake:

a. Within 30 days (as required of the California Permit Streamlining Act) of submittal, staff will determine if application is complete

2. Routing to Departments:
    a. After completeness is determined, staff will route the project to other departments and request a review and comments. Departments include:
        i. Building & Safety
        ii. Public Works (Transportation & Development Division, Parks, Solid Waste, Environmental)
        iii. Water Resources
        iv. Streets and Solid Waste
        v. L.A. County Fire/Land Development Unit (Fire prevention)
        vi. Submit through the website: (lacounty.gov)
        vii. Pomona Police Department
3. Review:
    a. Each department will conduct their own review concurrently. Planning staff will schedule a site visit to the location of proposed project
4. Comment Letter:
    a. The applicant will be issued a "Comment Letter" with comments from Building & Safety, Public Works, Water Resources, and Streets & Solid Waste Department (L.A. County Fire issues comments separately).
    b. The California Environmental Quality Act (CEQA) requires all California public agencies to identify and inform the public if the construction of the proposed project may have a potential significant environmental effect.
        i. Staff will make the determination of appropriate environmental review process
    c. If no > No further action
    d. If yes > Is it exempt?
        i. Yes > No further action
        ii. No > An initial study is prepared and determine whether:
            - A Negative Declaration can be prepared
            - A mitigated Negative Declaration
            - An Environmental Information Review (EIR) is needed
5. Staff Analysis:
    b. Staff will analyze against the city's general plan, zoning ordinance, and all applicable development standards
    c. If corrections are required: Once correction are made and received by staff, then the project is determined to be ready for public hearing
6. Project is Ready for Hearing:
    d. Public hearing notice is prepared and published
        i. Notice is mailed to radius requirement
        ii. Publish to local newspaper (Inland Valley Daily Bulletin)
7. Public Hearing:
    a. Date of Public Hearing (Planning Commission)
        i. 2nd and 4th Wednesday's
    b. If project is approved or denied, the 20-day appeal period begins

i. If appealed: Project goes to City Council
ii. If no appeals: Planner files all necessary documents

8. Entitlement is Closed (Approved or Denied)
    a. If approved, applicant can now submit for building permits to Building & Safety Department for construction. Submittals to plan check must be made by the expiration date listed on the approved resolution.

Ministerial Review Process

The following process is typical for actions on housing development projects involving "ministerial" authority, which is also known as "plan check." Plan checks for housing development projects typically take 6 months to 12 months, depending on the complexity of the project.

1. Application Intake:
    a. The Building and Safety Department intakes all ministerial applications and checks for completeness.
2. Routing to Departments:
    a. After completeness is determined, Staff will route the project to other departments and request a review and comments. Departments include:
        i. Building & Safety
        ii. Planning
        iii. Public Works (Transportation & Development Division, Parks, Solid Waste, Environmental)
        iv. Water Resources
3. Review:
    a. Each department will conduct their own review concurrently. Planning staff will schedule a site visit to the location of proposed project if necessary.
4. Correction Letter (multiple letters may be needed:
    a. Staff from each respective department issues a correction letter within 14 and 28 days to the application, requesting a revised plan, or determining that the plan as submitted is satisfactory. If a revision is required, the applicant re-submits back to Step 1.

Estimated Total Review Time to Permit Issuance

From initial pre-application and inquiry to discretionary action to ministerial permit issuance, housing development projects take anywhere from 12 to 24 months on average in the City of Pomona. Projects that do not involve discretionary action generally take 6 to 12 months, while projects involving discretionary action take 12 to 24 months.

Post Permit Issuance and Construction

Upon permit issuance, an applicant may proceed with construction of the housing development project. This timeline is generally dictated by the applicant's own readiness to pursue construction, market conditions, weather, labor, and other non-governmental variables. As phases of construction are complete, the applicant requests inspections from respective City departments, such as Building and Safety and Public

Works. Upon final completion of a housing development project, a final inspection is conducted by each City department, and a Certificate of Occupancy is issued.

Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdictions has made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50 percent affordability. All projects, which propose at least 50 percent affordable units within Pomona are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not be satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or

- A site with existing affordable housing.[2]

According to HCD's *SB 35 Statewide Determination Summary* (based on APR data received as of June 25, 2019), the City of Pomona has not made sufficient progress towards its Above-Moderate income RHNA and is therefore subject to SB 35. The City is subject to the streamlined ministerial approval process for proposed developments with at least 10 percent affordability. No projects have been submitted or processed between 2014 and 2021 using SB 35.

D. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

1. Dry Utilities

Electricity

The City of Pomona utilizes two providers for electricity resources, including Southern California Edison (SCE), which provides electricity to much of Southern California. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies.

In addition, the City of Pomona created in 2020 Pomona Choice Energy to offer its residents and local businesses another option for electricity. Pomona Choice Energy is locally-managed, not-for-profit, and offers clean energy at low and competitive rates. Revenue from the program is reinvested into the community through local programs and benefits. Pomona Choice Energy offers customers the option to choose between 35% carbon free energy, 100% renewable energy, or self-generated energy or customers who generate their own electricity through solar, wind, or other methods.

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Pomona and is the nation's largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipelines system, storage,

[2] JD Supra Knowledge Center, "How California's SB 35 Can Be Used to Streamline Real Estate Development Projects", Accessed March 26, 2021.

procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Pomona.

2. Water Supply and Wastewater Capacity

Water Supply

According to the City's General Plan, water service within the City is provided by the City's Public Works Department with supply sources including groundwater, treated surface water, imported water and water conservation. Groundwater is the primary source of water supply for the City, providing approximately 70% of the water, which is drawn from four groundwater basins, including: Chino Basin, Pomona Basin, Claremont Heights Basin and Spadra Basin. In addition, 23% of water is supplied by imported water from the Metropolitan Water District of Southern California (MWD), and 7% is local surface water from the San Antonio and Evey Canyon watersheds and is treated at the Pedley Water Treatment Plant. As documented by the City's Water and Recycled Water Master Plan (dated May 2005), the City anticipates having a sufficient water supply to meet the projected annual water demands in a dry year through the year 2025. However, by establishing higher density development patterns there will be less demand for water primarily due to lower outdoor watering/ irrigation needs.

The existing demand for recycled water within the City is approximately 5,595 acre-feet per year, according to the City's General Plan. Major users of recycled water in the City include Cal Poly Pomona, Frank G. Bonelli Regional Park, the City of Pomona Parks Department, Cal Trans, and Robert's Ready Mix. The City expects to add new customers to its list of recycled water users, and they estimate future demand (through the year 2025) to be approximately 6,189 acre-feet per year. This is a 10% increase compared to existing recycled water demand and, according to the May 2005 Water and Recycled Water Master Plan, the City is planning improvements to its existing recycled water system to be able to accommodate the additional demand. These improvements include replacement of pumps, new pipelines, and the addition of new recycled water fire hydrants.

Wastewater

Wastewater service within the City of Pomona is provided by the City's Public Works Department. Wastewater from the City's system is treated by the Los Angeles County Sanitation Districts (LACSD). A majority of the City's wastewater is treated and disposed of at the LACSD's Pomona Water Reclamation Plant (PWRP). Sewage effluent from the neighboring cities of La Verne and Claremont is also treated at the PWRP. The PRWP currently has a design capacity of 15 million gallons per day (mgd) and in 2012 treated an average flow of 8.7 mgd; the PWRP is currently operating below design capacity. In addition, the City operates four pump stations that feed into the PWRP. As noted within the May 2005 Sewer Master Plan, all four pump stations have sufficient capacity to meet existing and estimated future service requirements (to the year 2025). The May 2005 Sewer Master Plan outlines a Capital Improvement Plan for the pipeline system and improvements to the pump stations.

On April 13, 2021 the City adopted an updated development impact fee schedule which considered public infrastructure and resources as they are related to growth in Pomona. The study and fee schedule identified storm drain, water, recycled water, and sewer fees to ensure that new development funds its fair share of

public services and resources. The City plans to use the revenue collected through these fees to fund improvements, updates and necessary maintenance for public utilities and water and sewer resources.

3. Public Service Constraints

As cities grow population and households increase as well as economic opportunities and respective employees. Public services such as fire, police and emergency services are vital to the health and safety of both the resident and working community. Costs to maintain and support these public services are funded by resident and business taxes, however costs to increase infrastructure to support public services is often funded by the developer and can be passed along to owners and renters in upfront costs. Additionally, it is important that where growth occurs in a city there is connectivity, appropriate resources and services.

Fire and Emergency Services

Fire Prevention

According to the City's General Plan, the Los Angeles County Fire Department (LACFD) serves the City of Pomona. LACFD operates nine divisions, 21 battalions, 160 staffed fire stations, and 11 fire suppression camps and answers over 282,000 emergency calls annually. The City of Pomona is part of the LACFD Division VIII, located on the eastern boundary of the Department's jurisdiction.

Emergency Medical Services (EMS)

The LACFD is also responsible for providing emergency medical services throughout the City of Pomona. The LACFD EMS Bureau was created to address the growing needs across the County and currently comprises about 85 percent of the Department's responses. The Department is committed to providing prompt, clinically skilled, and caring services to ensure positive outcomes for the whole community.

Police Services

The Pomona Police Department provides law enforcement services to the community. Services include the following:

- Preserving and protecting life and property;
- Enforcing City, County, and Federal statutes, ordinances, and laws;
- Investigating criminal activities;
- Apprehending criminals and recover stolen property;
- Providing programs to educate the public in crime prevention; and
- Processing all parking citations.

The Pomona Police Department is made up of the Administrative Services Department, Investigative Services Department, and the Operations Division. The Operations Divisions' Patrol Services represents the primary function of the Police Department and is primarily responsible for reporting to "in progress" crimes, assisting the community, conducting investigations, arresting perpetrators, and report on crimes.

The Community Programs group within the Police Department is responsible for educating the community on crime prevention and encouraging the formation of Neighborhood Watch Groups and Business Watch

Groups as a method of deterring crime. Other community events hosted by the Community Programs team members include:

- Coffee with a Cop
- Citizen's Academy
- National Night Out
- Shred-A-Thon
- Drug Take Back
- Santa Cop

On April 13, 2021 the City adopted an updated development impact fee schedule which considered services related to growth in Pomona. The study and fee schedule identified a public safety facilities fee to ensure that new development funds its fair share of public safety facilities. The City plans to use public safety facilities fee revenue to construct improvements and acquire capital facilities and equipment to add to the system of public safety facilities to serve new development.[3]

E. Environmental Constraints

The City of Pomona is located in the valley between Angeles Nation Forest to the north, San Bernardino National Forest to the west, and Cleveland Nation Forest to the south. The City is susceptible to several potential environmental constraints to the development of housing, including geologic and seismic hazards, flooding, and fire hazards, all of which are detailed below.

1. Geologic and Seismic Hazards

The City is located within the northern portion of the Peninsular Range geomorphic province, which is characterized by steep, elongated valleys and ranges that generally trend northwestward from the tip of Baja California to the Los Angeles Basin. Within the City of Pomona, natural hazards such as seismic and soils hazards, liquefaction, and landslides pose potential hazards to the community.

Seismic Hazards

The City of Pomona, as with the rest of Southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault ruptures and ground shaking. According to the City's General Plan Noise and Safety Section, the United States Geological Survey (USGS) estimates a 60 percent probability that an earthquake with a magnitude 6.7 on the Richter scale will occur in Southern California in the coming years.

Faults

The City of Pomona is located near several major active faults, including the San Andreas, Sierra Madre, and Whittier-Elsinore fault zones. Active faults located within the City include the San Jose, Indian Hill, Chino, and Central Avenue faults.

[3] City of Pomona, Development Impact Fee Update Study, April 13, 2021.

The Noise and Safety Element of the General Plan identifies the San Jose fault as having the greatest earthquake activity probability. While this fault and the other local faults in Pomona may have smaller probabilities of earthquake activity, large ruptures of the major active faults may trigger additional ruptures locally. The General Plan policies seek to ensure that new structures are built with consideration of the major hazards associated with earthquakes.

2. Flooding

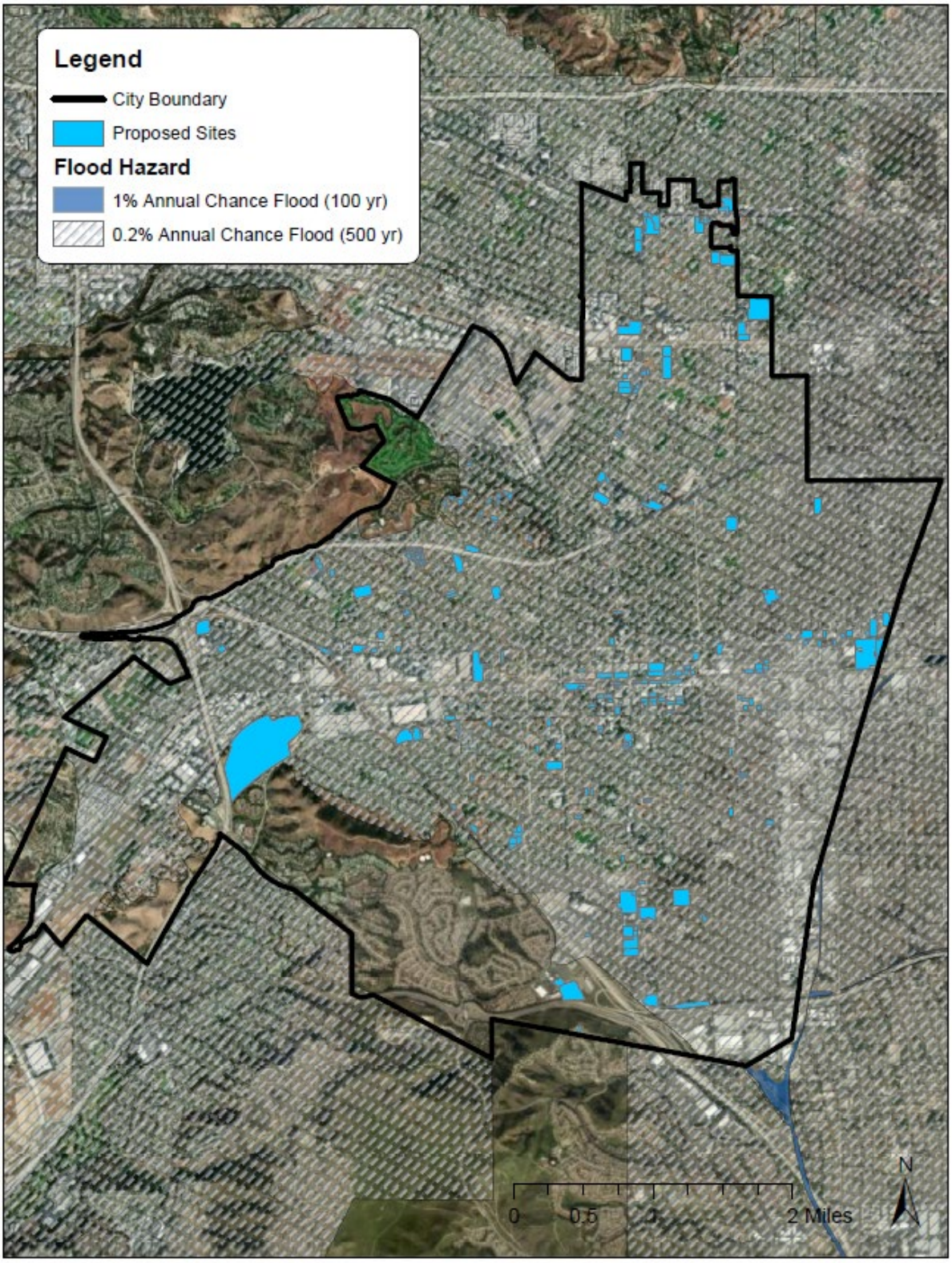
As a result of extensive flooding in the 1930s due to the San Antonio Canyon floodplain, the City developed several miles of large flood control channels to protect the City from future flooding. The Noise and Safety Element of the General Plan identifies localized inundation as the greatest concern for the community. Full failure or rupture of the San Antonio Dam would result in the flooding of eastern portions of Pomona. Full failure or rupture of the Live Oak Reservoir would also result in the flooding of northern portions of the City. However, both possible events are considered highly unlikely to occur.

100-Year Floods

One-hundred-year floods are those that have 1/100 or one percent chance of occurring in any given year. According to the Los Angeles County Public Works Flood Zone Determination Website, the City of Pomona is not located within a 100-year flood zone.

Figure B-1 illustrates the flood zones within the City of Pomona in relation to the proposed sites selected for future housing. There are no housing sites located within the 100-year flood zone. The majority of the sites are located within the 500-year flood zone. The 500-year flood zone is considered an area of minimal flood hazard and does not present a constraint to the development of housing as the sites are located within an existing developed context.

Figure B-1: Flood Zones and Proposed Sites Map



Source: FEMA, Flood Zones SCAG, published by Southern California Association of Governments, 2019, accessed November 2021.

3. Fire Hazards

Wildland Fires

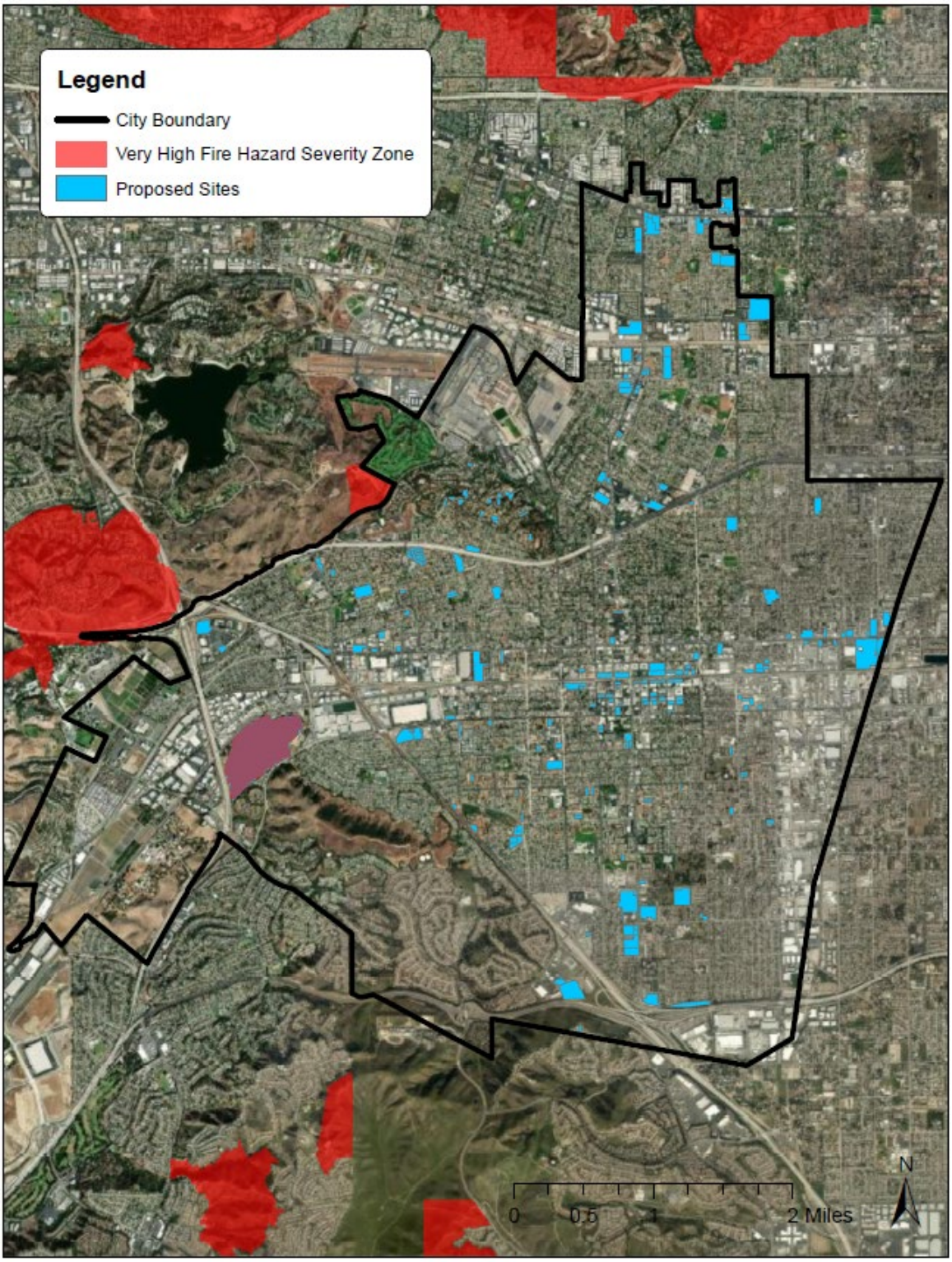
The Noise and Safety Element of the General Plan identifies parts of the City as being susceptible to wildland fires due to hilly terrain, dry weather conditions, and plant cover. The southwestern corner of the City and the Ganesha Hills areas are identified as the most at risk of wildland fires, where even a small fire may quickly spread and threaten nearby residential areas.

Urban Fires

The greatest fire hazard threatening residential neighborhoods are for those located near the wildland/urban interface areas. The prevalence of open space and steep slopes near neighborhoods in Philips Ranch and Ganesha Hills create higher potential risk for wildland fires affecting residential communities.

Figure B-2 maps the fire hazard severity zones identified within the City in relation to the proposed sites for future housing. Based on the map all of the housing sites except for one are located outside of the fire hazard severity zones. The one site that is located within a fire hazard severity zone is already designated for housing and located adjacent to existing developed land. Additionally, the City's emergency response services can accommodate the planned increase in dwelling unit capacity.

Figure B-2: Fire Hazard Severity Zones and Proposed Sites Map



Source: VHFHSV in LRA, Cal Fire, May 2012.

4. Summary of Environmental Constraints on Sites

The City has reviewed all sites identified in the sites inventory for the above environmental concerns and considerations as well as development regulation and land use restrictions. Additionally, each site has been reviewed for access to infrastructure, water, utilities and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerns, infrastructure concerns or existing conditions/development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards, etc.) the sites were removed. The result is a list and analysis of sites which are most ripe for development or redevelopment for housing, a complete analysis of the sites is provided in Appendix C.

Appendix C

HOUSING AND FINANCIAL RESOURCES

A. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program established by the 1974 Housing and Community Development Act to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Pomona Housing Authority (PHA) administers Section 8 Housing Choice vouchers within the City. Between Fiscal Year 2018 and 2021, the City has allocated 4,102 housing vouchers to assist low-income families, persons experiencing homelessness, veterans, and disabled families in the community.

2. Grants and Programs

The City receives a variety of financial resources to go towards expanding economic opportunities of the Pomona community. According to the Pomona Consolidated Plan for 2018 to 2023, entitlement allocations and reallocated funds for the 2018 to 2019 Fiscal Year include the following listed in Table C-1.

Table C-1: 2018-2019 FY Resources

Fund	Amount
Community Development Block Grant (CDBG)	$2,167,226
HOME Investment Partnerships	$803,709
Emergency Solutions Grant (ESG) Programs	$181,281
Entitlement Allocations Total	**$3,152,216**
FY 2017-18 CDBG Anticipated Program Income	$108,129
FY 2017-18 HOME Anticipated Program Income	$423,728
FY 2017-18 HOME Carryover/Reprogrammed Funds	$1,044,158
FY 2017-18 ESG Carryover/Reprogrammed Funds	$131,040
Total	**$4,859,271**

Source: City of Pomona 2018-2023 Consolidated Plan

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and:
- Public services for low-income households and those with special needs.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

3. Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Supply

The City's General Plan identifies the following programs to promote the reduction of energy demand throughout the City:

- Encouraging or requiring "green building" techniques (see General Plan Section 7-F Community Design) "Green Building" techniques reduce a building's energy use through efficient lighting, heating, and cooling.
- Promoting energy efficient patterns of development (see General Plan Section 6. Pomona Tomorrow). Compact, clustered, high density development reduces energy demand by reducing vehicle trips/ trip length and by more efficiently utilizing energy for lighting, heating, and cooling.

In addition, Distributed Energy Generation is electricity produced on site or close to load centers. Significant energy losses occur due to transport along long distance transmission lines. Supplementing large regional power plants with locally distributed energy generation sources both increases energy supply and energy generation efficiency, according to the Pomona General Plan. The most efficient and cost-effective form of distributed energy generation is cogeneration, or combined heat and power. By recycling waste heat, these systems are much more efficient than systems that separately serve thermal and electric loads. Cogeneration systems are typically effective at neighborhood or district scales up to a quarter mile which makes them good candidates for transit-oriented districts, especially those with large institutions such as the PVHMC. Other forms of distributed energy that are also renewable and plentiful in southern California are wind and solar power. The City's General Plan noes that encouraging new construction and retrofits to utilize solar and wind power will contribute to improved air quality, reduced reliance on fossil fuels, and reduced energy costs.

B. Adequate Sites Analysis

This section contains a description of the candidate sites identification to meet Pomona's RHNA need at all income levels. The full list of these sites is presented in Table C-11.

1. Regional Housing Needs Allocation

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Pomona's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). The identified sites are either residentially zoned or within a specific plan area or general plan land use that permit residential uses. The development capacity for each site depends on its permitted density, consistency with surrounding uses, the City's past performance and development trends and the site's location as well as known development factors.

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing goal to the Southern California Association of Governments (SCAG). SCAG was then required to allocate the housing goal to each jurisdiction within the region through a RHNA Plan, which was adopted in March 2021. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households
- Geological and topographical constraints

This RHNA covers an 8-year planning period (2021-2029) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Pomona's share of the SCAG regional growth allocation is 10,558 new units for the current planning period (2021-2029). Table C-2 indicates the City's RHNA need for the stated planning period.

Table C-2 Pomona 2021-2029 RHNA Allocation		
Income Category	Percent of Median Family Income (MFI)	RHNA Allocation
Very Low Income	0-50% MFI	2,799 units
Low Income	51-80% MFI	1,339 units
Moderate Income	81-120% MFI	1,510 units
Above Moderate Income	>120% MFI	4,910 units
	TOTAL	10,558 units

2. Selection of Sites

The City of Pomona has identified sites with capacity to accommodate the 2021-2029 RHNA. **Table C-3** shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Pomona has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of redevelopment capacity on sites which permit development of residential uses at or above 30 dwelling units per acre, within infill areas of the City, as appropriate for mixed income housing
- Identification of development capacity on sites which permit the development of residential uses at 20 dwelling units per acre, under the SB 330 Overlay, as appropriate for moderate and above moderate-income housing
- Identification of development
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

The City has identified 89 parcels within the Pomona Corridor Specific Plan (PCSP), which runs along major corridors in Pomona going both east/west and north/south. Additionally, the City has identified 38 parcels within the Downtown Pomona Specific Plan (DPSP), which is located at the center of the City and is adjacent to the Downtown Metrolink Station. City has identified 63 parcels within the SB300 overlay, which permits housing in exiting residential neighborhoods, commercial centers, in peripheral regions of the City's major corridors. The City has also identified to parcels in the Phillips Ranch Specific Plan and 96 parcels which are considered "in the pipeline" as they are currently in review for a building permit (detailed in **Table C-10**). The identified sites are shown in **Figure C-3**, and they have been evaluated based on surrounding and existing onsite development to determine the extent to which on-site uses are likely to redevelop within the planning period (2021-2029). Many of the uses are in multi-tenant commercial centers with single ownership and show little to no evidence of recent investment or redevelopment.

The City of Pomona is generally built out in nature, the sites within the inventory are currently connected to the City's infrastructure systems and upon further review would not require additional on and off sites improvements. Additionally, as many of the sites are not vacancy or within developed areas, all sites are served by water, sewer and dry utility providers. The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. The City has had

discussions with property owners at the Planning Division counter to determine interest in redevelopment for residential uses, and on occasion received formal requests for Zoning Information Letters.

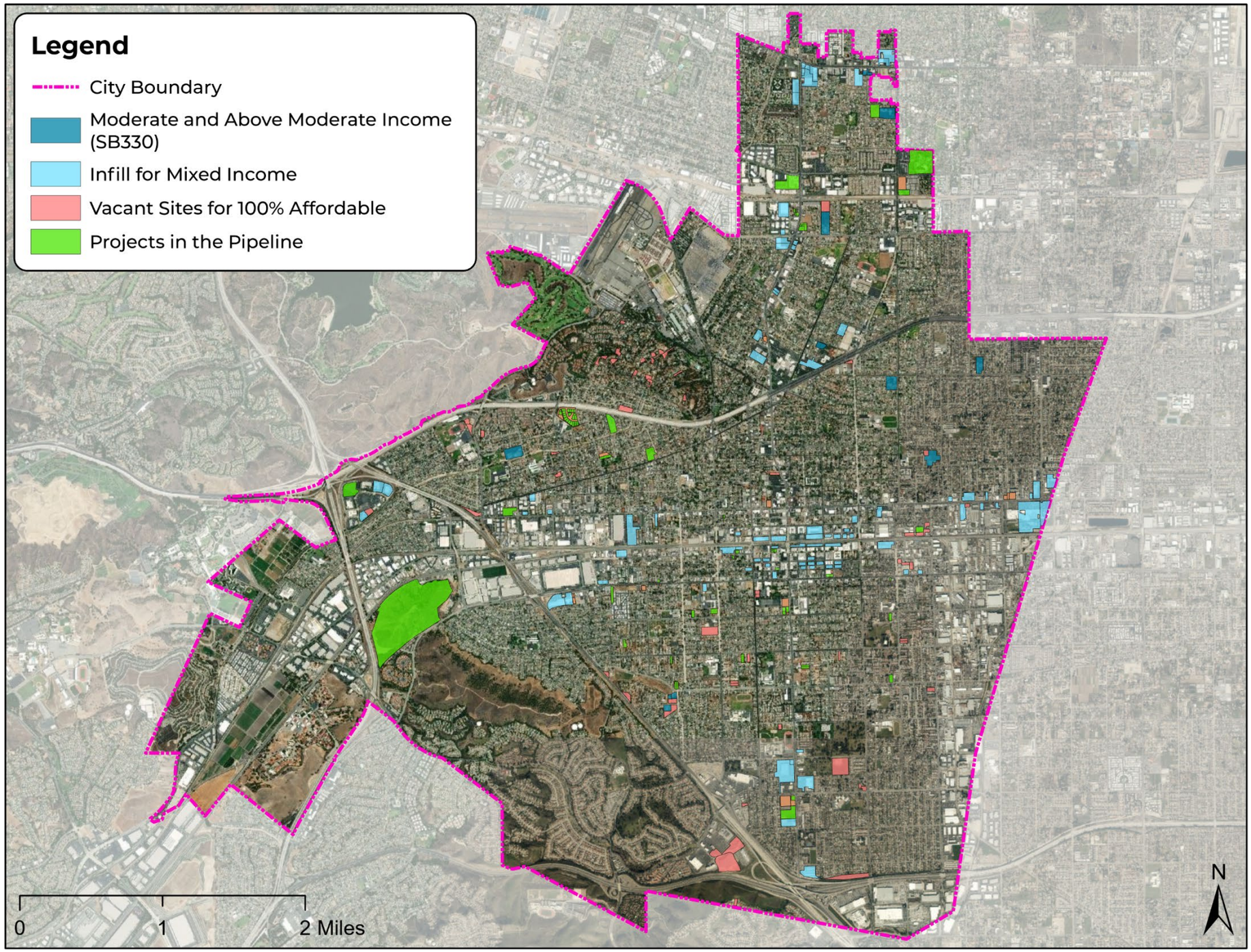
This appendix contains **Table C-7**, which identifies each candidate housing site within Pomona's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

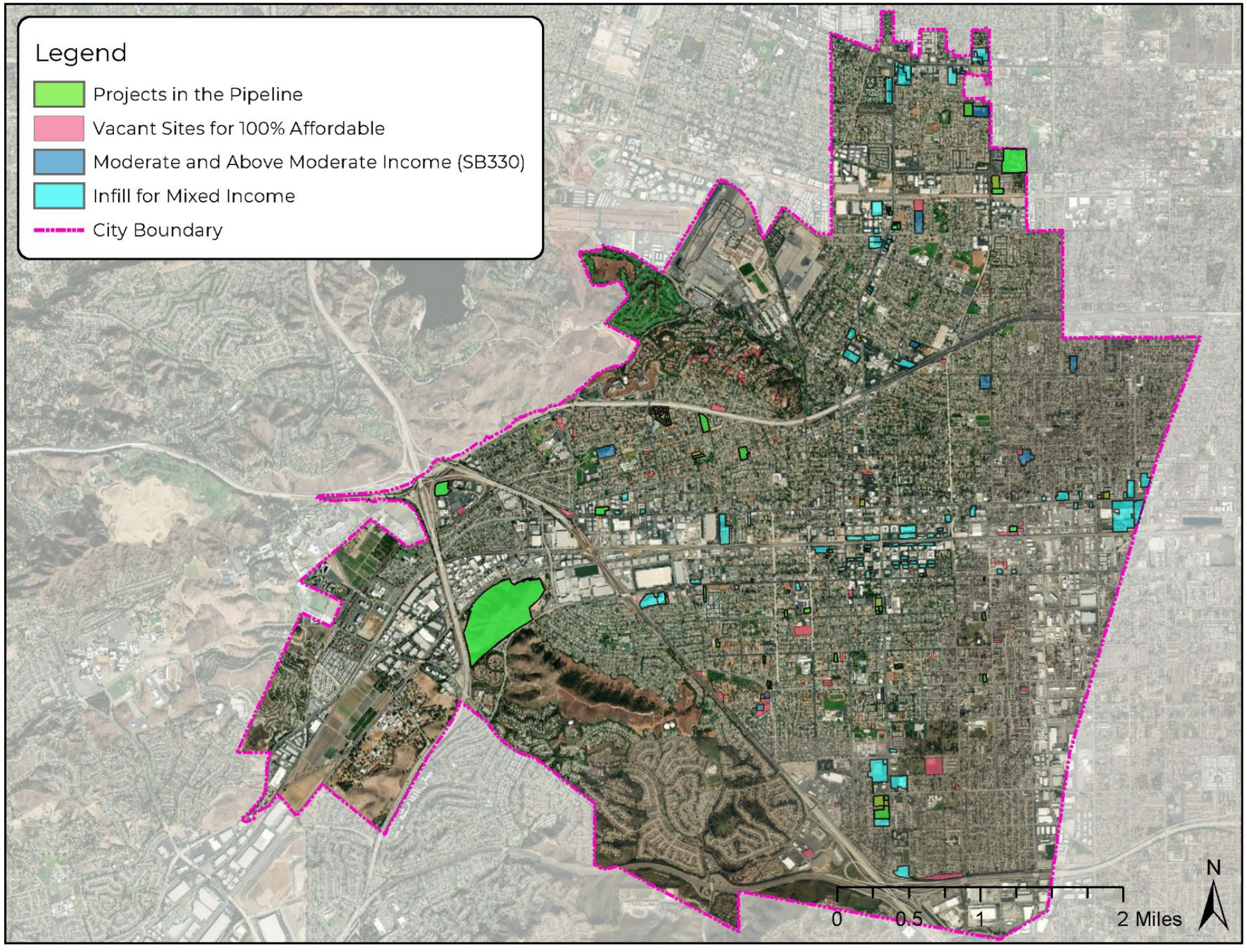
- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing us

Table C-3: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,799	1,339	1,510	4,910	10,558
~~Remaining Unmet RHNA~~	~~2,799~~	~~1,339~~	~~1,510~~	~~4,910~~	~~10,558~~
Unit Capacity on Site Inventory					
Unit Capacity on Projects in the Pipeline (In review, on entitled land, issued permits, or in construction since June 30, 2021)	~~302~~310	~~58~~	2,234 ~~156~~	2,552 ~~463~~	
Unit Capacity on Existing Residentially Zoned Land	~~2,838~~ 3,459	~~1,612~~ 1,759	~~5,259~~ 2,303	~~9,709~~ 6,753	
Projected ADU Construction					
Projected ADU Construction	~~1,486~~ 853	~~45~~ 26	~~650~~ 373	~~2,181~~ 1,253	
Sites Inventory Total					
Total Units towards RHNA	~~4,626~~ 4,622	~~1,662~~ 1,794	~~8,065~~ 8,462	~~14,353~~ 14,878	
Total Unit Capacity Over RHNA	~~488~~ 484	~~152~~ 284	~~3,155~~ 3,552	~~3,795~~	
Pro Housing Pomona Percentage	12%	~~10~~ 19%	~~64~~ 72%	~~36~~ 41%	

Figure C-1: Map of Candidate Housing Sites (All Income Categories)




Legend
Projects in the Pipeline
Vacant Sites for 100% Affordable
Moderate and Above Moderate Income (SB330)
Infill for Mixed Income
City Boundary
0
0.5
1
2 Miles
N

3. Mixed Use Zones for Residential Development

Most of the sites to accommodate the City's RHNA are within zones or general plan designations that permit mixed use. Majority of the sites are within the Corridor Specific Plan or Downtown Pomona Specific Plan and all permit housing consistent with the regulations of the transect zones identified in the Pomona General Plan. The City's transect zones permit residential as a sole use which was established to increase capacity and opportunity for development/redevelopment on infill sites. From 2013 to 2021 the City permitted 8 projects in mixed-use zones, the breakdown of project type is shown in Table C-4. The data in Table C-4 represents the entirety of build out in zones that allow both residential and commercial, with the exception of work live conversions downtown. Overall, 100 percent of recent projects in these zones are fully residential or have a primarily residential component.

Table C-4: Development in Mixed-Use Zones

Address	Mixed-Use Zone	Year Built	Residential %	Units	Non-Residential %	Comments
1445 E HOLT AVE	Pomona Corridors Specific Plan	2018	100.0%	50	0.0%	--
1680 SOUTH GAREY AVENUE	Pomona Corridors Specific Plan	2018	100.0%	46	0.0%	--
2771 NORTH GAREY	Pomona Corridors Specific Plan	2021	99.5%	312	0.5%	1,200 SF ground floor retail only.
1982 SOUTH GAREY	Pomona Corridors Specific Plan	2020	100.0%	20	0%	--
2160 SOUTH GAREY	Pomona Corridors Specific Plan	2019	100.0%	31	0%	--
424 WEST COMMERCIAL STREET	Downtown Pomona Specific Plan	2021	100.0%	61	0%	--
120 E MONTEREY	Downtown Pomona Specific Plan	2013	100.0%	349	0%	--
615 E THIRD	Downtown Pomona Specific Plan	2013	100.0%	202	0%	--

~~3.~~4. Redevelopment of Nonvacant Sites for Residential Use

The City of Pomona does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that

permit residential development through the Pomona Corridors Specific Plan and the Downtown Pomona Specific Plan. State law requires that the City analyze the following:

- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,
- Analysis of leases that would prevent redevelopment of the site,
- Development trends,
- Market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Existing Use Analysis

Table C-5 shows the existing uses on each of the non-vacant candidate sites identified to meet Pomona's ~~low and very low income RHNA nee~~RHNA need. These sites are largely commercial in nature, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD's standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Max buildout opportunity through FAR or Density
- Percentage of max buildout opportunity in use, and
- Accessibility to resources and transit proximity

Table C-5 provides an analysis of existing use on non-vacant sites. The table shows the square footage of existing buildings or use, the total permitted density or floor area ratio (FAR), and the percent of maximum density/FAR permitted that is in use. The analysis shows that nearly all of the sites are not currently built to full capacity compared to what is permitted. For these sites, combined with market appetite for housing (outlined in "Market Trends and Demand Analysis"), there is opportunity for the land to be purchased and redeveloped to utilize all space to full capacity. Additionally, there are multiple sites which have surface parking lots. Many of these are zoned for mixed-use or residential in downtown corridors of the City and many are owned by the City. These sites have the most potential for redevelopment, according to Table C-5 they are not built to max capacity.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8323027031	35,846.6	3.37	0.5	49%	Religious center with accessory buildings and large surface parking lot. Good candidate as YIGBY site. There is more opportunity and unrealized potential on this site. The existing use was removed from total capacity calculations and the site could be subdivided for housing.
8348008062	50,643.0	8.24	0.7	20%	Existing Church, 2 acres in rear is vacant and unused, density assumed on these acres only at 80% development potential. There is more opportunity and unrealized potential on this site as a majority of the site is undeveloped. The existing use was removed from total capacity calculations and the site could be subdivided for housing.
8344033900	~~N/A~~ --	3.56	0.6	0%	This parcel is an athletic field with a large surface parking lot. This lot represents partial or full redevelopment opportunity. This is Goals soccer facility, which is relatively stable, but it is on a lease w/ PUSD so once lease is up could be redeveloped. There is more opportunity and unrealized potential on this site.
8341008024	16,975.2	1.04	0.75	50%	This parcel contains older office buildings with a large surface parking lot. the City has received a hard inquiry on this site and they're proposing well over 100+ acre, it's a good candidate site for housing redevelopment.
8326025013	9,987.7	0.76	0.5	60%	There is a carwash on this site, it is not recently developed. Although there is no lease information for this site, the carwash appears older, and the site is adjacent to surface parking lots. The site is a g~~G~~ood candidate ~~existing site is underdeveloped. There is~~ as it is not built to its maximum capacity therefore there is more opportunity and unrealized potential on this site.
8337018021	18,314.1	1.73	0.5	49%	This parcel is a store in an aging strip mall with a large surface parking lot. There is more opportunity and unrealized potential on this site as there are many vacant store fronts, the site is not yielding its full potential ~~.~~
8344023034	6,402.4	0.64	0.6	38%	Convenience store with a large surface parking lot. Good candidate site. The City has received some inquiries about commercial redevelopment, but it is possible for residential redevelopment, particularly as there's more pressure for redevelopment of neighboring Cardenas, which may lead to an assemblage scenario.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8348020902	21,879.9	1.31	0.7	55%	Vocational education center with a large surface parking lot. Unclear on status of vocational site, but as PUSD has surplus/sold land for housing recently, this is fair to include as an opportunity site w~~.~~
8328022122	5,531.0	0.72	0.6	29%	Auto repair shop and carwash with surface parking lot. There is more opportunity and unrealized potential on this site a large portion is undeveloped, it is near essential resources and could fully redevelop in the 8-year cycle.
8326009018	2,079.5	0.74	0.7	9%	Retail store with surface parking lot, adjacent to additional large surface parking lots and a mini market. Good candidate site. Received several inquiries about this parcel and adjacent lots to assemble a larger multi-unit project.
8323025023	15,412.6	0.56	0.5	126%	Retail and office with surface parking lot. The structure appears older and is near residential uses, the site could be fully redeveloped for housing.
8323011022	11,588.0	0.62	0.5	86%	Laundromat and office with surface parking in rear. The site can be subdivided, but there is also opportunity for full redevelopment. The site is not vacated but appears older.
8342018018	11,375.7	1.01	0.7	37%	Office building with large surface parking lot adjacent to vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8359007029	21,783.1	2.18	0.5	46%	Religious center with large surface parking lot adjacent to residential development.
8362001024	5,466.9	0.57	0.5	44%	Religious center with surface parking adjacent to retail and residential development.
8365015044	4,151.8	0.58	0.5	33%	Existing standalone restaurant adjacent to additional restaurant and a vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8326025029	4,628.7	0.59	0.5	36%	Restaurant with surface parking lot. The site can be subdivided, but there is also opportunity for full redevelopment. The site is not vacated but appears older.
8362001023	2,118.2	0.54	0.5	18%	Restaurant with surface parking lot adjacent to vacant lot. The site can be subdivided or consolidated with the adjacent vacant lot for housing opportunities.
8349001035	41,886.3	2.8	0.5	69%	Strip mall and LA County Probation building adjacent to additional retail opportunities. good candidate for redevelopment, and ~~we saw~~swathe City saw recently entitled projects just to the east.
8355017005	7,979.3	0.72	0.7	36%	Strip mall with surface parking lot. Good candidate site, though somewhat stable auto uses, but ~~we've~~ the City has seen interest in the area.
8371015042	37,257.4	2.48	0.5	69%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate along w/ adjacent parcel also identified.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8371015041	27,570.4	2.27	0.5	56%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate, few active tenant spaces, and adjacent to future Gold Line Station, part of first mile/last mile area at Garey and Arrow. Should include a second parcel.
8370009038	29,982.8	2.88	0.5	48%	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate. Receiving regular inquiries as tenant spaces are not as occupied.
8365015052	1,947.2	0.6	0.5	15%	Retail shop with surface parking adjacent to vacant lot.
8304001030	23,133.1	1.84	0.5	58%	Vacant building, previously a fitness facility, with surface parking. Good candidate. Along with adjacent parcel.
8348009036	8,220.0	1.05	0.7	26%	Vacant warehouse building with large portion of the lot vacant.
8326011007	2,787.1	0.58	0.7	16%	Vacant office/warehouse building with surface parking lot.
8367001088	3,711.9	0.67	0.5	25%	Fast-food restaurant with surface parking lot. It may need assemblage with the neighboring two parcels (former Chase Bank at 110 Foothill, and empty restaurant at 3272 N Garey)
8367001087	5,910.2	0.7	0.5	39%	Vacant building with surface parking.
8367001062	5,074.4	0.59	0.5	39%	The CHASE is no longer there - vacant building with surface parking. May need assemblage opportunity with 140 Foothill and 3272 N Garey
8371016039	13,017.8	0.73	0.7	58%	Warehouse and industrial buildings with surface parking lot. There is more opportunity and unrealized potential on this site.
8355017024	10,346.5	0.63	0.7	54%	Warehouse and industrial buildings with surface parking lot. There is more opportunity and unrealized potential on this site.
8336028034	68,777.0	3.9	100	0%	Strip mall with office and retail stores within one block of Metrolink station and high-density residential development. Received several inquiries about redeveloping it.
8342001804	1,752.2	2.71	70	0%	Relatively stable trucking facility on train depot land, but still good redevelopment potential as nearby parcels are developed within Downtown. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 70 du/acre under current zoning and more under the Transect Land Use.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8336028035	32,667.8	2.77	100	0%	Large warehouse style building with surface parking and open space directly adjacent to Metrolink station. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre.
8336031900	8,946.6	2.44	100	0%	Metrolink station with surface parking lot and bus-turnaround. Opportunity for stacked development above transit center. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre.
8336034010	47,920.6	2.14	100	1%	Large warehouse with surface parking directly adjacent to Metrolink station. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 100 du/acre
8335005903	-	1.8	80	0%	No building or structure on site. Good candidate Western U Is looking into this for air space development rights. There is more opportunity and unrealized potential on this site due to the small percentage that is currently developed and that the site permits 80 du/acre.
8337024020	16,942.3	1.24	70	0%	Religious center with surface parking lot occupying majority of parcel.
8335009903	-	1.24	70	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70du/acre through zoning and more through the Transect Land Use designation.
8335008902	-	1.22	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8337029001	8,770.2	0.95	70	0%	Surface parking lot servicing a warehouse. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation
8335014918	-	0.78	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335014045	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8335014044	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335013903	-	0.73	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335013900	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8341004902	-	0.72	70	0%	No building or structure on site. Surface parking lot. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
8335007904	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8335011901	-	0.72	80	0%	No building or structure on site. Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation.
8341003901	-	0.71	70	0%	No building or structure on site. Surface parking lot. Formerly proposed for Maya cinemas, now aggressively pursuing housing development/mixed-use.
8341002803	-	0.63	70	0%	No building or structure on site. The site is a train and truck storage yard for adjacent to Metrolink station. There is more opportunity and unrealized potential on this site since it is a surface parking storage yard and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8340035010	-	0.62	70	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8337022004	11,983.8	0.6	70	1%	Portion of commercial office building with surface parking lot. There is more opportunity and unrealized potential on this site since it is mostly surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8337023030	3,913.0	0.6	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8337029002	23,725.6	0.59	70	1%	Warehouse building, the site is not currently used to full potential and there is more opportunity for high density housing on this site.
8337022002	8,771.2	0.58	70	0%	Commercial/industrial service yard.
8341001902	-	0.54	70	0%	Surface parking lot. There is more opportunity and unrealized potential on this site since it is all surface parking.
8341005904	605.8	0.55	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation.
8335011800	-	0.54	80	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation
8335013800	-	0.53	80	0%	No building or structure on site. There is more opportunity and unrealized potential on this site since it is all surface parking and permits 80 du/acre through zoning and more through the Transect Land Use designation
8326026905	286,245.8	19.41	0.7	48%	Large multi-use building with large surface parking.
8326026029	82,418.3	5.17	0.7	52%	Existing indoor swap meet with large surface parking.
8304001038	47,747.1	4.86	0.5	45%	Convenience store with surface parking lot and.
8362008037	452.4	4.03	70	0%	There is more opportunity and unrealized potential on this site since it is all surface parking and permits 70 du/acre through zoning and more through the Transect Land Use designation
8359014016	54,708.4	4.01	0.5	63%	Religious center with surface parking lot.
8323016021	49,570.0	3.1	0.5	73%	Strip mall with surface parking lot.
8323017019	4,692.2	0.63	0.5	34%	Auto glass repair shop with surface parking lot.
8344023043	120,511.2	12.08	0.6	38%	Large surface parking area, about 4.9 acres of buildable area for mixed use
8370010016	31,482.1	2.66	0.5	54%	Currently a strip mall center with large surface parking. There is opportunity for full redevelopment as some uses are vacant.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8367001085	64,182.5	5.38	0.5	55%	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space
8367001086	51,952.3	2.89	0.5	83%	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space
8355017028	28,988.6	1.32	0.7	72%	Currently warehousing but opportunity to be redeveloped.
8341006024	11,531.8	0.7	70	1%	Currently an older office building, the building is partially vacant and for lease. Good opportunity for redevelopment.
8323025025	60,494.6	3.79	0.5	73%	This parcel is currently a strip mall with a large surface parking, opportunity for wholesale redevelopment or mixed-use.
8331019033	101,500.5	4.76	0.6	82%	Storage facility with surface parking lot.
8331002057	87,274.4	6.56	0.5	61%	a portion of this site is the DMV, however, most of the site is surface parking connected to two other parcels with fully surface parking, there is opportunity for shared/joint parking structure and housing development.
8349001034	115,881.0	5.84	0.5	91%	Warehouse yard – the site is fully in use, however further analysis shows low investment, in a moderate resource area with potential for full redevelopment
8367002016	83,545.2	3.95	0.5	97%	Self-storage, a lot of unmet potential as the site is only partially developed.
8371012032	103,676.4	4.8	0.7	71%	Industrial facility adjacent to Gold Line. High redevelopment potential given proximity to TOD and past industrial redevelopment at 2771 N. Garey, and recently entitled 137 units/acre at 2501 N. Garey.
8362006024	24,316.7	2.8	70	0%	YIGBY site. This site has been on the market before. As the site has been on the market before there is opportunity for full redevelopment of the church site for housing.
8707001016	32,054.0	1.9	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
8707001034	29,610.7	3.2	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
8326024042	111,684.5	2.9	70	1%	YIGBY. Adjacent to vacant parcel identified in inventory. Consolidation/assemblage potential.
8335002036	64,612.7	3.3	70	1%	For sale industrial building, redevelopment interest. For sale on Loop Net.

Table C-5: Existing Uses on Candidate Sites for Low and Very Low-Income Housing					
AIN	Existing Building Square Footage	Gross Acres	Permitted FAR or Density	Percentage of Max Permitted Buildout Used	Analysis
8348020021	32,398.2	2.3	70	0%	For sale industrial building, redevelopment interest. For sale on Loop Net.
8707001010	14,747.2	3.4	70	0%	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park. For sale on Loop Net.

Experience Developing Non-Vacant Sites for Residential Use

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped to include residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in Table C-6.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Table C-5. This analysis is based on information readily available to the City and existing use data or other information that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Pomona.

Table C-6: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
2771 North Garey Avenue / 8371-011-053	312	Transit-Oriented District Core Pomona Corridors Specific Plan	Industrial/Office Building	This site was previously developed with an industrial office facility that was no longer in operation. The developer purchased the property, demolished the existing structure, and took advantage of the Pomona Corridors Specific Plan zoning and General Plan transect, which allows housing density up to 100 units per acre. The proposed project represents approximately 70 units per acre, is mid-construction, and will be completed by January 2022. A second phase, representing 23 units per acre, on the adjacent parcel to the west, also formerly an industrial/commercial property, was recently entitled and expected to start construction in 2022.
1901 South White Avenue / 8344-024-935	110	Small Lot Residential	Commercially-Zoned	This site was previously zoned for commercial uses only, and was historically a car dealership, and then demolished and vacant. The developer purchased the property and pursued a code amendment to establish a "small lot ordinance" to enable the development of 110 fee simple, small lot houses with shared access. This code amendment was

Table C-6: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
				adopted as it was consistent with the General Plan land use designation for the area, which enables mixed-use development. The project will be completed by January 2022, with several units already sold.
2075 and 2093 North Garey Avenue	33	Workplace Gateway Segment Pomona Corridors Specific Plan	Commercially Zoned	This site was previously zoned as a commercial only zone. It was developed with a commercial use that ultimately was demolished and left the land vacant. In 2014, the Pomona Corridors Specific Plan as adopted, enabling mixed-use development on the property. The developer purchased the property and pursued an entitlement for 33 for-sale units on the site, which was completed in 2018.
875 West Orange Grove Avenue / 8358-009-006	32	R-1-6,000	Public Assembly (House of Worship)	This site was previously developed with a public assembly use (Church of the Brethren house of worship). The developer purchased the property and obtained an entitlement, relying upon SB 330 to build to density permitted under the Pomona General Plan, to develop 32 for-sale condominium units. The project is under construction.
Source: City of Pomona, 2021				

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Pomona.

Market Trends and Demand Analysis

In addition to an on-the-ground existing use analysis, the City of Pomona has market conditions to facilitate the redevelopment of non-vacant sites for residential. Table C-6 above shows that a total of 487 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of

Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Los Angeles is just 18.9 days in the last four years (2017-2021) and just 13.6 days in the last two years.[1] Additionally, the according to the CAR Current Sales and Price Statistical Survey, the average cost of a home for sale in Los Angeles County increased by 22 percent from 2020-2021 ($624,811 in 2020 to $726,306 in 2021).[2] Both indicators signify an increased market demand for new housing.

In addition to market appetite, the median cost of land per square foot in the City of Pomona is higher than neighboring jurisdictions. A current market survey of land listed for sale shows that the cost per square footage per land in Pomona is greater than Ontario, Chino, and Diamond Bar. High cost of land can signify high interest or increased market demand for land in the city. Paired with increased demand for housing, particularly affordable units, assumed redevelopment in downtown region of the City (most resource rich area) is reasonable.

Table C-7: Average cost of Vacant Land, Pomona, and Neighboring Jurisdictions

Jurisdiction	Median Lot Size	Median Land Cost	Median Cost per SF
Pomona	**0.85 ac**	**$1,299,900**	**$35.11**
Ontario	0.96 ac	$999,500	$25.94
Chino	2.81 ac	$1,580,000	$15.78
Diamond Bar	1.3 ac	$990,000	$18.51

Source: Zillow.com market search, Accessed November 10, 2021.
Kimley horn estimates of at least 10 properties, greater than ¼ acre, in each jurisdiction.

Redevelopment Opportunity by Site Type

There are a total of 80 nonvacant sites identified to accommodate low and very low-income housing. The City of Pomona cannot accommodate 50 percent of lower income housing on vacant sites and therefore provides the additional analysis below to display the feasibility of residential development of the nonvacant sites identified.

Existing Commercial Uses

There are 36 parcels with existing commercial uses. The commercial uses on these sites include strip malls, office buildings, single uses retail and dining, as well as multi-use business and commercial offices. Each of the sites has been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ration or density, and percent of total capacity in use (**Table C-5**). Most of the sites identified include aging strips malls with vacant buildings or expiring leases and small single retail spaces with majority surface parking on the lot. Market trends show that consumers have generally shifted online commercial uses and business have vacated in office leases to continue working from home due to the COVID-19 Pandemic.[3] A Forbes Report of a Business insider study notes that in the United States over 12,000 stores

[1] Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: November 8, 2021. https://www.car.org/marketdata/data
[2] Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: November 8, 2021. https://www.car.org/marketdata/data
[3] Forbes, *This Is the Future Of Remote Work In 2021,* Caroline Castrillon, December 2020. Accessed online: December 22, 2021. https://www.forbes.com/sites/carolinecastrillon/2021/12/27/this-is-the-future-of-remote-work-in-2021/?sh=db35cfb1e1de

closed in 2020 not including small businesses like restaurants which may amount to many times this number. This follows record store closings in 2019 of more than 9,300, which follows previous record closures about 8,000 in 2017, long before COVID-19 as on-line retail progressed over the last five years.[4] The changing demographics of commercial retail and business uses in cities create ripe opportunity for development for housing, which is highly needed and in high development demand in Southern California.

Additionally, projects on 1901 South White Avenue and 2075 and 2093 North Garey Avenue (shown in Table C-4 above) are the most recent example of redevelopment of commercial retail sites. The project analysis shows that through the use of city programs and the updated general plan land uses (transect zones), redevelopment for residential on previously nonresidential sites is feasible and there are multiple avenues to pursue this type of redevelopment.

Existing House of Worship

There are six parcels with existing houses of worship and religious centers. The religious centers on these sites have been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ration or density, and percent of total capacity in use (Table C-5). As religious centers shifted to virtual meetings during the COVID-19 Pandemic, mega-churches with increased resources drew attendees and churchgoers away from smaller institution[5]s. In the City of Pomona, Pomona Fellowship Church of the Brethren is the most recent example of a shrinking church which sold its property to a housing developer. The 3-acre property sold in May of 2021 and was approved for an estimated 32 single family homes[6].

Additionally, other houses of worship have large sites with minor buildout compared to overall capacity potential. The City looks to work with The City has also developed **Program 2.4B:** Reuse, Repurpose and Redevelopment of Public Assembly Sites to encourage re-use of house of workshops sites for housing.

Existing Industrial/Warehousing Uses

There are 14 parcels with existing warehousing and storage uses. The sites have been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ration or density, and percent of total capacity in use (Table C-5). The analysis shows that majority of the sites are primarily surface parking and truck storage with a few sites that contain a warehouse building. The project located on 2771 North Garey Avenue is the City's most recent example of industrial redevelopment for residential use. Industrial uses require few on or off-site improvements and are generally connected to the City's transportation grid.

Existing Surface Parking

There are 24 parcels with existing surface parking uses. Each of the sites has been evaluated on an individual basis to shows existing use, potential for buildout based on floor-area-ration or density, and percent of total capacity in use (Table C-5). Surface parking in commercial districts where retail demands are slowing

---

[4] Forbes, *The Coronavirus Accelerates Online's Destruction Of Brick & Mortar Shopping,* James Conca. August 2020, Access online: December 22, 2021. https://www.forbes.com/sites/jamesconca/2020/08/21/the-coronavirus-accelerates-onlines-destruction-of-brick--mortar-shopping/?sh=52ed245d4734

[5] Megachurch 2020, Warren Bird, Ph.D. and Scott Thumma, Ph.D, Accessed online: December 22, 2021. https://faithcommunitiestoday.org/wp-content/uploads/2020/10/Megachurch-Survey-Report_HIRR_FACT-2020.pdf

[6] Daily Bulletin, *Shrinking Pomona church sells its property for housing, April 18,* 2021. Accessed online: December 22, 2021. https://www.dailybulletin.com/2021/04/18/shrinking-pomona-church-sells-its-property-for-housing/

are prime opportunities for redevelopment. Additionally, as the City continues to invest in smart growth practice, investment into various types on transportation will lessen the reliance on cars. Additionally, through redevelopment, parking can be replaced in varying forms to create more efficient and practical use on existing sites.

Replacement Analysis

Of all the nonvacant sites (identified to accommodate the lower income RHNA), none have existing residential units. Table C-5 contains a detailed description of their uses. Therefore, there are no existing residential units that would not be displaced by the City's capacity assumptions and no replacement program or analysis is required.

~~4.~~5. Development of Small and Large Site Parcels

The City of Pomona has **not** identified candidate housing sites that are smaller than half an acre or larger than 10 acres in size, in alignment with statutory requirements. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. However, the City has a past performance of lot consolidation and development of sites smaller than half an acre.

In line with the Pomona's Pro Housing goal, the City will continue to work with developers to utilize lot consolidation programs to streamline the permitting of residential projects on combined parcels.

6. City-Owned Parcels

The City identified 13 city-owned parcels in the sites inventory as appropriate for housing. Table C-12 below provides the APN, the existing use for each of the city-owned sites. The City owned sites identified are currently used as surface parking lots that are part of the City's "Vehicle Parking District (VPD)." The VPD enables shared parking within the Downtown Pomona Specific Plan. The existing impediment to redevelopment of these parking lots is for the City to reconcile the supply and demand of these VPD parking stalls while still accommodating new development. The City has been awarded a $225,000 Regional Early Action Planning (REAP) grant through Southern California Association of Governments (SCAG) to explicitly study housing development potential and existing parking demand on these VPD lots. This analysis will include feasible development scenarios, a comprehensive parking supply and demand analysis in the context of VPD rights, and an analysis of the Surplus Land Act Article 8 to determine full compliance as redevelopment and disposition of these lots occurs. This effort is formally identified as Program 2.4C in Policy 2.4.

~~5.~~7. Accessory Dwelling Units

Accessory dwelling units, or (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021 (159 ADU applications). In 2018, the City ~~permitted~~ received 80 ADU~~s~~ permit requests, followed by 107 in 2019 and 108 in 2020 – a total increase of 35% between 2018 and 2020. ~~Through July 20,~~In 2021, the City ~~has approved~~received ~~126~~ 159 ADU permit requests~~s~~ for ADU development. Each year, the total number of permit applications does not always equal the total number of permits issued, this can be due in part to timing of request (year to year approval), securing financing to pull permit, securing financing being construction, or other external factors. Additionally, some ADU applications are withdrawn, or the time of the approved application expires, and a permit cannot be issues without a renewed application. ~~This puts the City on track to approve approximately 200 ADU's in 2021, an increase of more than 85% from 2020. The City is still processing these applications, which will likely receive permits in 2021.~~ Between 2018 and 2021, the City had an average permit withdrawal and expiration rate of 14 percent. Table C-8 below displays the City's application rate and the permits issued for 2018 to 2021.

The City Pomona is committed to easing the barriers to developing accessory units as they are a readily viable options for housing and affordable housing in the City. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Pomona has determined based on past performance that it is appropriate to anticipate the development of ~~2,184~~1,253 accessory dwelling units from 202~~1~~ to 2029. Table C-8 below displays the calculation and estimated projection for the 8-year planning period. This estimation is based off the following calculations:

- ADU permit application and permit issuance year to year increase
- ADU permit applications of 159 in 2021
- ~~ADU permitting increased 35% from 2018 to 2020, and 2021 permitting has surpassed 2020 in July.~~Average withdrawal and expiration rate of 14 percent from 2018 to 2021.
- Applying the average withdrawal rate to the 2021 application total of 159 for an estimated 137 ADUs each year
- Totaling 1,253 ADUs from 2021 to 2029
- ~~As a conservative assumption, the City assumes a growth trend of 17% annually throughout the 8-year planning period (half the increase seen between 2018 and 2020).~~

Table C-~~8:~~ Accessory Dwelling Unit Assumptions

Year	ADU ~~Permitted~~Applications	ADU Permits Issued
Projection Period Total:	~~2,184~~ 1,253 **units**	NA
2029 (projected)	137 ~~444~~ units	NA
2028 (projected)	137 ~~379~~ units	NA
2027 (projected)	137 ~~324~~ units	NA
2026 (projected)	137 ~~277~~ units	NA
2025 (projected)	137 ~~237~~ units	NA
2024 (projected)	137 ~~202~~ units	NA

Table C-8: Accessory Dwelling Unit Assumptions		
Year	ADU PermittedApplications	ADU Permits Issued
2023 (projected)	137 173 units	NA
2022 (projected)	148 137 units	NA
2021 (projectedactual)	126 159 units*	80 units
2020 (actual)	108 units	56 units
2019 (actual)	107 units	71 units
2018 (actual)	80 units	17 units
Source: City of Pomona, Annual Progress Report, 2018, 2019, 2020, 2021. *As of July 2021.*		

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see Pro Housing Pomona **Section 5**). The programs are focused on bridging the gap between applications and permits received. Overall, the application rates show high property owner interest and high land use capability to increase development of ADUs over the planning cycle. However, the City noticed that barriers to secure financing increase the likelihood of withdrawal or expiration. Therefore, the City's programs focus on decreasing costs to securing permits, streamlining the process between approval and permit to reduce costs, and identifying appropriate entities to support financing affordable ADUs. For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Los Angeles County, the City has allocated the following ADUs for each income category:

Table C-9: Accessory Dwelling Unit Projections by Income Category	
Income Category	Units
Low and Very Low Income	1,486 853 units
Above Moderate Income	45 26 units
Moderate Income	650 373 units
Total	**2,184 1,253 units**

To assist in reaching the City's ADU development projections, Pomona has included ***Program 3.1A***, which explores actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Implementation of a permit ready ADU program
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Explore potential State and Regional funding sources for affordable ADUs

~~6.~~8. Development of Vacant Sites for Affordable Housing

While Pomona is a generally built out City and majority parcels are developed with existing commercial or residential, the City has a few vacant parcels. Vacant parcels are optimal for affordable housing sites since the lack of cost associated with redevelopment increase feasibility for fully affordable housing projects. Therefore, the City has identified 23 vacant parcels, which meet state legislation criteria for sites, to accommodate 100 percent of units affordable to the low and very low-income categories (excepting those parcels which have already been identified as Projects in the Pipeline, covered in the following section). The City has identified programs and policies and programs to facilitate full affordable housing projects on this site. Figure C-2 below displays the identified vacant sites in Pomona.

Table C-10 below identifies the current project in the City which are 100 percent affordable. The City will use available resources and work to facilitate full affordable housing projects on vacant sites. Additionally, the City intends to continue to meet and coordinate on affordable housing opportunities with affordable housing developers, including but not limited to the following:

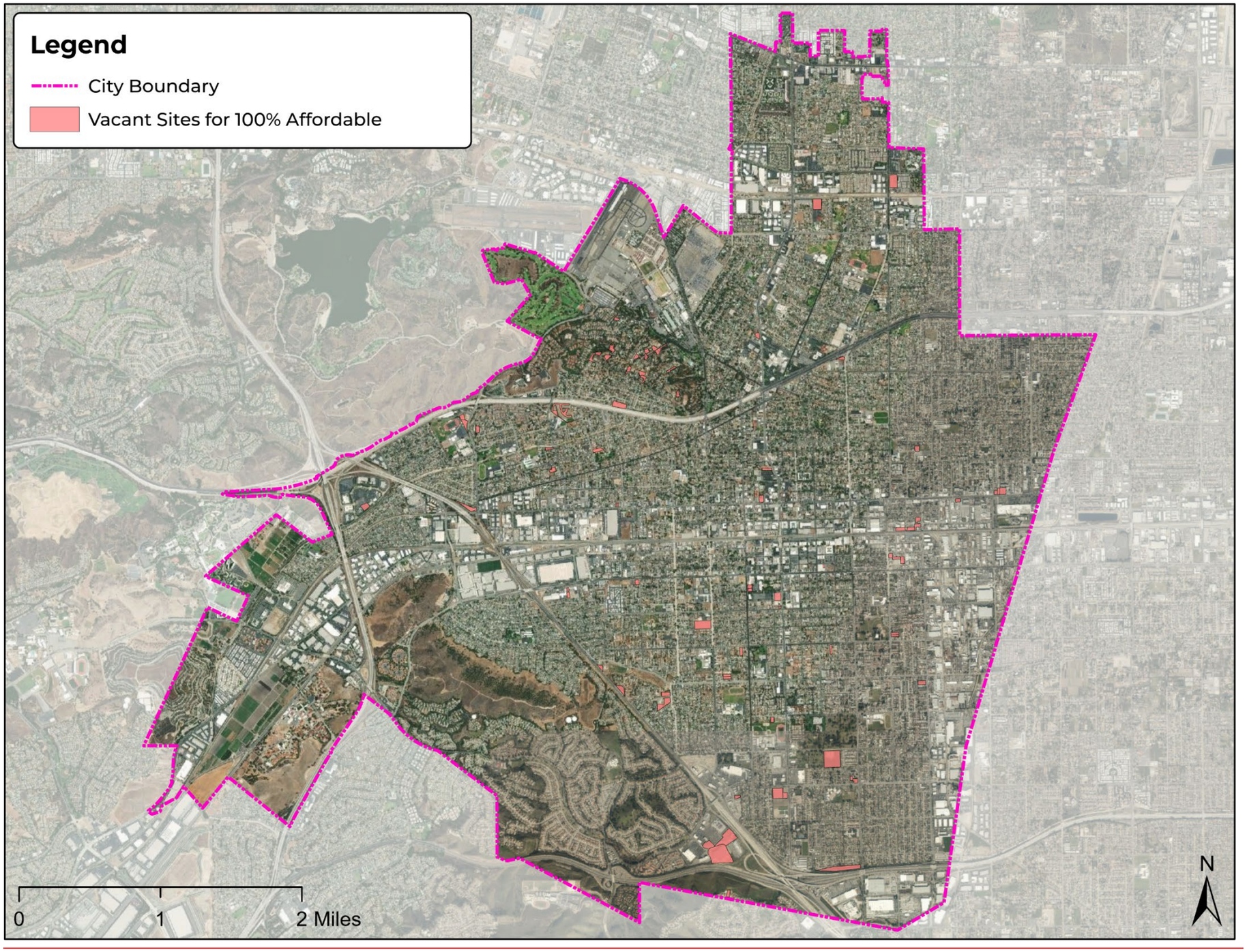
- Jamboree Housing
- AMCAL
- National CORE
- Cesar Chavez Foundation
- LINC Housing

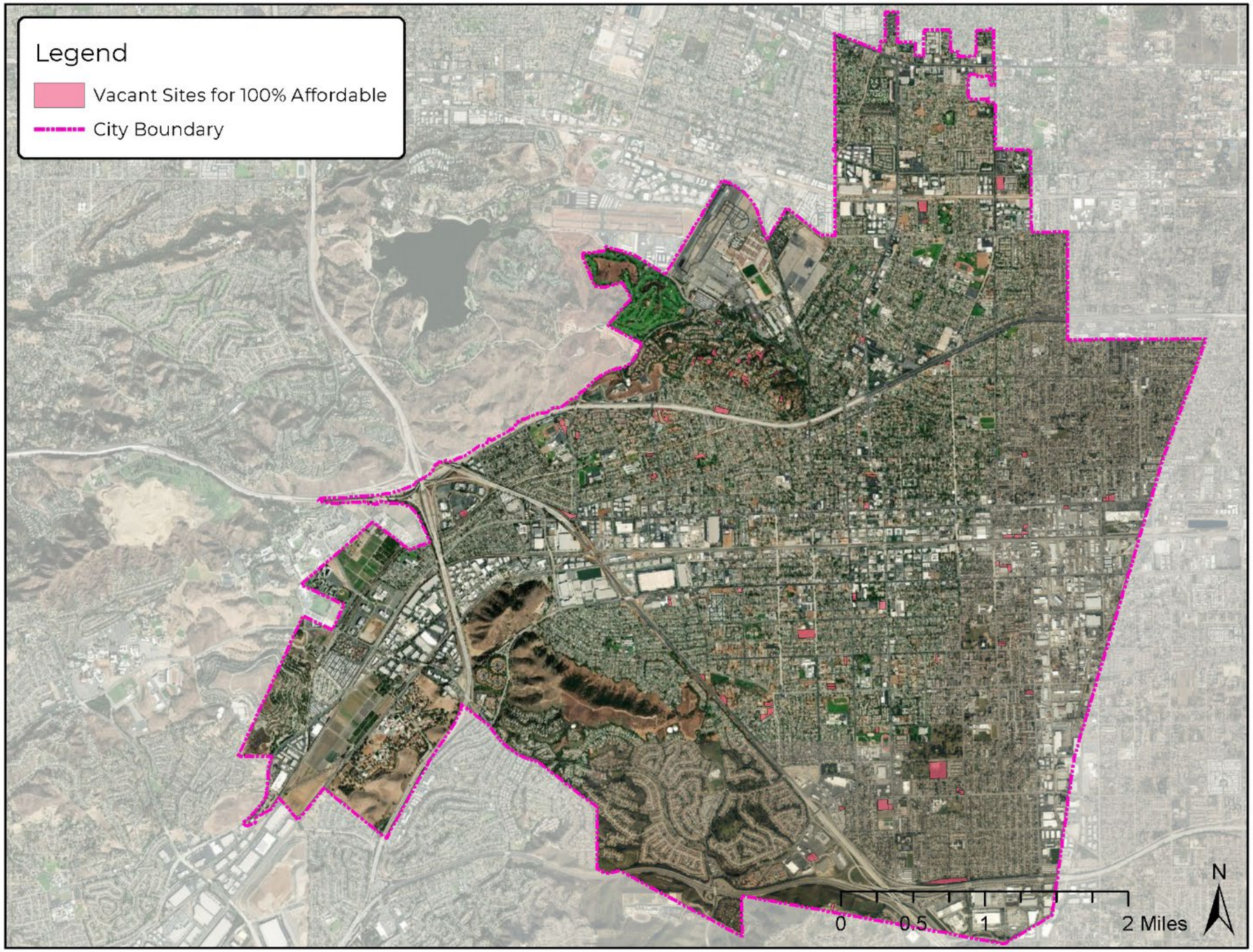
Table C-10: Existing Fully Affordable Housing Developments, Since 2014

Project Name	Project Address	Project Type	Total Affordable Units	Year Constructed or Status
Holt Family Apartments LLC	1445 East Holt Avenue	100% Affordable. Low-Income. Supportive Housing for Families/Individuals w/ Disability, mental Illness or Special Needs	50	Opened in 2018
LINC Mosaic Gardens	1680 South Garey Avenue	100% affordable. 23 for low-income supportive housing. 23 for housing for homeless individuals and households.	46	Opened in 2018
Jamboree	508 West Mission Boulevard	100% Affordable. 10 Extremely Low. 9 Very Low. 37 Moderate.	56	Mid-Construction, Expected 2023.
AMCAL Veterans	424 West Commercial Street	100% affordable. Supportive housing for veterans and their families.	61	Mid-Construction, Expected 2022
National CORE	501 East Mission Boulevard	100% affordable. 74 affordable to low income.	74	Entitled, Expected 2023
Cesar Chavez Foundation	1321 East Holt Avenue	100% affordable to low income.	125	Entitled, Expected 2023

Source: City of Pomona, 2021

Figure C-2: Vacant Sites Identified for 100 Percent Affordable Units




Legend
Vacant Sites for 100% Affordable
City Boundary
0
0.5
1
2 Miles
N

~~7.~~9. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City has currently identified 41 projects with a planned development of an estimated 2,463 units. **Figure C-3** below displays the projects in the pipeline, and the data each project is listed in **Table C-11** below.

Table C-11: Projects in the Pipeline

APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8333031013	961 E PHILLIPS BLVD	0	0	12	--	12	30	13.45	R
8333004010	952 E NINTH ST	0	0	11	--	11	20	16.27	O
8342020017	1065 W NINTH ST	0	0	10	--	10	20	14.93	R
8333020012, 8333020013	1379 S GIBBS ST	0	0	9	--	9	20	9.81	O
8343012015, 8343012016	1137 W PHILLIPS BLVD	0	0	12	--	12	30	14.07	O
8342017009 8342017906 8342017904 8342017905	811 S WHITE AVE	12	0	35	Private Financing. Affordability will be deed restricted for 55 years.	41	30	27.48	R
8340029023	401 W MONTEREY AVE	0	0	6	--	6	80	55.47	R
8344033901 8344033903 8344033904 8344033902	2115 S GAREY AVE	0	0	156	--	156	70	17.41	O
8348016044	1225 W MISSION BLVD	2	0	14	Private Financing. Affordability will be deed restricted for 55 years.	15	70	76.17	R
8357015034 8357015035	1255 W HOLT AVE	0	0	8	--	8	40	24.48	R

Table C-11: Projects in the Pipeline									
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8335018009	968 E MISSION BLVD	0	1	3	Private Financing. Affordability will be deed restricted for 55 years.	4	30	28.09	R
8323022900 8323023902 8323023903	1321 E HOLT AVE	125	0	0	Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program, Pomona Housing Authority, Non-Profit Affordable Housing Developer. Affordability will be deed-restricted for 55 years.	125	30	52.97	R
8355016017	1925 W HOLT AVE	0	0	200	--	200	70	70.13	O
8358023017 8358019008	990 WEBER ST	0	0	11	--	11	20	8.46	O
8349011047	1300 W MISSION BLVD	0	0	33	--	33	40	53.94	O
8358009006	875 W ORANGE GROVE AVE	0	0	33	--	33	20	10.56	O
8313001238 8313001002	2710 N TOWNE AVE	0	0	210	--	210	70	41.21	O
8336014027	221 W HOLT	80	0		Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program. Affordability will be deed-	80	80	79.10	R

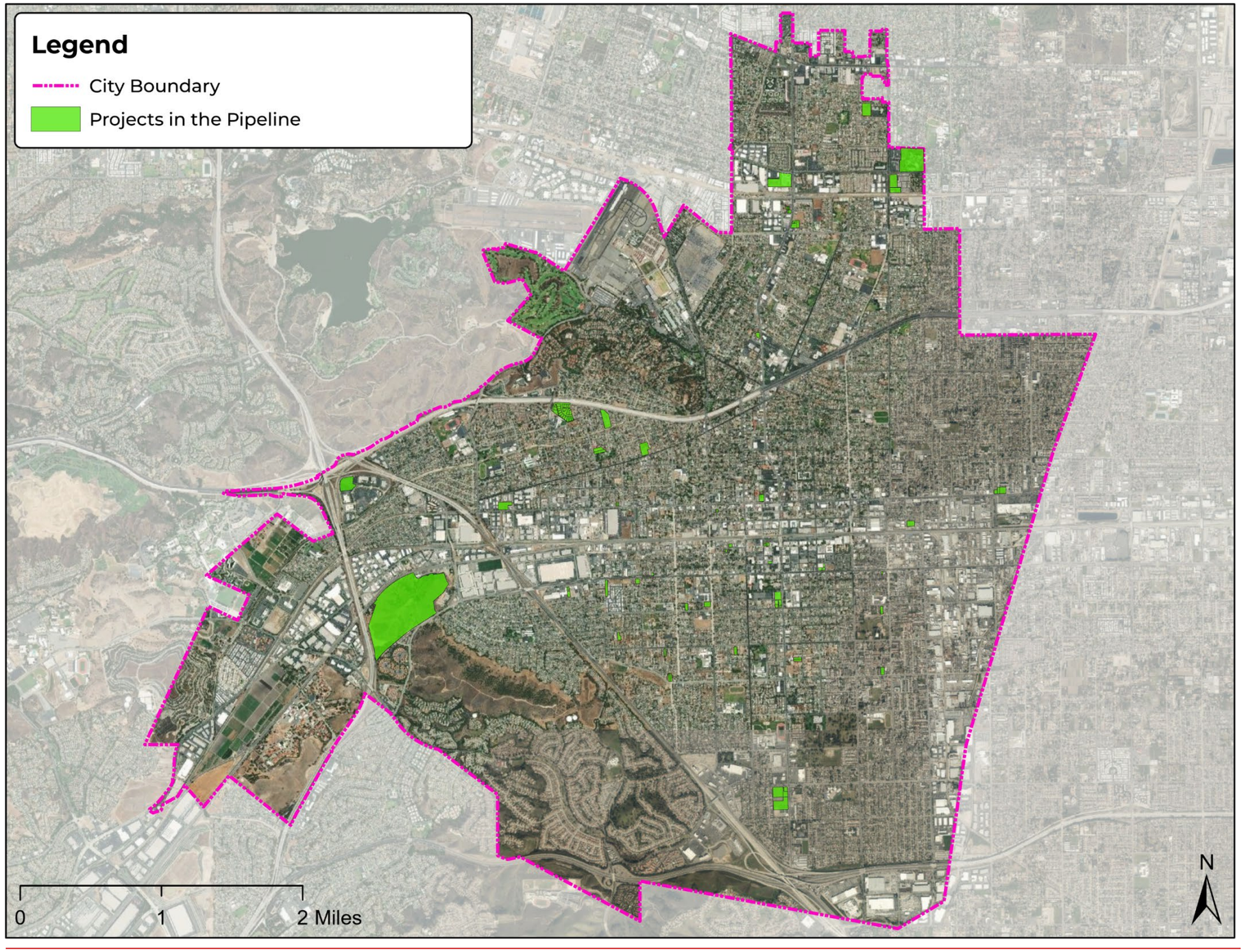
Table C-11: Projects in the Pipeline									
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
					restricted for 55 years.				
8341013030 8341016056 8341016055 8341016054 8341016053 8341016050	701 S GAREY	0	0	63	--	63	70	22.11	R
8707020008	2889 W MISSION	0	0	229	--	229	20	1.91	O
8335014919 8335014920 8335014921 8335014910	501 E MISSION	75	0		Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program, Non-Profit Affordable Housing Developer. Affordability will be deed-restricted for 55 years.	75	80	51.72	R
8311021003	900 E HARRISON	0	0	53	--	53	30	25.58	R
8326004019	236 N MOUNTAIN VIEW	0	4	26	--	30	70	22.65	R
8371011052	2771 N GAREY	0	0	73	--	73	100	23.55	O
8367011007	528 E GROVE	0	0	38	--	38	20	10.79	O
8358035908 8358035908 8358035909 8358035910 8358035911 8358035912 8358035913 8358035914 8358035915 8358035917 8358035918 8358035922	1442 MURCHISON	0	0	152	--	152	70	20.35	O

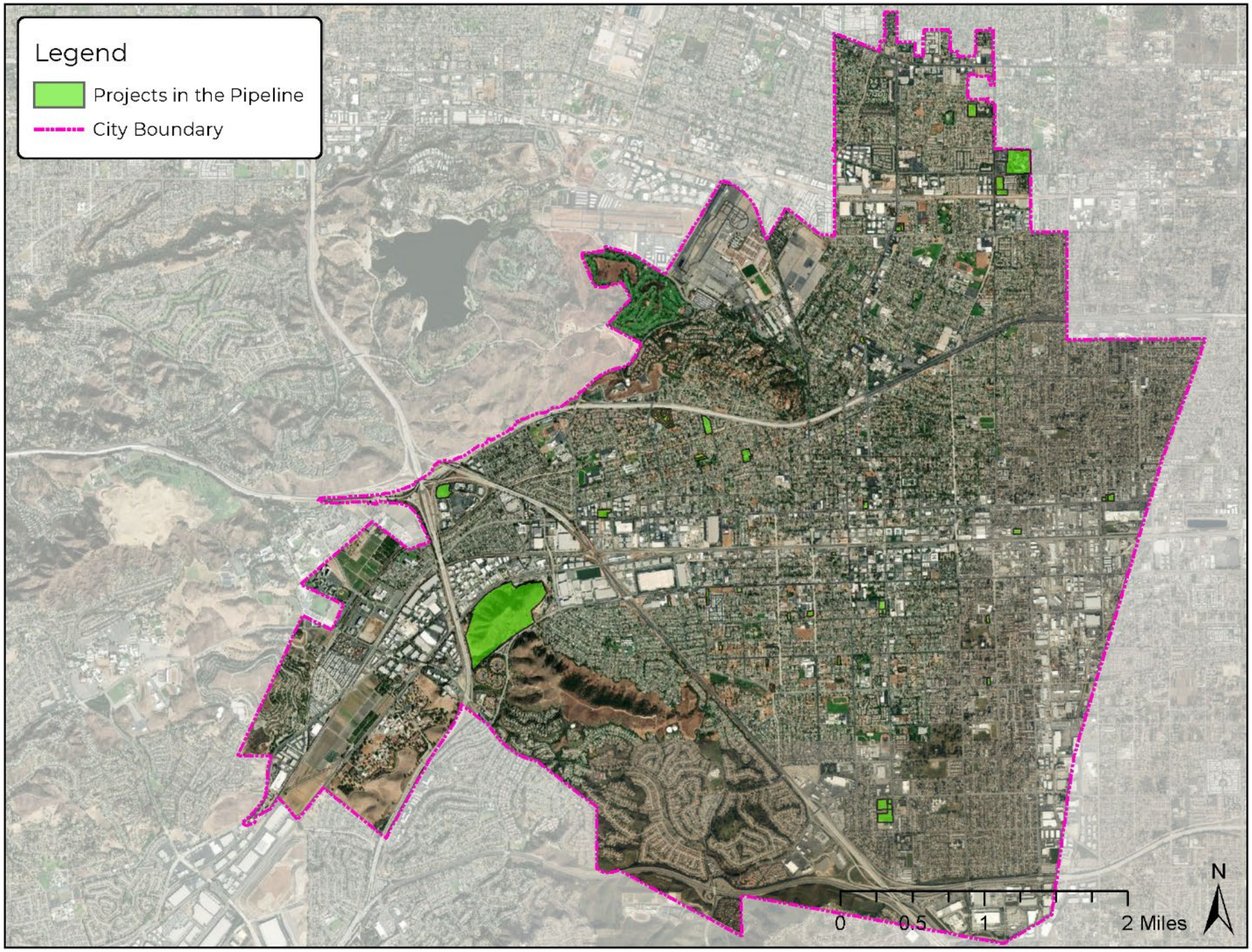
Table C-11: Projects in the Pipeline

APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8358035923 8358035925 8358035926 8358035928 8358035929 8358035935 8358035936 8358035937 8358035938 8358035939 8358035941									
8340027027	543 W CENTER	0	0	4	--	4	80	25.97	R
8359007033	1833 N GAREY	0	0	35	--	35	70	53.81	O
8366014031 8366014032 8366014033 8366014036	2380 N GAREY	0	0	67	--	67	70	37.85	R
8342006010	247 REBECCA	0	0	12	--	12	70	67.02	R
8341002019	667 SECOND	0	0	18	--	18	70	50.67	R
8349003057 8349002902 8349002901	1626 W MISSION	0	0	24	--	24	70	29.78	O
8358015029	1170 MURCHISON	0	0	8	--	8	20	15.44	R
8343013043	1174 W GRAND	~~0~~8	0	~~4~~0	--	~~4~~8	20	18.54	R
8349026059	1438 W ELEVENTH	0	0	5	--	5	20	6.81	R
8343005019	650 W GRAND	0	0	8	--	8	20	10.31	R
8707001040	851 CORPORATE CENTER	0	0	177	--	177	70	42	R
8341001013 8341001012 8341001031 8341001032	295 W SECOND	0	0	~~224~~303	--	~~224~~303	100	98.74	R
8341005014	395 S THOMAS	0	0	30	--	30	100	107	R
8349010033	1490 MISSION BLVD	~~0~~3	0	~~22~~25	--	~~22~~28	30	35	NA

Table C-11: Projects in the Pipeline									
APN(s)	Project Address	Very Low/Low Income units	Moderate Income Units	Above Moderate-Income units	Funding Source	Total Units	Max Density Permitted	Built Density	Rental/ Ownership
8371014040 8371014042 8371014043 8371014041 8371014900 8371014901	2501 N GAREY	30	0	121	Low Income Housing Tax Credits, Affordable Housing Sustainable Communities Program. Affordability will be deed-restricted for 55 years.	136	100	158	NA
							Average of Max Density (in Percentage)	66%	--
Source: City of Pomona, 2021									

Figure C-3: Projects in the Pipeline




Legend
Projects in the Pipeline
City Boundary
0
0.5
1
2 Miles
N

~~8.~~10. Water, Sewer and Dry Utility Availability

Water and Sewer

The City of Pomona has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element.

The City of Pomona's Urban water Management Plan (2015) identifies the water services and sewer system distribution throughout the community. The City provides water services to all residential, commercial, and industrial customers and for environmental and fire protection within the City, with the exception of three areas, including:

- An irregular area of approximately 40 acres south of Foothill Boulevard and west of Towne Avenue served by Golden State Water Company (GSWC)
- An area of about 20 acres north of Foothill Boulevard and west of Garey Avenue served by the Golden State Water Company (GSWC); and
- A small portion of the City located north of Valley Boulevard and west of Temple Avenue served by the Walnut Valley Water District (WVWD).

None of the identified sites are within the areas identified above. According to the UWMP, Pomona was on target to meet is water supply goals and capacity for 2020. The reliability analysis shows that with the implementation of additional supplies from recycled water and treated groundwater, more water efficient equipment, and conservation measures, supplies will exceed demands under all hydrologic scenarios. Therefore, Pomona will be able to place groundwater in storage for future hydrologic conditions, which will increase supply reliability by ensuring that supplies are available in times of higher demands.

The City provides sewer service throughout the City, approximately 14,680 acres, and to a limited area outside the City limits, approximately 6 acres. Approximately 2,000 acres in the City drain to other serving entities or currently produce no sewage.[7] Additionally, the City's sewer system consists of approximately 300 miles of gravity sewer, four pump stations, 1.4 miles of force mains, and 4,600 manholes. The capacity analysis performed in the 2005 Master Plan applied to major sewers, primarily those 10-inches in diameter and greater, which is approximately 45 miles of the gravity sewer, plus the pump stations and force mains. The pump stations conveying flow from the southern portion of the City are owned, maintained, and operated by the LACSD.

All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provided as part of the Management Plan to ensure the availability of future capacity citywide. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement programs. The City updates the Capital Improvement Plan every five years to ensure continued adequate water availability and service to existing and future planned

[7] City of Pomona, Urban Water Management Plan, 2015.

residential development. The City also updated the UWMP every five years to ensure all systems are up to state regulation and capacity requirements.

Utility Services

Utility services for gas and electric are provided by Southern California Edison (SCE). In accordance with the California Public Utilities Commission and in compliance with SCE's "Rules for the sale of electric energy" all electric and gas service will be provided for future development in the City of Pomona as requested. SCE may partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Due to infill nature of the identified sites, as a part of the Housing Element, each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has identified Program ~~XX~~ 1.1C which will provide priority water and utility services to low and very low-income housing developments.

C. Calculation of Unit Capacity

1. Capacity Calculations

Total Unit Calculation

Total unit capacity for the sites identified was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating for buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any land that is undevelopable due to environmental constraints, health and environmental justice concerns, existing structures with no redevelopment capacity (but opportunity for on-site mixed use). An example calculation is detailed below:

- APN: 8366015029
- Acres: 6 ac
- Existing Use: First Assembly of God Pomona – Place of worship
- Buildable Acres: 3 ac (opportunity for residential development on surface parking lot adjacent to existing structure)
- Zoning: R-1-7,200
- GPLU Transect: T3
- Maximum Density: 20 du/acre
- Assumed Density: 13 du/acre
- Total Net Units: 39
    - *Total Low/very Low-Income units*: 0
    - *Total Moderate-Income units*: 5
    - *Total Above Moderate-Income units*: 34

HCD recommends that sites identified in the inventory to accommodate the RHNA do not assume build at maximum density. While there is feasible opportunity for maximum density in different areas of the city, land constraints, costs, development regulations and other construction or market constraints make maximum density a challenge for redevelopment. Therefore, the City of Pomona assumes a density of 6~~5~~ percent of maximum permitted; this was calculated using the following steps:

- A review of all pipeline projects for 2021, including projects with applications, in review, entitled, and permitted or in construction.
- Projects were filtered by those proposed in the TOD, TOD Neighborhood, and Urban Neighborhood
- Then, to create a conservative assumption, the projects were filtered by acreage or those only larger than 1.2 acre.
- Finally, the average of proposed density was taken, total about 6~~5~~% of maximum density.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel.

Affordability Calculation

Pomona's 2021-2029 Housing Element sites analysis assumed that each identified candidate housing site will develop at a range of income levels. Primarily it is assumed that sites identified within Table C-12 will redevelop with the following affordability characteristics:

Identified sites which are nonvacant and are consistent with state legislation:

- 30% of units available to residents in the low and very low-income categories
- 13% of units available to residents in the moderate-income category
- 57% of units available to residents in the above moderate-income category

Identified sites which are vacant and are consistent with state legislation:

- 100% of units available to residents in the low and very low-income categories

Pomona recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified, for example, some sites may develop at higher density or affordability levels through the use of density bonus incentives, and some may develop with majority market rate units (units affordable to the moderate and above moderate-income households). For this reason, the City has included a total buffer of 36% on the total number of units to assist in accommodating potential differences in future housing development.

The City has established goals, policies, and programs within the Housing Element (Pro Housing Pomona Section 5) aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. Additionally, in April 2021 the City adopted a local Inclusionary Housing Ordinance focused on increase on site affordable units or backing an affordable housing fund which will support various affordable housing programs.

The City has also identified vacant sites as having the highest opportunity for 100 percent affordable housing developments, and will therefore, continually work to promote and increase fully affordable projects on these sites. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Pomona recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

2. Specific Plans, Zoning and General Plan Designations

In 2014 the City of Pomona updated the Pomona General Plan and with that the Land Use Element to include housing forward land uses and zoning regulations. The City can accommodate the RHNA allocation using existing general plan and land use designations on parcels throughout the Corridor Specific Plan. The City has identified the following Land Uses and Specific Plans as appropriate for accommodate the RHNA allocation for 2021-2029:

- Downtown Specific Plan: The DPSP update was adopted in 2019 and reconciles overlapping development standards, land uses, and boundary conditions with the Pomona Corridors Specific Plan and implements the Pomona General Plan update which were both adopted in 2014. Funded by a Transit Oriented Development (TOD) Planning Grant, this specific plan creates a regulatory environment supportive of TOD and will allow for the greatest building heights and densities in Pomona. The DPSP contains the following zoning designations allowing residential:
    - Mixed Use-Central Business District (40 – 70 du/ac)
    - Mixed Use-Institutional (40 – 80 du/ac)
    - Mixed Use-High Density Residential (40 – 100 du/ac)
    - Residential-Multifamily (40 – 70 du/ac)
- Pomona Corridors Specific Plan: The PCSP was adopted in 2014 during the Fifth Cycle and encourages higher density residential development and workplaces to create a more well-connected and transit-oriented Downtown and surrounding environs. The PCSP implements density/intensity standards by transect zone, as established in the 2014 General Plan update. The transect system is based on an open-source model development code and uses the concept of place types that range from rural (T1) to urban (T6). The PCSP currently implements the following transect zones allowing residential development throughout the City:
    - T3 (max 20 du/ac)
    - T4-A (max 70 du/ac)
    - T4-B (max 40 du/ac)
    - T5 (max 80 du/ac)
    - T6-A (50 – 100 du/ac)
    - T6-B (20 – 100 du/ac)
- SB 330 Overlay: The City of Pomona created and adopted Ordinance No. 4306, the "SB 330 Overlay Zoning District." The SB 330 overlay creates consistency between the General Plan Land Uses designations of the Transect Zones throughout the City. For example, a parcel may have a current

zoning designation of R-1-6,000 which requires a minimum lot areas of 6,000 square, therefore permitting about 7 dwelling units per acre. However, under the General Plan Land Use designation, the same parcel may be identified as T3, which permits up to 20 dwelling units per acre. The SB 330 enables a developer to implement the T3 designation, increasing permitted densities in all single-family residential neighborhoods. To avoid displacement, the City has selected either vacant parcels or parcel with a non-residential existing use for redevelopment in the SB 330 overlay. I total, the City identified 64 parcels under the SB 300 overlay with opportunity for residential development.

3. Adequate Sites Table

Please see Table C-12 for a complete list of sites identified to accommodate the 2021-2029 RHNA allocation.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
1	8344033900	--	2255 Garey Ave	Pomona Unified School Dist.	Urban Neighborhood	T4-A	CSP	3.6	NA	70	46	No	5th	48	21	92	This parcel is an athletic field with a large surface parking lot. This lot represents partial or full redevelopment opportunity. This is Goals soccer facility, which is relatively stable, but it is on a lease w/ PUSD so in theory once lease is up could be redeveloped,
2	8341008024	--	255 Mission Blvd	Chaballout, Bassam Tr	Transit Oriented District: Core	T6-A	CSP	1.0	NA	100	65	No	5th	20	9	38	This parcel contains older office buildings with a large surface parking lot. We have received a hard inquiry on this site and they're proposing well over 100+ acre, it's a good candidate site for housing redevelopment.
3	8326024041	--	--	Han Family Investments LP	Workplace District Edge	T4-A	CSP	0.5	NA	70	46	Yes	5th	24	0	0	This is a vacant lot with high-density residential zoning and presents the opportunity for a 100% affordable development based on supporting policies outlined in Section 5 of this document.
5	8326025013	--	1200 Holt Ave	Garfinkle, David M And	Workplace District Edge	T4-A	CSP	0.8	NA	70	46	No	--	10	4	19	Older Car wash facility with majority surface parking. Opportunity for redevelopment in the next 9 years. Good candidate site
6	8337018021	--	606 Holt Ave	99 Cents Only Stores	Workplace District Edge	T4-A	CSP	1.7	NA	70	46	No	--	23	10	44	This parcel is a store in an aging strip mall with a large surface parking lot.
7	8344023034	--	1905 Garey Ave	Chiang, Chung Shing And Linh	Urban Neighborhood	T4-A	CSP	0.6	NA	70	46	No	--	9	4	17	Convenience store with a large surface parking lot. Good candidate site. Received some inquiries about commercial redevelopment, but it is possible for residential redevelopment, particularly as there's more pressure for redevelopment of neighboring Cardenas, which may lead to an assemblage scenario.
8	8348020902	--	1515 Mission Blvd	Pomona Unified School Dist.	Workplace District Edge	T4-A	CSP	1.3	NA	70	46	No	--	18	8	34	Vocational education center with a large surface parking lot. The City is unclear on status of vocational site, but as PUSD has surplus/sold land for housing recently, this is fair to include.
10	8328022122	--	1862 Garey Ave	Camas Investment LLC	Workplace District Edge	T4-B	CSP	0.7	NA	40	26	No	--	5	2	10	Auto repair shop and carwash with surface parking lot.
11	8323027031	--	655 Mills Ave	From the Heart Church Ministries	Urban Neighborhood	T4-A	CSP	3.4	NA	70	46	No	--	46	20	87	Religious center with accessory buildings and large surface parking lot. Good candidate as YIGBY site
14	8326009018	--	1057 Mission Blvd	Chang, Young Hee Tr	Workplace District Edge	T4-A	CSP	0.7	NA	70	46	No	--	10	4	19	Retail store with surface parking lot, adjacent to additional large surface parking lots and a mini market. Good candidate site. Received several inquiries about this parcel

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
																	and adjacent lots to assemble a larger multi-unit project.
16	8323025023	--	1501 Holt Ave	Kim, Colleen Et Al	Neighborhood Edge	T4-A	CSP	0.6	NA	70	46	No	--	8	3	14	Retail and office with surface parking lot.
17	8323011022	--	1009 Holt Ave	Putti LLC	Urban Neighborhood	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Laundromat and office with surface parking in rear.
19	8342018018	--	960 Mission Blvd	Pomission LLC	Urban Neighborhood	T4-B	CSP	1.0	NA	40	26	No	--	8	3	15	Office building with large surface parking lot adjacent to vacant lot.
22	8359007029	--	175 Willow St	Corp Of the Presiding Bishop Of	Urban Neighborhood	T4-A	CSP	2.2	NA	70	46	No	--	30	13	56	Religious center with large surface parking lot adjacent to residential development.
24	8362001024	--	2072 Garey Ave	First Evangelic Independent	Neighborhood Edge	T4-B	CSP	0.6	NA	40	26	No	--	4	2	8	Religious center with surface parking adjacent to retail and residential development.
25	8365015044	--	2282 Garey Ave	Lehmer,Esther B Tr	Neighborhood Edge	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Existing standalone restaurant adjacent to additional restaurant and a vacant lot.
26	8326025029	--	1280 Holt Ave	Colson ,Edward E III Tr Et Al	Transit Oriented District: Neighborhood	T4-A	CSP	0.6	NA	70	46	No	--	8	3	15	Restaurant with surface parking lot.
27	8362001023	--	2068 Garey Ave	De La Torre,Patricio And	Neighborhood Edge	T4-B	CSP	0.5	NA	40	26	No	--	4	2	7	Restaurant with surface parking lot adjacent to vacant lot.
30	8349001035	--	1636 Mission Blvd	Safco Equity Ptnshp	Neighborhood Edge	T4-A	CSP	2.8	NA	70	46	No	--	38	17	72	Strip mall and LA County Probation building adjacent to additional retail opportunities. good candidate for redevelopment, and the City saw recently entitled projects just to the east.
32	8355017005	--	1703 Holt Ave	Znart Limited Partnership Et Al	Workplace District Edge	T4-A	CSP	0.7	NA	70	46	No	--	10	4	18	Strip mall with surface parking lot. Good candidate site, though somewhat stable auto uses, but the City has seen interest in the area.
33	8371015042	--	2233 Garey Ave	Glendhall I Gen Ptnshp Lessor	Neighborhood Edge	T4-B	CSP	2.5	NA	40	26	No	--	19	8	36	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate along w/ adjacent parcel also identified.
34	8371015041	--	2277 Garey Ave	Glendhall I Gen Ptnshp Lessor	Urban Neighborhood	T5	CSP	2.3	NA	80	52	No	--	35	15	67	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate, few active tenant spaces, and adjacent to future Gold Line Station, part of first mile/last mile area at Garey and Arrow. Should include a second parcel.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
35	8370009038	--	3101 Garey Ave	Noor Properties LLC and	Urban Neighborhood	T4-B	CSP	2.9	NA	40	26	No	--	22	10	42	Strip mall containing vacant tenant spaces and surface parking lot, adjacent to residential development. Good candidate. Receiving regular inquiries as tenant spaces are not as occupied.
37	8362007039	--	360 Vinton Ave	Pomona Valley Community Hospital	Neighborhood Edge	T3	PVHMCSP	1.5	NA	20	13	No	--	0	3	17	Surface parking lot.
38	8367002013	--	--	Christian Harvest Church	Activity Center	T3	CSP	0.6	NA	20	13	No	--	0	1	6	Surface parking lot.
39	8367002015	--	--	Christian Harvest Church	Neighborhood Edge	T3	CSP	0.6	NA	20	13	No	--	0	1	6	Surface parking lot.
40	8365015052	--	2250 Garey Ave	Lehmer,Esther B Tr	Residential Neighborhood	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Retail shop with surface parking adjacent to vacant lot.
41	8304001030	--	675 Foothill Blvd	Cypress Grove Properties LP	Residential Neighborhood	T4-B	CSP	1.8	NA	40	26	No	--	14	6	27	Vacant building, previously a fitness facility, with surface parking. Good candidate. Along with adjacent parcel.
42	8348009036	--	956 Holt Ave	Anzalone, Frank and Nancy M	Residential Neighborhood	T4-A	CSP	1.0	NA	70	46	No	--	14	6	27	Vacant warehouse building with large portion of the lot vacant.
44	8336010006	--	821 Garey Ave	Belcon Investment LLC	Neighborhood Edge	T5	CSP	0.6	NA	80	52	Yes	--	33	0	0	This is a vacant lot with high-density residential zoning and presents the opportunity for a 100% affordable development based on supporting policies outlined in Section 5 of this document.
46	8326011007	--	1137 Mission Blvd	Hosri,Walid M And	Neighborhood Edge	T4-A	CSP	0.6	NA	70	46	No	--	8	3	15	Vacant office/warehouse building with surface parking lot.
48	8367001088	--	140 Foothill Blvd	Skymeadow Properties LP Et Al	Urban Neighborhood	T5	CSP	0.7	NA	80	52	No	--	10	4	19	Fast-food restaurant with surface parking lot - This is a good candidate site, it would likely need assemblage with the neighboring two parcels (former Chase Bank at 110 Foothill, and empty restaurant at 3272 N Garey)
55	8367001087	--	3272 Garey Ave	Skymeadow Properties LP Et Al	Transit Oriented District: Neighborhood	T5	CSP	0.7	NA	80	52	No	--	11	5	21	Vacant building with surface parking - opportunity with site 48 - APN 8367001088
56	8367001062	--	110 Foothill Blvd	Skymeadow Properties LP Et Al	Urban Neighborhood	T5	CSP	0.6	NA	80	52	No	--	9	4	17	Vacant building with surface parking - The CHASE is no longer there, so this is a good candidate site, and likely assemblage opportunity with 140 Foothill and 3272 N Garey
57	8371016039	--	169 Arrow Hwy	Hirezi,Jesse B Co Tr	Activity Center	T6-B	CSP	0.7	NA	100	65	No	--	14	6	26	Warehouse and industrial buildings with surface parking lot.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
58	8355017024	--	1801 Holt Ave	Plante, Theresa Tr	Activity Center	T4-A	CSP	0.6	NA	70	46	No	--	8	4	16	Warehouse and industrial buildings with surface parking lot - Good candidate since it has Holt frontage and could be redeveloped.
60	8336028034	--	201 Palomares St	Pomona Business Park LLC	Urban Neighborhood	T6-B	DT-SP	4.0	NA	100	65	No	--	77	34	147	Strip mall with office and retail stores within one block of Metrolink station and high-density residential development. The City has received several inquiries about redeveloping it.
61	8342001804	--	777 2nd St	Union Pacific R R Co	Transit Oriented District: Core	T4-A	DT-SP	2.8	NA	70	46	No	--	38	16	71	Train and truck storage yard for adjacent to Metrolink station. - good redevelopment potential as nearby parcels are developed within Downtown.
62	8336028035	--	128 Gibbs St	Yam, Caroline G Tr	Urban Neighborhood	T6-B	DT-SP	2.7	NA	100	65	No	--	53	23	101	Large warehouse style building with surface parking and open space directly adjacent to Metrolink station.
64	8336031900	--	--	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	2.4	NA	100	65	No	--	47	21	90	Metrolink station with surface parking lot and bus-turnaround. Opportunity for stacked development above transit center - As city looks at writing RFPs to pitch its city owned parcels for development this is a good candidate site for development.
66	8336034010	--	300 Commercial St	Kloenne Properties Ltd	Transit Oriented District: Neighborhood	T6-B	DT-SP	2.1	NA	100	65	No	5th	42	18	79	Large warehouse with surface parking directly adjacent to Metrolink station.
71	8335005903	--	--	Pomona City	Transit Oriented District: Core	T5	DT-SP	1.6	NA	80	52	No	--	24	11	46	Surface parking lot. Good candidate Western U Is looking into this for air space development rights.
73	8337024020	--	375 Towne Ave	Namgajoo Fellowship Church	Transit Oriented District: Core	T5	DT-SP	1.2	NA	80	52	No	--	19	8	36	Religious center with surface parking lot occupying majority of parcel.
74	8335009903	--	--	Pomona City	Transit Oriented District: Core	T6-A	DT-SP	1.2	NA	100	65	No	5th	24	10	46	Surface parking lot.
76	8335008902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	1.2	NA	100	65	No	--	23	10	44	Surface parking lot.
78	8337029001	--	350 Commercial St	Ang Ii Multi LLC Lessor	Transit Oriented District: Neighborhood	T5	DT-SP	1.0	NA	80	52	No	--	15	6	28	Surface parking lot servicing a warehouse.
79	8335014918	--	--	Pomona City	Activity Center	T5	DT-SP	0.8	NA	80	52	No	--	12	5	23	Surface parking lot.
80	8335014045	--	--	Provident Group Pomona	Transit Oriented District: Core	T5	DT-SP	0.7	NA	80	52	No	--	11	5	22	Surface parking lot.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
81	8335014044	--	--	Provident Group Pomona	Transit Oriented District: Neighborhood	T5	DT-SP	0.7	NA	80	52	No	--	11	5	21	Surface parking lot.
82	8335013903	--	200 3rd St	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	27	Surface parking lot.
83	8335013900	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	27	Surface parking lot.
84	8341004902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.7	NA	100	65	No	5th	14	6	26	Surface parking lot. Good candidate. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
85	8335007904	--	--	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	26	Surface parking lot.
86	8335011901	--	196 3rd St	Pomona City	Transit Oriented District: Core	T6-B	DT-SP	0.7	NA	100	65	No	--	14	6	26	Surface parking lot.
87	8341003901	--	252 Park Ave	Pomona City	Transit Oriented District: Core	T6-A	DT-SP	0.7	NA	100	65	No	5th	14	6	26	Surface parking lot. Good candidate. Formerly proposed for Maya cinemas, deal fell through, now aggressively pursuing housing development/mixed-use.
91	8341002803	--	--	Union Pacific R R Co	Transit Oriented District: Core	T4-A	DT-SP	0.6	NA	70	46	No	--	8	4	16	Train and truck storage yard for adjacent to Metrolink station.
92	8340035010	--	401 Commercial St	International Church Of	Transit Oriented District: Core	T5	DT-SP	0.6	NA	80	52	No	--	10	4	18	Surface parking lot.
94	8337022004	--	404 Commercial St	404 East Commercial LLC	Transit Oriented District: Core	T5	DT-SP	0.6	NA	80	52	No	--	9	4	18	Portion of commercial office building with surface parking lot.
95	8337023030	--	415 Commercial St	O Connor, Victoria L Tr	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	18	Surface parking lot/storage lot.
96	8337029002	--	300 Commercial St	Ang Li Multi LLC Lessor	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	17	Warehouse building.
98	8337022002	--	436 Commercial St	404 East Commercial LLC	Transit Oriented District: Neighborhood	T5	DT-SP	0.6	NA	80	52	No	--	9	4	17	Commercial/industrial service yard.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
100	8341001902	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.5	NA	100	65	No	5th	11	5	20	Surface parking lot.
102	8341005904	--	--	Pomona City	Transit Oriented District: Neighborhood	T6-A	DT-SP	0.5	NA	100	65	No	5th	10	4	19	Surface parking lot.
103	8335011800	--	--	GTE Calif Inc	Transit Oriented District: Neighborhood	T6-B	DT-SP	0.5	NA	100	65	No	--	10	4	19	Surface parking lot.
104	8335013800	--	--	GTE Calif Inc	Activity Center	T6-B	DT-SP	0.5	NA	100	65	No	--	10	4	19	Surface parking lot.
106	8326026905	--	1460 Holt Ave	Pomona Unified School Dist.	Transit Oriented District: Core	T5	CSP	19.5	NA	80	52	No	--	0	132	881	Large multi-use building with large surface parking.
109	8326026029	--	1600 Holt Ave	MSW Pomona LLC	Transit Oriented District: Core	T5	CSP	5.1	NA	80	52	No	--	80	34	151	Existing indoor swap meet with large surface parking.
110	8304001038	--	3675 Towne Ave	Garfield Beach CVS LLC	Transit Oriented District: Core	T4-B	CSP	4.9	NA	40	26	No	--	38	16	72	Convenience store with surface parking lot and.
111	8362008037	--	1830 Orange Grove Ave	Pomona Valley Hospital	Transit Oriented District: Neighborhood	T4-A	PVHMCSP	4.0	NA	70	46	No	--	55	24	104	Surface parking lot.
112	8359014016	--	1751 Park Ave	Christian Church Pacific	Transit Oriented District: Neighborhood	T4-A	CSP	4.0	NA	70	46	No	--	55	24	104	Religious center with surface parking lot.
118	8323016021	--	1085 Holt Ave	Han Pomona Square LLC	Neighborhood Edge	T4-B	CSP	3.1	NA	40	26	No	--	24	10	46	Strip mall with surface parking lot.
204	8323017019	--	1229 Holt Ave	Elafify, Samir I	Activity Center	T4-B	CSP	0.6	NA	40	26	No	--	5	2	9	Auto glass repair shop with surface parking lot.
206	8348008062	--	1150 Holt Ave	Archdiocese of L a Educ and	Activity Center	T4-A	CSP	8.2	NA	70	46	No	--	113	49	214	Existing Church, 2 acres in rear is vacant and unused , density assumed on these acres only at 65% development potential
208	8344023043	--	2001 Garey Ave	Rio Garey LI LP	Transit Oriented District: Core	T4-A	CSP	12.1	4.9	70	46	No	--	0	29	193	Large surface parking area, about 4.9 acres of buildable area for mixed use
209	8344024011	--	--	Time Space Investment Corp	Neighborhood Edge	T5	C-4	0.6	NA	80	52	Yes	--	28	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
210	8354018014	--	--	Bayati, Kahtan Tr	Urban Neighborhood	T5	C-2	0.8	NA	80	52	Yes	--	41	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
211	8339001007	--	--	High-tech Floor Covering Inc	Urban Neighborhood	T4-A	A-P	0.5	NA	70	46	Yes	--	23	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
212	8326009032	--	300 San Antonio Ave	Lopez, Leonardo M Co Tr	Transit Oriented District: Neighborhood	T4-A	M-1	0.5	NA	70	46	Yes	--	24	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
213	8326009016	--	--	Lopez, Leonardo M Co Tr	Activity Center	T4-A	M-1	0.6	NA	70	46	Yes	--	27	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
214	8326004905	--	--	Alameda Corridor East	Urban Neighborhood	T4-A	R-2	0.7	NA	70	46	Yes	--	31	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
215	8326004032	--	--	Gatto, Alan J	Urban Neighborhood	T4-A	M-1	0.8	NA	70	46	Yes	--	36	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
216	8326009013	--	353 La Mesa St	Lopez, L Leonardo M Co Tr	Urban Neighborhood	T4-A	M-1	0.8	NA	70	46	Yes	--	38	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
217	8326004031	--	--	Ramirez, Arthur B and Anna M TRS	Workplace District Edge	T4-A	M-1	0.8	NA	70	46	Yes	--	38	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
218	8326004030	--	--	Ramirez, Arthur B and Anna M TRS	Workplace District Edge	T4-A	M-1	1.1	NA	70	46	Yes	--	48	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
219	8707001017	--	--	Vertex 980 Corporate Center	Urban Neighborhood	T4-A	0	1.3	NA	70	46	Yes	--	60	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
220	8366015030	--	--	First Assembly of God of Pomona	Workplace District Edge	T4-A	R-1-7,200	2.8	NA	70	46	Yes	--	128	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
221	8319021030	--	--	Archdiocese of L a Educ and	Workplace District Edge	T3	R-1-7,200	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
222	8344002028	--	--	Lin Yins Association	Workplace District Edge	T3	R-1-6,000	2.2	NA	20	13	Yes	--	0	29	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
223	8331004047	--	2085 Towne Ave	Sayari Enterprises LLC	Transit Oriented District: Neighborhood	T3	C-1	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
224	8331025001	--	--	Holder, Cynthia M	Residential Neighborhood	T3	0	5.1	NA	20	13	Yes	--	66	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
227	8354018015	--	--	Bayati,Kahtan Tr	Residential Neighborhood	T3	C-2	1.1	NA	20	13	Yes	--	0	14	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
228	8360030016	--	--	Macklin, Anthony And Adrienne	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
229	8354030034	--	--	Chen,Chiang Hway And Li Hsua and	Residential Neighborhood	T3	C-3	1.8	NA	20	13	Yes	--	0	23	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
230	8360034016	--	--	Lopez, Samuel P	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
231	8360025012	--	1286 Loma Vista St	Gonzalez, Rigoberto G And	Residential Neighborhood	T3	R-1-7,500	0.7	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
232	8327005008	--	1236 San Antonio Ave	Tork Inc	Residential Neighborhood	T3	R-2	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
233	8355024013	--	--	Cerrillos, Eduardo	Residential Neighborhood	T3	R-1-6,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
234	8360034019	--	--	950 Paige LLC	Residential Neighborhood	T3	R-1-20,000	1.1	NA	20	13	Yes	--	0	13	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
235	8360034012	--	--	Underwood, Thomas And Peggy and	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
236	8360025002	--	--	Wohop Corporation	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
237	8360025015	--	--	Ambicki, John M and Johanna	Residential Neighborhood	T3	R-1-20,000	1.0	NA	20	13	Yes	--	0	13	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
238	8360034010	--	--	Heil, Patti J Tr	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
239	8355021035	--	--	Residence Group Inc	Residential Neighborhood	T3	R-1-6,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
240	8327005007	--	1198 San Antonio Ave	Tork Inc	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	5th	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
241	8360020005	--	--	Garland, Jeanne B Tr	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
242	8360034015	--	--	Querin, Dino	Residential Neighborhood	T3	R-1-20,000	0.5	NA	20	13	Yes	--	0	6	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
243	8360025007	--	--	Anthes, William L Jr Co Tr	Residential Neighborhood	T3	R-1-20,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
244	8360023014	--	--	Renteria, Maria	Residential Neighborhood	T3	R-1-20,000	0.7	NA	20	13	Yes	--	0	9	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
246	8360014023	--	--	Jackson, Marc S Co Tr	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
247	8355004027	--	1373 Groveside Pl	Banks, Susan N Co Tr	Residential Neighborhood	T3	R-1-6,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
248	8360022002	--	--	Nevada Pomsan LLC	Residential Neighborhood	T3	R-1-20,000	0.8	NA	20	13	Yes	--	0	10	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
249	8343018023	--	--	Salame, Frank K	Residential Neighborhood	T3	R-1-6,000	1.2	NA	20	13	Yes	--	0	16	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
250	8328009009	--	1535 Reservoir St	1535 Reservoir Investment LLC	Residential Neighborhood	T3	R-2	1.0	NA	20	13	Yes	--	0	12	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
251	8360022027	--	--	Anderson ,Sheila A And	Residential Neighborhood	T3	R-1-20,000	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
252	8360008012	--	--	Fritsche, Norma A And	Residential Neighborhood	T3	R-1-7,500	2.3	NA	20	13	Yes	--	0	29	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
253	8343005127	--	590 Grand Ave	Pomona Development Inc	Residential Neighborhood	T3	R-2	0.7	NA	20	13	Yes	5th	0	9	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
254	8343020025	--	--	Mt Zion Missionary	Residential Neighborhood	T3	R-1-6,000	1.2	NA	20	13	Yes	--	0	15	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
255	8343016001	--	--	1500 Phillip LLC	Residential Neighborhood	T3	O	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
256	8708004006	--	--	Duran, Sonia And Fred S TRS	Residential Neighborhood	T3	PR-SP	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
257	8344021033	--	252 Franklin Ave	Walker Residences LLC	Residential Neighborhood	T3	R-3	0.6	NA	20	13	Yes	5th	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
258	8333024033	--	636 Grand Ave	Meiloon Atlantic LLC	Open Space	T3	R-2	0.5	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
259	8331003902	--	--	Roman Catholic Archbishop of La	Residential Neighborhood	T3	O	8.6	NA	20	13	Yes	--	0	112	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
260	8343008084	--	--	Main Basin Limited Partnership	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	--	0	8	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
261	8343008085	--	1489 Rebecca St	Main Basin Limited Partnership	Residential Neighborhood	T3	R-2	0.6	NA	20	13	Yes	--	0	7	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
262	8342021053	--	1041 White Ave	Pomona Mission Villas	Residential Neighborhood	T3	R-2	4.2	NA	20	13	Yes	--	0	54	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
263	8331004901	--	--	Pomona City	Residential Neighborhood	T3	R-1-7,200	0.3	NA	20	13	Yes	--	0	4	0	Vacant Site, No Impediments for development and opportunity for moderate income h housing - Under SB 330 Overlay
264	8341011906	--	--	Pomona City	Residential Neighborhood	T4-A	OS	0.5	NA	70	46	Yes	--	23	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
265	8341011901	--	--	State of Calif	Residential Neighborhood	T4-A	OS	0.5	NA	70	46	Yes	--	22	0	0	Vacant Site, No Impediments for development and opportunity for 100% affordable - Under SB 330 Overlay
267	8370010016	--	3101 Garey Ave	Noor Properties LLC and	Residential Neighborhood	T4-B	CSP	2.7	NA	40	26	No	--	21	9	39	Partial Strip Mall and mostly surface parking - window survey shows multiple vacant uses. The Site has a higher utilization opportunity.
268	8367001085	--	3180 Garey Ave	Skymeadow Properties LP Et Al	Special Campus	T4-A	CSP	5.4	NA	70	46	No	--	73	32	139	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space
269	8367001086	--	3240 Garey Ave	Skymeadow Properties LP Et Al	Special Campus	T4-A	CSP	2.9	NA	70	46	No	--	39	17	75	This parcel is currently a strip mall and large surface parking lot with same ownership (085 and 086). This represents an opportunity for the redevelopment of the entire parking space

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
270	8355017028	--	688 New York Dr	Roxy Investment Co	Neighborhood Edge	T4-A	CSP	1.3	NA	70	46	No	--	18	8	34	current use is a warehouse
271	8341006024	--	363 Park Ave	Cirit,Semith And Handan TRS	Urban Neighborhood	T4-A	DT-SP	0.7	NA	70	46	No	--	10	4	18	Currently an older office building, the building is partially vacant and for lease. Good opportunity for redevelopment.
272	8323025025	--	1575 Holt Ave	14255 Ellsworth Street LLC	Urban Neighborhood	T4-A	CSP	3.8	NA	70	46	No	--	52	22	98	This parcel is currently a strip mall with a large surface parking, opportunity for wholesale redevelopment or mixed-use.
273	8331019033	--	150 County Rd	Gledhill, Fred J Tr	Urban Neighborhood	T4-A	CSP	4.8	NA	70	46	No	--	65	28	123	Storage facility with surface parking lot.
275	8331002057	--	2090 Garey Ave	Us Bank National Association	Activity Center	T4-A	CSP	6.6	NA	70	46	No	--	89	39	170	a portion of this site is the DMV, however, most of the site is surface parking connected to two other parcels with fully surface parking, there is opportunity for shared/joint parking structure and housing development.
276	8349001034	--	1680 Mission Blvd	Safco Equity Ptnshp	Urban Neighborhood	T4-A	CSP	5.9	NA	70	46	No	--	80	35	152	Warehouse yard.
277	8367002016	--	450 Foothill Blvd	Route 66 Self-Storage LLC	Urban Neighborhood	T4-B	CSP	4.0	NA	40	26	No	--	31	13	58	self-storage
279	8708027004	--	--	Rio Rancho Development LLC	Neighborhood Edge	T5	PR-SP	2.1	NA	80	52	Yes	--	107	0	0	Vacant, owner expressed interest in housing/mixed-use - In Phillips Ranch.
280	8708001945	--	--	Pacific Anchor Holdings LLC	TOD: Neighborhood	T5	PR-SP	12.2	3.2	80	52	Yes	--	50	6	110	Previous project died, owner interested in housing, freeway adjacent so make environmental adjustments for distancing, and factor in limited mixed-use.
281	8344002027	--	1230 Fremont St	Lin Yins Association	Residential Neighborhood	T3	R-1-6,000	1.4	NA	20	13	No	--	0	2	14	YIGBY. Opportunity w/ adjacent property 8344002028 - within SB 330 Overlay
283	8343020024	--	1188 Prospect Dr	Mt Zion Missionary Baptist	Residential Neighborhood	T3	R-1-6,000	0.5	NA	20	13	No	--	0	1	4	YIGBY. Opportunity with SB 330 Overlay Mt Zion (8343020025) and 1541 S Hamilton here (8343020001) - within SB 330 Overlay
284	8343020001	--	1541 Hamilton Blvd	Mt Zion Missionary Baptist	Residential Neighborhood	T3	R-1-6,000	1.0	3	20	13	No	--	0	5	34	YIGBY. Opportunity with SB 330 Overlay Mt Zion (8343020025) and 1188 Prospect here (8343020024) - within SB 330 Overlay
285	8366015029	--	305 Arrow Hwy	First Assembly of God of Pomona	Residential Neighborhood	T3	R-1-7,200	6.0	3	20	13	No	--	0	5	34	YIGBY. Parking lot only (assumed 3 out of 6 acres). - within SB 330 Overlay
286	8355009011	--	1101 Glen Ave	Inland Church	Residential Neighborhood	T3	R-1-6,000	6.0	3	20	13	No	--	0	5	34	YIGBY. Parking lot only (assumed 3 out of 6 acres). - within SB 330 Overlay
287	8367034007	--	3033 Towne Ave	Temple Beth Israel Of The	Residential Neighborhood	T3	R-1-7,500	5.3	2	20	13	No	--	0	3	23	YIGBY. Parking lot only (assumed 2 out of 5.26 acres). - within SB 330 Overlay

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
288	8319021026	--	935 Kingsley Ave	Archdiocese of LA Education	Residential Neighborhood	T3	R-1-7,200	4.9	4	20	13	No	--	0	7	45	YIGBY. Parking lot/vacant area (assumed 4 out of 4.9 acres). - within SB 330 Overlay
289	8338009022	--	1665 San Antonio Ave	El Camino Fellowship Inc	Residential Neighborhood	T3	R-1-6,000	4.6	NA	20	13	No	--	0	8	52	YIGBY. Assumed all acreage as we've received inquiries on full redevelopment at this site. - within SB 330 Overlay
290	8318018043	--	1173 San Bernardino Ave	Chung Tai International Chan	Residential Neighborhood	T3	R-1-7,200	3.5	2	20	13	No	--	0	3	23	YIGBY. Parking lot/vacant area (assumed 2 out of 3.45 acres). - within SB 330 Overlay
291	8371012032	--	2655 Pine St	Herrera, Alfred J Co Tr Et Al	Transit Oriented District: Core	T6-B	CSP	4.8	NA	100	65	No	--	94	41	178	Industrial facility adjacent to Gold Line. High redevelopment potential given proximity to TOD and past industrial redevelopment at 2771 N. Garey, and recently entitled 137 units/acre at 2501 N. Garey.
304	8362006024	--	490 LA VERNE AVE	SALVATION ARMY	Residential Neighborhood	T4-A	C-2	2.8	NA	70.0	46	No	--	130	39	17	YIGBY, SB330 OL, This site has been on the market before
306	8708001040	--	--	WAL MART REAL ESTATE BUSINESS	Transit Oriented District: Neighborhood	T5	PR-SP	5.8	NA	80.0	53	Yes	--	306	306	0	Vacant site in Wal Mart Shopping Center allowing residential. No impediments.
307	8707001016	--	980 CORPORATE CENTER DR	VERTEX 980 CORPORATE CENTER	Workplace District Edge	T4-A	0	1.9	NA	70.0	46	No	--	87	26	11	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
308	8707001034	--	701 CORPORATE CENTER DR	WARD MACHINERY AND	Workplace District Edge	T4-A	0	3.2	NA	70.0	46	No	--	146	44	19	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park.
310	8326024042	--	1100 HOLT AVE	FOUNTAIN OF LOVE CHRISTIAN	Workplace District Edge	T4-A	M-1	2.9	NA	70.0	46	No	--	132	40	17	YIGBY. Adjacent to vacant parcel identified in inventory. Consolidation/assemblage potential.
311	8335002036	--	143 SAN ANTONIO AVE	POMONA INDUSTRIAL COMPLEX LLC	Urban Neighborhood	T4-A	M-1	3.3	NA	70.0	46	No	--	149	45	19	For sale industrial building, redevelopment interest. For sale on Loop Net.
312	8348020021	--	1441 2ND ST	GOULD AND BASS COMPANY CO INC	Workplace District Edge	T4-A	CSP	2.3	NA	70.0	46	No	--	103	31	13	For sale industrial building, redevelopment interest. For sale on Loop Net.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
313	8707001010	--	761 CORPORATE CENTER DR	SVPP PROPERTIES LLC	Workplace District Edge	T4-A	0	3.4	NA	70.0	46	No	--	158	47	21	Developer/owner interest in converting to housing. Recent housing development project in pipeline within same business park. For sale on Loop Net.
119	8333031013	Pipeline Project	961 Phillips Blvd	Liu, Qiuying and	Transit Oriented District: Neighborhood	T3	R-2	0.9	NA	20	NA	No	--	0	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
120	8333004010	Pipeline Project	952 9th St	Xiao, Na Et Al	Transit Oriented District: Neighborhood	T3	R-2	0.7	NA	20	NA	No	--	0	0	11	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
121	8342020017	Pipeline Project	1065 9th St	Wong, Derek K Tr	Neighborhood Edge	T3	R-2	0.7	NA	20	NA	No	--	0	0	10	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
122	8333020012	Pipeline Project	1379 Gibbs St	Shang, Yonghua and	Residential Neighborhood	T3	R-2	0.5	NA	20	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
123	8333020013	Pipeline Project	1383 Gibbs St	Xiao, Na Et Al	Residential Neighborhood	T3	R-2	0.5	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
124	8343012015	Pipeline Project	1137 Phillips Blvd	Khan, Khurshid Tr	Residential Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
125	8343012016	Pipeline Project	1149 Phillips Blvd	Khan ,Khurshid Tr	Residential Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
126	8342017009	Pipeline Project	811 White Ave	Yi, Sophia S	Residential Neighborhood	T3	R-2	1.0	NA	20	NA	No	--	6	0	35	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
127	8340029023	Pipeline Project	--	Jiang, Hawk H And	Residential Neighborhood	T5	DT-SP	0.1	NA	80	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
128	8344033901	Pipeline Project	--	Pomona Unified School District	Residential Neighborhood	T4-A	CSP	0.9	NA	70	NA	Yes	--	0	0	15	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
129	8344033903	Pipeline Project	0 0	Pomona Unified School District	Residential Neighborhood	T4-A	CSP	0.6	NA	70	NA	No	--	0	0	9	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
130	8344033904	Pipeline Project	--	Pomona Unified School District	Transit Oriented District: Neighborhood	T4-A	CSP	3.3	NA	70	NA	Yes	--	0	0	54	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
131	8344033902	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	CSP	4.8	NA	70	NA	No	--	0	0	78	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
132	8348016044	Pipeline Project	1225 Mission Blvd	Khan, Athara and Shamaila A	Urban Neighborhood	T4-A	CSP	0.2	NA	70	NA	No	--	1	0	14	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
133	8357015034	Pipeline Project	1255 Holt Ave	Ali, Mubbashir and	Urban Neighborhood	T4-B	CSP	0.2	NA	40	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
134	8357015035	Pipeline Project	1265 Holt Ave	Ali, Mubbashir and	Urban Neighborhood	T4-B	CSP	0.2	NA	40	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
135	8335018009	Pipeline Project	0 0	Palma, Nathaniel Tr	Urban Neighborhood	T3	CSP	0.1	NA	20	NA	No	5th	0	1	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
136	8323022900	Pipeline Project	1321 Holt Ave	Pomona Unified School Dist.	Neighborhood Edge		CSP	0.4	NA	NA	NA	Yes	5th	26	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
137	8323023902	Pipeline Project	1335 Holt Ave	Pomona Unified School District	Neighborhood Edge	T4-B	CSP	0.4	NA	40	NA	Yes	5th	25	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
138	8323023903	Pipeline Project	1363 Holt Ave	Pomona Unified School District	Residential Neighborhood		CSP	1.3	NA	NA	NA	Yes	5th	74	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
139	8355016017	Pipeline Project	1925 Holt Ave	Voon, Pok Jew Tr Et Al	Neighborhood Edge	T4-A	CSP	2.9	NA	70	NA	No	--	0	0	200	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
140	8358023017	Pipeline Project	990 Weber St	Pomona Homes LLC	Neighborhood Edge	T3	R-1-PD	0.9	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
141	8358019008	Pipeline Project	1006 Weber St	Patel, Manoj	Neighborhood Edge	T3	R-1-PD	1.0	NA	20	NA	Yes	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
142	8349011047	Pipeline Project	1300 Mission Blvd	Keystone Capital Holdings LLC	Urban Neighborhood	T4-B	CSP	0.6	NA	40	NA	Yes	--	0	0	33	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
143	8358009006	Pipeline Project	875 Orange Grove Ave	Pomona Fellowship Church of the	Residential Neighborhood		R-1-6,000	3.1	NA	1	NA	No	--	0	0	33	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
144	8313001238	Pipeline Project	--	Delaware SDS Inc	Residential Neighborhood		M	3.1	NA		NA	Yes	--	0	0	131	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
145	8313001002	Pipeline Project	2710 Towne Ave	Pillow, Linda A Tr	Neighborhood Edge	T4-A	M	1.9	NA	70	NA	No	--	0	0	79	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
147	8341013030	Pipeline Project	--	M And a Gabaee LP	Urban Neighborhood		CSP	1.7	NA	NA	NA	Yes	--	0	0	34	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
148	8341016056	Pipeline Project	--	M And a Gabaee LP	Urban Neighborhood		O	0.4	NA	NA	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
149	8341016055	Pipeline Project	876 Thomas St	M And a Gabaee LP	Transit Oriented District: Neighborhood	T4-A	R-3	0.4	NA	70	NA	No	--	0	0	7	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
150	8341016054	Pipeline Project	883 Garey Ave	M And a Gabaee LP	Special Campus	T4-A	CSP	0.1	NA	70	NA	Yes	5th	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
151	8341016053	Pipeline Project	0 0	M And a Gabaee LP	Special Campus	T4-A	CSP	0.1	NA	70	NA	Yes	--	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
152	8341016050	Pipeline Project	805 Garey Ave	North American Islamic Trust Inc	Neighborhood Edge	T4-A	CSP	0.5	NA	70	NA	No	--	0	0	10	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
153	8707020008	Pipeline Project	--	Aman Family LLC	Special Campus	T3	PRD	117.9	NA	20	NA	No	--	0	0	229	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
154	8335014919	Pipeline Project	501 Mission Blvd	Pomona City	Special Campus	T5	CSP	0.3	NA	80	NA	No	5th	28	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
155	8335014920	Pipeline Project	555 Mission Blvd	Pomona City	Special Campus	T5	CSP	0.1	NA	80	NA	No	--	11	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
156	8335014921	Pipeline Project	595 Mission Blvd	Pomona City	Open Space	T5	CSP	0.2	NA	80	NA	No	--	18	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
157	8335014910	Pipeline Project	--	Pomona City Housing Authority	Transit Oriented District: Neighborhood	T5	CSP	0.2	NA	80	NA	Yes	--	18	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
158	8311021003	Pipeline Project	900 Harrison Ave	Congregational Homes	Transit Oriented District: Neighborhood	T3	R-4	17.6	NA	20	NA	No	--	0	0	53	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
159	8326004019	Pipeline Project	236 Mountain View Ave	Bourne, Edgar Tr	Transit Oriented District: Neighborhood	T4-A	M-1	1.3	NA	70	NA	No	--	0	4	26	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
160	8367011007	Pipeline Project	528 Grove St	Zomorodi, Farhad	Transit Oriented District: Neighborhood	T3	R-1-7,500	3.5	NA	20	NA	No	--	0	0	38	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
161	8358035908	Pipeline Project	1440 Murchison Ave	Pomona Unified School District	Residential Neighborhood	T4-A	C-4	0.1	NA	70	NA	No	--	0	0	2	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
162	8358035909	Pipeline Project	1442 Murchison Ave	Pomona Unified School District	Workplace District Edge	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
163	8358035910	Pipeline Project	1388 Murchison Ave	Pomona Unified School District	Residential Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
164	8358035911	Pipeline Project	1376 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
165	8358035912	Pipeline Project	1391 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
166	8358035913	Pipeline Project	1385 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
167	8358035914	Pipeline Project	1373 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
168	8358035915	Pipeline Project	1367 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
169	8358035917	Pipeline Project	1349 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
170	8358035918	Pipeline Project	1340 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.5	NA	70	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
171	8358035922	Pipeline Project	1331 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
172	8358035923	Pipeline Project	1325 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
173	8358035925	Pipeline Project	1364 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
174	8358035926	Pipeline Project	1355 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
175	8358035928	Pipeline Project	1342 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
176	8358035929	Pipeline Project	1336 Murchison Ave	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.2	NA	70	NA	No	--	0	0	3	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
177	8358035935	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.3	NA	80	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
178	8358035936	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T5	C-4	0.5	NA	80	NA	Yes	--	0	0	9	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
179	8358035937	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
180	8358035938	Pipeline Project	--	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
181	8358035939	Pipeline Project	--	Pomona Unified School District	Activity Center	T4-A	C-4	0.3	NA	70	NA	No	--	0	0	6	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
182	8358035941	Pipeline Project	1352 Jacqueline Dr	Pomona Unified School District	Urban Neighborhood	T4-A	C-4	3.1	NA	70	NA	Yes	--	0	0	51	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
183	8359007033	Pipeline Project	--	Rafa La Development LLC	Urban Neighborhood	T4-A	CSP	0.7	NA	70	NA	Yes	5th	0	0	35	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
184	8366014031	Pipeline Project	--	GGSP LLC	Urban Neighborhood	T4-A	CSP	0.4	NA	70	NA	No	5th	0	0	13	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
185	8366014032	Pipeline Project	2408 Garey Ave	GGSP LLC	Urban Neighborhood	T4-A	CSP	0.6	NA	70	NA	No	--	0	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
186	8366014033	Pipeline Project	--	GGSP LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.1	NA	70	NA	No	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
187	8366014036	Pipeline Project	2380 Garey Ave	GGSP LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.8	NA	70	NA	No	--	0	0	28	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
188	8342006010	Pipeline Project	247 Rebecca St	California Opportunity Zone Fund	Transit Oriented District: Neighborhood	T4-A	DT-SP	0.2	NA	70	NA	No	--	0	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
189	8341002019	Pipeline Project	667 2nd St	California Opportunity Zone Fund	Transit Oriented District: Neighborhood	T4-A	DT-SP	0.4	NA	70	NA	No	--	0	0	18	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
190	8349003057	Pipeline Project	--	Pomona Mission LLC	Transit Oriented District: Neighborhood	T4-A	CSP	0.5	NA	70	NA	Yes	--	0	0	15	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
191	8349002902	Pipeline Project	1626 Mission Blvd	--	Urban Neighborhood		CSP	0.1	NA	NA	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
192	8349002901	Pipeline Project	1630 Mission Blvd	--	Transit Oriented District: Neighborhood		CSP	0.1	NA	NA	NA	Yes	5th	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
193	8358015029	Pipeline Project	1170 Murchison Ave	Virginia Square LLC	Urban Neighborhood	T3	R-2	3.9	NA	20	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
194	8343013043	Pipeline Project	1174 Grand Ave	Major League Real Estate LLC	Urban Neighborhood	T3	R-2	0.4	NA	20	NA	No	--	0	0	4	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
195	8349026059	Pipeline Project	1438 11th St	Garcia, Arturo	Urban Neighborhood	T3	R-2	0.7	NA	20	NA	No	--	0	0	5	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
196	8343005019	Pipeline Project	650 Grand Ave	Wang, Yanling	Residential Neighborhood	T3	R-2-PD	0.8	NA	20	NA	No	--	0	0	8	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
197	8707001040	Pipeline Project	--	Foremost Corporate LLC	Residential Neighborhood	T4-A	0	5.7	NA	70	NA	No	--	0	0	177	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
198	8341001013	Pipeline Project	295 2nd St	M And A Gabaee LP	Residential Neighborhood	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	50	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
199	8341001012	Pipeline Project	154 Main St	M And A Gabaee LP	Residential Neighborhood	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	24	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation

UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
200	8341001031	Pipeline Project	269 2nd St	M And A Gabaee LP	Workplace District Edge	T6-A	DT-SP	0.1	NA	100	NA	No	5th	0	0	51	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
201	8341001032	Pipeline Project	227 2nd St	M And A Gabaee LP	Activity Center	T6-A	DT-SP	0.2	NA	100	NA	No	5th	0	0	99	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
202	8341005014	Pipeline Project	395 Thomas St	Pomona Valley Masonic	Activity Center	T6-A	DT-SP	0.3	NA	100	NA	No	--	0	0	30	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
295	8371011026	Pipeline Project	2771 Garey Ave	12131 Western LLC	Transit Oriented District: Core	T6-B	CSP	8.4	NA	100	NA	No	--	0	0	73	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
296	8340027012	Pipeline Project	543 Center St	Hill, Ronald D	Transit Oriented District: Neighborhood	T5	CSP	0.2	NA	80	NA	No	--	80	0	0	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
297	8349010033	Pipeline Project	1490 Mission Blvd	Dali III LLC	Neighborhood Edge	T3	R-2	1.3	NA	20	NA	No	5th	0	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
298	8371014040	Pipeline Project	152 Magnolia St	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.2	NA	100	NA	No	5th	3	0	24	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
299	8371014042	Pipeline Project	--	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	--	1	0	11	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
300	8371014043	Pipeline Project	--	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	--	1	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Table C-12: Sites to Accommodate Pomona's 2021-2029 RHNA Allocation																
UNIQUE ID	AIN	PIPELINE PROJECT	ADDRESS	OWNER	GENERAL PLAN	TRANSECT DESIGNATION	ZONE	ACREAGE	BUILDABLE ACREAGE	MAX DENSITY	ASSUMED DENSITY	VACANT (Y/N)	USED IN A PREVIOUS CYCLE (4TH/5TH)	LOW/ VERY LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	EXISITNG USE AND REDEVLOPMENT NOTES
301	8371014041	Pipeline Project	140 Magnolia St	Landmark West Enterprises LLC	Transit Oriented District: Core	T6-B	CSP	0.1	NA	100	NA	No	5th	2	0	12	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
302	8371014900	Pipeline Project	2501 Garey Ave	--	Transit Oriented District: Core		CSP	0.3	NA	NA	NA	No	--	5	0	39	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.
303	8371014901	Pipeline Project	141 Grevilla St	--	Transit Oriented District: Core		CSP	0.1	NA	NA	NA	No	--	3	0	22	The City is currently processing entitlements for a development proposed on this parcel. NOTE: Density is not assumed of projects in the pipeline, units are not calculated they are taken from the project application.

Appendix D

AFFIRMATIVELY FURTHERING FAIR HOUSING

A. Affirmatively Furthering Fair Housing

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

On January 23, 2017, the City and Pomona Housing Authority (PHA) conducted an Assessment of Fair Housing (AFH). The City's AFH included the following:

- Analysis of HUD-provided data, local data, and other information.
- Engaging the community in fair housing planning.
- Consultation with the agencies and organizations identified by Federal consultation requirements.
- Assessment of fair housing issues and contributing factors.
- Identification of fair housing priorities, goals, and recommendations to address issues.
- Making any proposed analysis and the relevant documents, including the HUD-provided data and any other data to be included in the AFH, available to the public.
- A public review draft of the AFH for comment.

1. ~~Needs Assessment~~Fair Housing Outreach

The AFH contains a citywide analysis of demographics, housing, and specifically fair housing issues in Pomona. The City's demographics and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in Appendix A.1: Housing Needs Assessment.

AFH Outreach

The city employed community outreach efforts to publicize the development of the AFH and to engage the community by garnering relevant feedback on housing issues. Outreach efforts included the following:

- Citizen community meetings
- Meetings with Pomona Housing Authority (PHA) tenants
- Meetings with PHA Resident Advisory Board Members
- Consultation with local housing agencies
- Distribution of a Housing Discrimination Survey

Community Meetings

The City conducted community meetings at Pomona City Hall from October 2016 through January 2017. Meetings were publicized through the following:

- Distribution of flyers
- Information postings
- Email blasts
- Citywide flyer inserts
- Information on the City's webpage
- Notices in local newspapers

Additionally, input from housing and service providers, housing professionals, local religious organizations, and local schools was solicited in early 2016 to ensure that the fair housing concerns of low and moderate income and special needs residents were addressed.

Housing Discrimination Survey

The City released a Housing Discrimination Survey throughout the community and on the City's webpage, beginning in October 2016. Additionally, door to door survey distribution was conducted in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The Survey was available in both English and Spanish. Overall, a total of 724 persons responded to the Fair Housing Survey.

Community Input

The City garnered community input through the process and identified the following fair housing issues, as noted by the community:

- Disproportionate Housing Needs of Protected Classes and Lack of Affordable Housing
- Use of Housing Choice Vouchers (HCV) (Formerly known as Section 8 Program)
- Housing Discrimination Based on Race and Disabilities

AFH Identified Fair Housing Issues

The AFH intended to identify fair housing issues in the City of Pomona through engagement and analysis of relevant data. Within the legal framework of Federal and State laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Development of the AFH involved an examination of the following seven HUD-required fair housing issues and use of a template format AFH tool for narrative input:

- Segregation/Integration
- Disparities in Access to Opportunity
- Disability and Access Issues
- Disproportionate Housing Needs

- Publicly Supported Housing Location and Occupancy
- Fair Housing Enforcement, Outreach Capacity and Resources
- Racially or Ethnically Concentrated Areas of Poverty (R/ ECAPs)

The analysis yielded the following:

- Access to Decent, Affordable, and Adequate Housing: Impediments including availability of affordable units in range of unit sizes, location and type of affordable housing, lack of affordable, accessible housing in range of unit sizes, and location of accessible housing.
- Public Policies and Regulatory Constraints to Housing Options: Impediments include land use and zoning laws which limit accessibility and availability of housing.
- Public/Private Investment: Impediments include lack of private investments in specific neighborhoods and lack of public investments in specific neighborhoods.
- Fair Housing Services, Outreach/Education, and Enforcement: Impediments include lack of local private fair housing outreach and enforcement, lack of local public fair housing enforcement, private discrimination, and source of income discrimination.
- Transportation and Access to Services: Impediments include access to financial services, lending discrimination, location of employers, location of environmental health hazards and location of proficient schools and school assignment policies.

Previously Identified Local Contributing Factor

The AFH also identified the following local contributing factors perceived to be creating, contributing, perpetuating, or increasing the severity of fair housing issues:

- Disproportionate Housing Needs of Protected Classes and Lack of Affordable Housing: Housing Discrimination Based on Race and Disabilities: Residents commented that housing discrimination based on race and disabilities persist in the community. Minority, elderly, and disabled households in Pomona are disproportionately represented in the low-income group, which subsequently leads to a lack of housing choice. While the City has been diligently working to expand the affordable housing inventory, the needs in the community remain unmet due to diminished funding.
- Use of Housing Choice Vouchers (Section 8): A total of 1,110 households in Pomona rely on the assistance to afford decent and adequate housing; including low-income families, persons experiencing homelessness, veterans, transitional aged youth, disabled and homeless families, victims of domestic violence, and persons/households at-risk of housing instability. The HCV program is in high demand with a long waiting list of applicants. Not only do applicants have to wait a long time to receive a voucher, but once a voucher is available, it often takes a long time to find a landlord who would accept it. Voucher use is primarily concentrated in the City's central and eastern neighborhoods.
- Housing Discrimination Based on Race and Disabilities: Residents commented that housing discrimination based on race and disabilities persist in the community.

2021-2029 Housing Element Update Outreach

In order to ensure the Housing Element reflects and meets the needs of the Pomona community, public input was sought throughout the Housing Element update process. Multiple rounds of outreach were conducted using diverse methods. Due to the COVID-19 pandemic, which occurred throughout the entirety

of the Housing Element update and resulted in in-person activities being prohibited, all outreach efforts were shifted to virtual formats. As part of the 2021-2029 Housing Element Update, the City held a variety of workshops, meetings, and engagement opportunities to solicit input and feedback from the community. The engagement process was designed to be accessible to all persons, therefore, every event and all information was provided in both English and Spanish. Additionally, the City provided details on the Housing Element through presentations provided at local organizations, community meetings and religious events.

A detailed overview of all outreach efforts is provided in **Appendix A.2** of this Housing Element.

2021-2029 Housing Element Summary of Comments

Comments received during all stakeholder interviews, webinars, surveys, office hours, and City meetings can be grouped into the following topics:

- Diverse Housing Challenges
  - Pomona has unique housing challenges for its population.
  - There are increasing and changing racial Demographics.
  - There is are high rates of college students and recent graduates.
  - Pomona's households are increasingly female-headed, non-family, large, and multi-generational.
  - Overall, household income levels in Pomona are low and there is a need for more accessible and affordable housing.
  - Housing needs to address disabilities, extreme poverty, and homelessness.
- Limited Housing Stock and Displacement
  - The options for housing in Pomona are limited to mostly single detached units on single lots.
  - There is a lot of multigenerational living in Pomona but there isn't affordable housing.
  - There is limited availability of needed affordable housing.
  - The community has serious concerns about displacement, unstable rent prices, tenant protections, and housing affordability.
- Environmental Justice
  - The community identified key discrepancies in environmental quality throughout Pomona.
  - Existing residential uses located within the City's industrial zones face increased environmental justice concerns and pollution burden.
- Neighborhood Conditions
  - The community expressed various needs related to maintaining a high quality of life in their households and neighborhoods.
  - Community members, City Council and Planning Commission noted the importance of smart growth and the necessity to provide housing near jobs, open space and other community resources.

During the House Element update, all comments received were considered. Goals, policies and programs of the Housing Element were developed after the majority of the outreach had been completed so that they reflected community feedback. A summary of how each common topic comment was incorporated is as follows:

- Diverse Housing Challenges: Several programs were identified to address the unique and varying needs of the diverse Pomona community. Most notably, the City developed Program 1.2A to rework and entirely updated the Pomona Zoning Code for both consistence with state law and requirement, but also to remove potential discriminator development practices and support a wide variety of housing development. Additionally, the City identified Program, 2.6B to develop a public online housing dashboard to provide housing resources and access information. Additional programs to address diverse housing challenges include: Programs 1.4A, 2.1A, 2.1B, 2.1C, 2.2B, 2.2C, 2.4A and 3.5A.
- Limited Housing Stock and Displacement: Many of the City's goals and policies focus on both maintaining existing housing stock and increasing housing supply in Pomona. Specifically, the City has developed the following programs support the maintenance of existing housing: Programs 2.3A, 2.3B, 2.3C, 2.3D, 2.3E, 2.6A and 4.3A. Each of these programs focuses on providing support to property owners to preserve housing stock and maintain existing affordability covenants. Additionally, the City developed Programs 1.3A, 1.4A, 1.4B, 1.4C, 2.4B, 2.4C, and 3.1A to reduce governmental constraints on housing development, support affordable housing development and increase housing opportunity throughout the City.
- Environmental Justice: Through engagement and data analysis, the City found that environmental justice was a primary concern among residents of lower income households. Therefore, the City created Program 5.1A. The program focuses on developing an Environmental Justice Element to be integrated into the Pomona General Plan. The program will initiate and adopt a new element that directly addresses environmental justice through clear policy language that supports outcomes that reduce pollution burden and exposure to harmful pollutants for all Pomona households.
- Neighborhood Conditions: Smart growth was a key theme identified by stakeholders, residents, and City decision makers. During community engagement, participants noted that access to jobs, parks and open space, and transit and transportation options were importance when considering where housing should go. The City developed a robust sites analysis that identifies appropriate lots throughout the City to increase housing which is supported by infrastructure, open space, essential retail and transit (Program 1.1A and 1.1C). Additionally, to improve neighborhood conditions and develop sense of place throughout the community, the City developed Programs 4.1A, 4.1B, 4.2A, 4.4A and 4.5A.

B. Assessment of Fair Housing Issues

1. *Lending Practices*

Table D-1 below displays the disposition of loan applications for the Los Angeles-Long Beach-Glendale MSA/MD, per the 2019 Home Mortgage Disclosure Act report. According to the data, applicants in the 120% MSA/MD median income range or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50% MSA/MD median income range experienced higher percentages of denied loans than other income categories. Key findings, as shown in the table below include:

- Low Income applicants (less than 50 percent of the MSA/MD median income) are more likely to have a loan application denied, the highest rates of denial were among Native Hawaiian/Pacific Islander (67 percent) and American Indian and Alaska Natives (58.3 percent).
- Above moderate-income applicants (100+ percent of the MSA/MD median income) experienced the highest rates of loan approvals. However, Native Hawaiian/Pacific Islander and American Indian and Alaska Native applicants in the above moderate-income category still experienced high rates of loan denial (above 30 percent denial for applicants making 100-119% of the MSA/MD median income and above 20 percent denial for applicants making 170%+ of the MSA/MD median income).
- Across all income categories, applicants who identified as White had the highest rates of loan approvals.
- Overall, applicants who identified as white made the majority of all loan applications, followed by applicants who identified as Hispanic or Latino.

Table D-1: Disposition of Loan Applications by Race/Ethnicity and Income - LOS ANGELES-LONG BEACH-GLENDALE MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN INCOME				
American Indian and Alaska Native	24.2%	57.3%	18.5%	178
Asian	36.5%	42.1%	21.3%	1,932
Black or African American	42.0%	28.8%	29.2%	2,120
Native Hawaiian or other Pacific Islander	20.3%	67.0%	12.6%	182
White	44.1%	30.9%	24.9%	11,384
Hispanic or Latino	39.0%	36.2%	24.8%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	37.0%	43.3%	19.7%	238
Asian	44.3%	34.1%	21.6%	2,873
Black or African American	42.8%	32.2%	25.0%	2,367
Native Hawaiian or other Pacific Islander	22.8%	62.2%	15.0%	254
White	49.0%	28.3%	22.7%	14,902
Hispanic or Latino	44.6%	32.5%	22.9%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.4%	33.3%	25.2%	111
Asian	51.1%	27.4%	21.5%	1,611
Black or African American	47.3%	27.3%	25.4%	1,124
Native Hawaiian or other Pacific Islander	35.5%	47.3%	17.2%	93
White	53.6%	23.4%	23.0%	6,887
Hispanic or Latino	50.1%	26.7%	23.2%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.0%	32.1%	25.9%	352
Asian	60.5%	19.9%	19.5%	5,869
Black or African American	49.9%	23.7%	26.3%	3,579
Native Hawaiian or other Pacific Islander	40.9%	39.9%	19.2%	291
White	60.1%	17.9%	22.0%	25,143
Hispanic or Latino	56.4%	20.7%	22.9%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	23.9%	27.2%	871
Asian	62.9%	14.3%	22.8%	35,764
Black or African American	55.0%	19.5%	25.5%	11,611

Table D-1: Disposition of Loan Applications by Race/Ethnicity and Income - LOS ANGELES-LONG BEACH-GLENDALE MSA/MD				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
Native Hawaiian or other Pacific Islander	54.2%	23.3%	22.5%	1,052
White	64.9%	13.5%	21.7%	135,203
Hispanic or Latino	60.4%	16.5%	23.1%	42,722
TOTAL	59%	18.5%	22.6%	347,398
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

2. *Fair Housing Enforcement and Outreach Capacity*

The City of Pomona provides access to fair housing assistance through the Housing Rights Center. The Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC actively supports and promotes freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law. The City of Pomona is in compliance with existing fair housing laws. There have been no findings against the City of Pomona from the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) or from the State Department of Fair Employment and Housing (DFEH).

HRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and counseling, education, and outreach activities to residents in the Los Angeles County. In recent years, the Housing Rights Center has performed the following in the region:

- Housing Counseling
- Discrimination Investigation & Disability Accommodations
- Community Workshops and Events
- Monthly Rental Listing

The City of Pomona also provides informational fact sheets and flyers regarding fair housing rights, in both Spanish and English. The City is committed to mitigating fair housing issues and discrimination in the community and increasing fair housing access and opportunity.

The City of Pomona and the HRC investigate fair housing complaints within the City. Periodic testing is also done in conjunction with fair housing investigations. The Investigations Department of HRC conducts fact finding investigations and proposes potential solutions for victims of housing discrimination. HRC case resolutions include:

- Mediation
- Conciliation
- Referral to state and federal administrative agencies, or
- Referral to HRC's Litigation Department

From 2009 to 2016, HRC provided direct services to 2,795 persons, of which 188 inquiries were individuals alleging housing discrimination in Pomona. After thoroughly screening and counseling the 188 complaints, HRC opened 58 fair housing cases. The top three discrimination biases were physical disability (53 percent), mental disability (19 percent), and race (14 percent). HRC conducted investigations on the 58 cases. In their findings, about 64 percent of investigations found the cases sustained allegations, while 15 percent had inconclusive evidence, and another 21 percent were still pending. Nearly 45 percent of the cases with evidence of discrimination closed as successfully conciliated resulting from both the complainant and respondent agreeing to a resolution. In 21 percent of cases no enforcement action was possible. In the remaining cases the client withdrew (seven percent of all cases), and roughly 28 percent of cases were still pending.

During the update of this Housing Element, the City reached out to all agencies with track and record fair housing complaints, for 2018 through 2021 the following fair housing data is available:

- From 2018-19 30 Pomona residents were served, a majority of which involved discrimination due to a physical disability.
- From 2018-2019 30 fair housing complaints were made; 10 of the fair housing complaints were remedied via reasonable accommodation and 2 complaints underwent investigation.
- From 2019-2020 28 Pomona residents were served, a majority of which involved discrimination due to a physical disability or income.
- From 2019-2020 28 fair housing complaints were made; 2 of the fair housing complaints were remedied via reasonable accommodation and 8 complaints underwent investigation
- From 2020-2021 33 Pomona residents were served, a majority of which involved discrimination due to a physical disability
- From 2020-2021 33 fair housing complaints were made; 1 of the fair housing complaints was remedied via reasonable accommodation and 1 complaint underwent investigation.

Table D-2: Fair Housing		
2018-2019		
Activity	# of Served Clients For Fiscal Year	Type of Service Provided and Summary/Outcome
Investigations	12	8 Physical Disability, 2 Mental Disability 1 Gender, 1 Race
Remedies	12	10 Reasonable Accommodations, 2 Investigations
Tests of Fair Housing	0	N/A
Findings	9	9 Sustain Allegations, 3 Inconclusive Evidence
Settlements	0	N/A
Judgements	0	N/A
Complaints	30	21 Physical Disability, 5 Mental Disability, 1 Familial Status, 1 Gender, Race
2019-2020		
Activity	# of Served Clients For Fiscal Year	Type of Service Provided and Summary/Outcome
Investigations	10	7 Source of Income (Section 8), 1 Race 1 Mental Disability , 1 Physical Disability
Remedies	10	8 Investigations , 2 Reasonable Accommodations

Tests of Fair Housing	7	7 Phone Tests
Findings	10	5 Sustains Allegations , 4 Inconclusive Evidence , 1 Pending
Settlements	0	N/A
Judgements	0	N/A
Complaints	28	8 Physical Disability, 7 Source of Income (Section), 6 Mental Disability, 2 Race , 1 Color , 1 Arbitrary
2020-2021		
Activity	**# of Served Clients For Fiscal Year**	**Type of Service Provided and Summary/Outcome**
Investigations	2	1 Physical Disability, 1 Source of Income (Section 8)
Remedies	2	1 Investigation, 1 Reasonable Accommodation
Tests of Fair Housing	0	N/A
Findings		1 Pending, 1 Sustains Allegation
Settlements	0	N/A
Judgements	0	N/A
Complaints	33	20 Physical Disability, 5 Mental Disability, 4 Race 1 Familial Status, 1 Marital Status, 1 Sexual Orientation, 1 Source of Income (Section 8)
Source: City of Pomona, Inland Fair Housing and Mediation Board, Housing Rights Center.		

3. *Analysis of Federal, State, and Local Data and Local Knowledge*

Summary of Local Knowledge ~~Analysis~~

Fair housing issues may exist in Pomona due to development patterns, population growth, economic changes, or other external demographic shifts. Additionally, programs and policies shape cities and can exacerbate fair housing issues that are brought on by other external factors. The City of Pomona is a diverse community that has shifted and changed over the last 100 plus years. Based on the City's records, Pomona began as a 13 square mile city in 1888 and as of 2022 is nearly 23 square miles. Since 1888, the City has undergone 78 individual annexations totaling roughly 10 additional square miles of land. The spatial patterns associated with these annexations may have a correlation to the demographics and socioeconomics and environmental burden of existing neighborhoods.

For example, the area generally west of Dudley Street and South of Interstate 10 and East of Interstate 71 was not originally part of Pomona but was slowly brought into the City through a series of 24 annexations (shown in **Figure D-1, Inset A)**, from 1952 to 1980. As each of these 24 plots of land were under Los Angeles County unincorporated regulation, it is reasonable to conclude that it both led to an uneven and scattered spatial pattern of roads, infrastructure, and cohesive neighborhood formation, and did not represent a coordinated or intentional investment from Pomona to support these neighborhoods into Cityhood. Moreover, early annexations were ultimately burdened by expansions of multiple Interstate highways, which brought additional vehicular lane traffic closer to neighborhoods and, over time, exacerbated pollution burden. For example, the Westmont neighborhood in West Pomona, brought into the City in the

1940's (Annexation No. 2 and No. 4 - **Figure D-1, Inset B**), was ultimately divided by the Interstate 71, which has subsequently increased in capacity and split the neighborhood into western and eastern regions.

Similarly, in South Pomona, a series of annexations (No's 3, 5, 7, 11, 19, and 22- **Figure D-1, Inset C**) expanded the City south of Olive Street, leading to the construction of tract housing in the 1950's. These homes were ultimately adjacent to an expanding Interstate 60, which brought pollution burden closer to these communities. It is important to note, though, that it may not have been foreseen at the time that placement of neighborhoods near burgeoning Interstates would create known pollution burdens, and much of the research and evidence from the last 30 years has aided the City in better understanding the impact of near highway pollution on Pomona's communities, as further evidenced in the CalEnviroScreen modeling by the State of California Office of Environmental Health and Hazard Assessment (OEHHA).

In contrast, the annexation of Phillips Ranch into the City in 1968 was a more intentional, purposeful addition insofar as it represented a master planned community built over phases, driven by specific developers (See No. 62). This annexation represented mostly single unit tract housing that ultimately led to the proliferation of single-family home sales through the 1970s, 80s, and 90s, largely coordinated and planned, including the provision of roads, utilities, open space, and infrastructure.

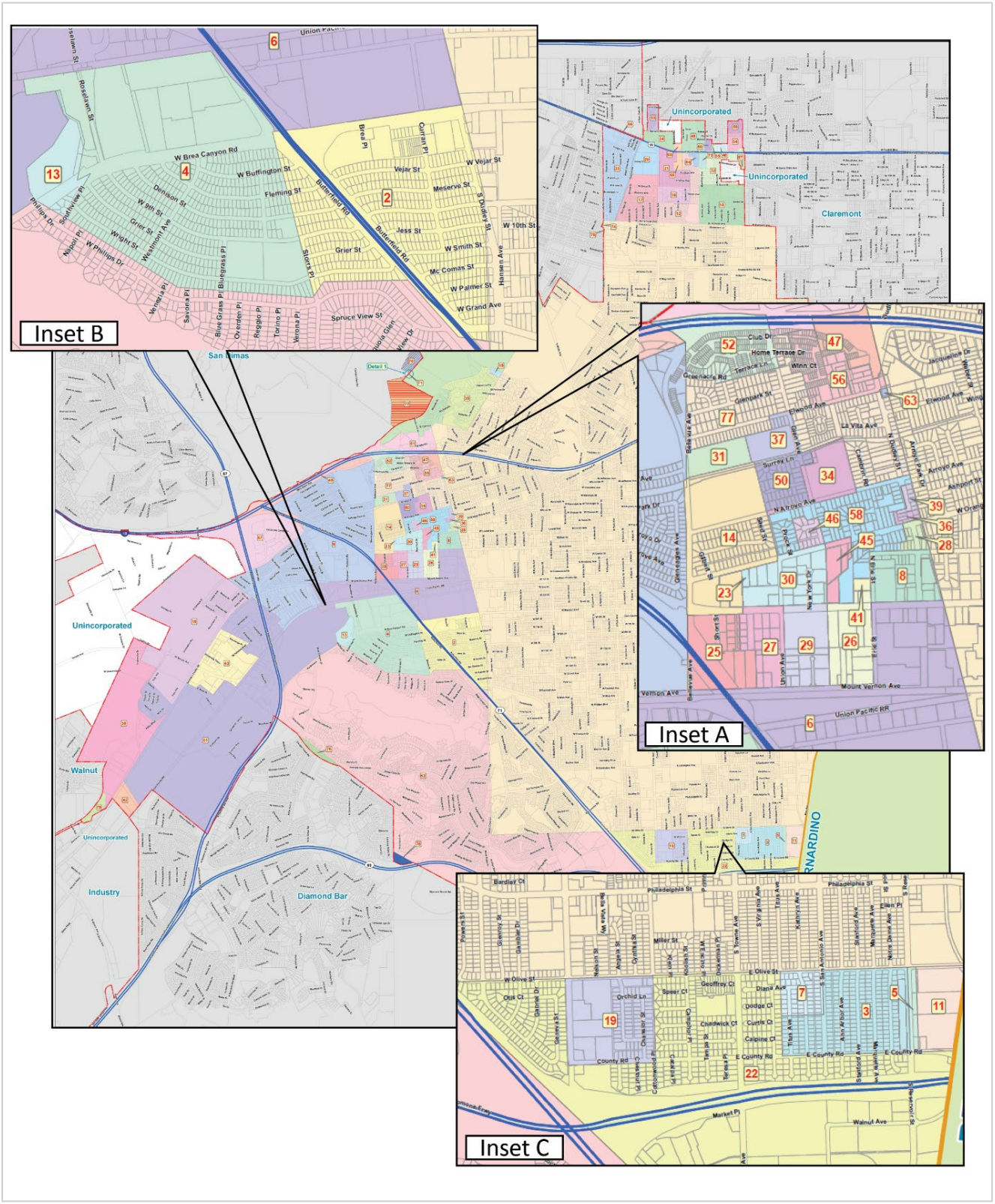
Moreover, the City has evidence to show the "red lining" of neighborhoods, which restricted home ownership opportunities within specific neighborhoods by race, was practiced in Pomona. The City, in coordination with the Claremont Lincoln University, cataloged this redlining history in a 2021 Story Map entitled "Structural Racism and Land Use and Policies in Pomona, California."[1] In the Los Angeles County redlining map, cities had their residential neighborhoods graded. The Homeowners Loan Corporation (HOLC) graded 200 metropolitan cities across the United States. Areas of Pomona were graded from A through D, with A being more desirable for investment. Again, this desirability included race as a factor. For example, the area south of Pomona Civic Center generally bounded south of Seventh Street and Grand from north and south and White Avenue and Thomas Street east to west was graded "D: Hazardous." The description from HOLC states that "this is another area which has degenerated due to infiltration of Mexicans. It differs from the other Mexican district in Pomona in that the improvements were not built in the typical Mexican farm labor shack type but are the relics of a once acceptable neighborhood." In contrast, the area known today as Ganesha Hills, graded "A: Best," described the area as "provides for the architectural supervision of plans for improvements and protects against racial hazards." The City's Story Map concludes that "these grades are a great representation of the tools of redlining: making it difficult or impossible for people in certain areas to access mortgage financing and thus become homeowners. Redlining directed both public and private capital to native-born white families and away from African American and immigrant families. As home ownership was arguably the most significant means of intergenerational wealth building in the United States in the 20th century, these redlining practices from eight decades ago had long-term effects in creating wealth inequalities that we still see today."

In addition to redlining and annexation history, the City in the 1950's zoned land in the eastern edge of the City as light and general industrial, which led to the proliferation of warehouses, trucking facilities, and

[1] https://storymaps.arcgis.com/stories/c5b6b05808014b5a9e24cf82b2a4dd1b

waste and recycling facilities. However, this zoning was on land that also included existing single and multi-unit housing, which ultimately increased the pollution burden on these legally non-conforming homes.

In summary, a number of practices, policies and economic and demographic shifts may have created or exacerbated fair housing conditions and issues in the City of Pomona. A further analysis using available State and Federal data is below, followed by a summary of contributing factors to fair housing.


Inset B
Inset A
Inset C
Unincorporated
Claremont
San Dimas
Walnut
Industry
Diamond Bar
W Brea Canyon Rd
W Buffington St
Fleming St
Butterfield Rd
Grier St
W Smith St
Mc Comas St
W Palmer St
W Grand Ave
Spruce View St
W Vejar St
Meserve St
Jess St
W 10th St
Hansen Ave
Mount Vernon Ave
Union Pacific RR
Philadelphia St
E Olive St
Walnut Ave
Market Pl
E County Rd

~~As a part of the Housing Element, the City considers protected class (such as race, ethnicity, income, etc.) and opportunity indicators as key factors in fair housing. Federal, state, and local data provide regional context, background information and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Pomona. The section below uses available data to identify key trends and local contributing factors for fair housing, key themes identified through this analysis are stated below:~~

- ~~Persons who identify as Native Hawaiian or American Indian experience the highest levels of segregation with persons who identify as White in the City of Pomona.~~
- ~~Pomona has two significant pockets of racial or ethnic concentrations of poverty, both are located in the central portion of the City.~~
- ~~Pomona has a lower percentage of college educated residents than the state but a comparable percentage of quality job and economic access for residents.~~
- ~~Pomona is identified as having poor air quality throughout the City, notably, it has significantly lower air quality than the overall state.~~
- ~~Compared to the state, residents in Pomona have lower voting rates and an overall lower percentage of citizenship.~~
- ~~About 90 percent of jobs in Pomona are accessible by public transit.~~
- ~~Pomona's overall environmental health and quality is considered low.~~

Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Data from the Brown Diversity and Disparities report[2] shows that from 1980 through 2010 the City of Pomona became increasingly diverse. In 1980, the Non-Hispanic White population totaled 46.7 percent of the overall population and decreased to about 13.5 percent in 2010. On the other hand, in the same period, the Hispanic population increases from 30.5 percent (1980) to 70.5 percent (2010). Additionally, while the total populations for those who identified as Asian increased from 1980 to 2020, 2.4 percent to 9.1 percent,

[2] Spatial Structures in the Social Sciences, Brown University. City of Pomona. Accessed Online: January 17, 2022.

the total population of those who are Non-Hispanic Black decreased from 18.6 percent to 7.3 percent. In 2019, the Non-Hispanic Black population totaled about 5.3 percent of the population.[3] The continued decrease in the Black population and increase in the Hispanic population is consistent with demographics trends for the greater Los Angeles region. In 1980, the Non-Hispanic Black population equaled 12.4 percent of the overall population of the Los Angeles Metropolitan Statistical Area (MSA) and the Hispanic population totaled 27.7 percent. By 2010, the Black population totaled 8.9 percent whereas the Hispanic population increased to 47.7 percent.[4] According to 2019 ACS data, the total Non-Hispanic Black population in Los Angeles was 7.7 percent and the total Hispanic population increased to 48.6 percent.

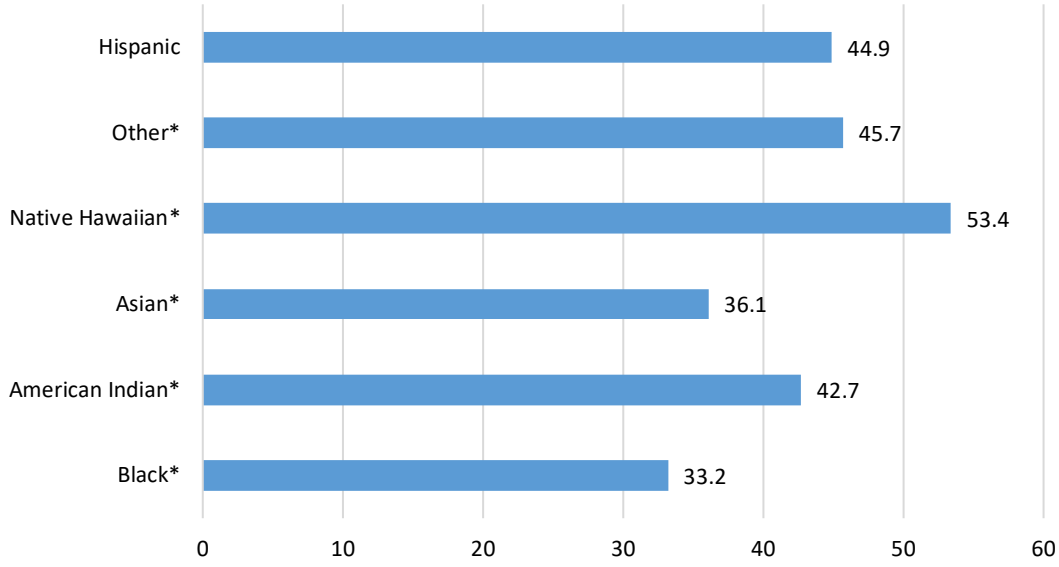
Figure D-2 shows the dissimilarity between each of the identified race and ethnic groups and Pomona's White population, the higher scores indicate higher levels of segregation among those race and ethnic group. The White population within Pomona make up most of the City's population at approximately 47.5 percent, where 10.8 percent are White (non-Hispanic or Latino) according to 2019 American Community Survey (ACS) estimates.

The race and ethnic groups with the highest scores were the Native Hawaiian Population (53.4) and Hispanic population (44.9). Additionally, those who reported Other and the American Indian population had dissimilarity indices of 45.7 and 42.7 respectively. These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 53.4 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration or 44.9 percent of the Hispanic population would need to move into the predominantly White census tract areas for perfect integration.

The Department of Housing and Community Development (HCD) considers dissimilarity index sores above 30 as moderate segregation and scores above 60 high segregation. While the City of Pomona has no racial or ethnic populations with a dissimilarity index above 60, all populations have a score above 30, meaning all groups experience moderate segregation from the White population. While segregation may be a result of ethnic enclaves or persons of similar cultures living nearby, there is often increased likelihood that segregated areas have fewer access to essential resources. Moderate levels of segregation in Pomona likely increase fair housing issues for the nonwhite population as they may be further from essential retail, lack access to transit or have reduce mobility options, and may be further from economic opportunity or job centers. As a part of Pomona's efforts to further fair housing, the City will ~~consider~~ provide increased targeted outreach to the City's minority residents.

[3] American Community Survey, 5-Year Estimates, Demographic ad Housing Estimates, 2019.
[4] Spatial Structures in the Social Sciences, Brown University. Los Angeles-Long Beach-Glenda MSA. Accessed Online: January 17, 2022.

Figure D-2: Dissimilarity Index with White Population in Pomona



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Hispanic
Dissimilarity Index with Whites	33.2	42.7	36.1	53.4	45.7	44.9

Census Scope, Social Science Data Analysis Network

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line.[5] Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.[6] However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business,

5 Wilson, William J. (1980). The Declining Significance of Race: Blacks and Changing American Institutions. Chicago: University of Chicago Press

6 Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, *80*(4), 677–iv. https://doi.org/10.1111/1468-0009.00028

social networks, and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

Figure D-3 below displays the R/ECAP analysis of the Pomona area. The figure shows there are three pockets of racially or ethnically concentrated areas of poverty in the City. The map identifies census tracts 402702, 402304, and 403200 as R/ECAP areas. Table D-3 below is a demographic breakdown of each tract.

Table D-3: R/ECAP Demographics by Census Tract

Census Tract ID	Median Family Income %	2020 Median Family Income	Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4- Family Units
4027.02	50.25	$77,300	$38,843	6,487	94.17	6,109	291	968
4023.04	54.38	$77,300	$42,036	4,041	94.06	3,801	277	775
4032.00[1]	NA	$77,300	NA	738	50.41	372	0	0

Notes:

1. Census tract 4032.00 has a low density popualtion and is sparsley populated, while this census tract may have qualified as a R/ECAP based on the available data the population statistics reflect a more rural setting as there are no owner occupied units and no data for income.

Source: Federal Financial Institutions Examintation Council, 2020 FFIEC Census Report – Summary Census Demographic Information.

For comparison, **Table D-4** provides the same demographic breakdown for a moderate resource and high income census tract, census tract 403317. Comparative analysis identifies the following:

- The median family income in census tract 403317 was 150% greater than Pomona's 2020 median family income, which is about three times greater than the 2020 median family incomes of the R/ECAP census tracts.
- The population of census tract 403317 is similar to R/ECAP census tract 402304 both of which are smaller than R/ECAP census tract 402702 by about 2,000 people.
- All of the R/ECAP census tracts have minority populations constituting about 95 percent of the tracts' populations, whereas the minority population of census tract only makes up about 80 percent of the tract's total population.
- The number of owner-occupied housing units in census tract 403317 was significantly greater by about 1,000 units than the number of owner-occupied units in the R/ECAP census tracts.
- Similarly, the number of 1- to 4- family units in census tract 403317 was significantly greater than the number of 1- to 4- family units in the R/ECAP census tract.

Table D-4: Non-R/ECAP Demographics - Census Tract 4033.17

Census Tract ID	Median Family Income %	2020 Median Family Income	Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4- Family Units
4033.17	150.34	$77,300	$116,213	4,514	79.82	3,603	1,270	1,496

Source: Federal Financial Institutions Examintation Council, 2020 FFIEC Census Report – Summary Census Demographic Information.

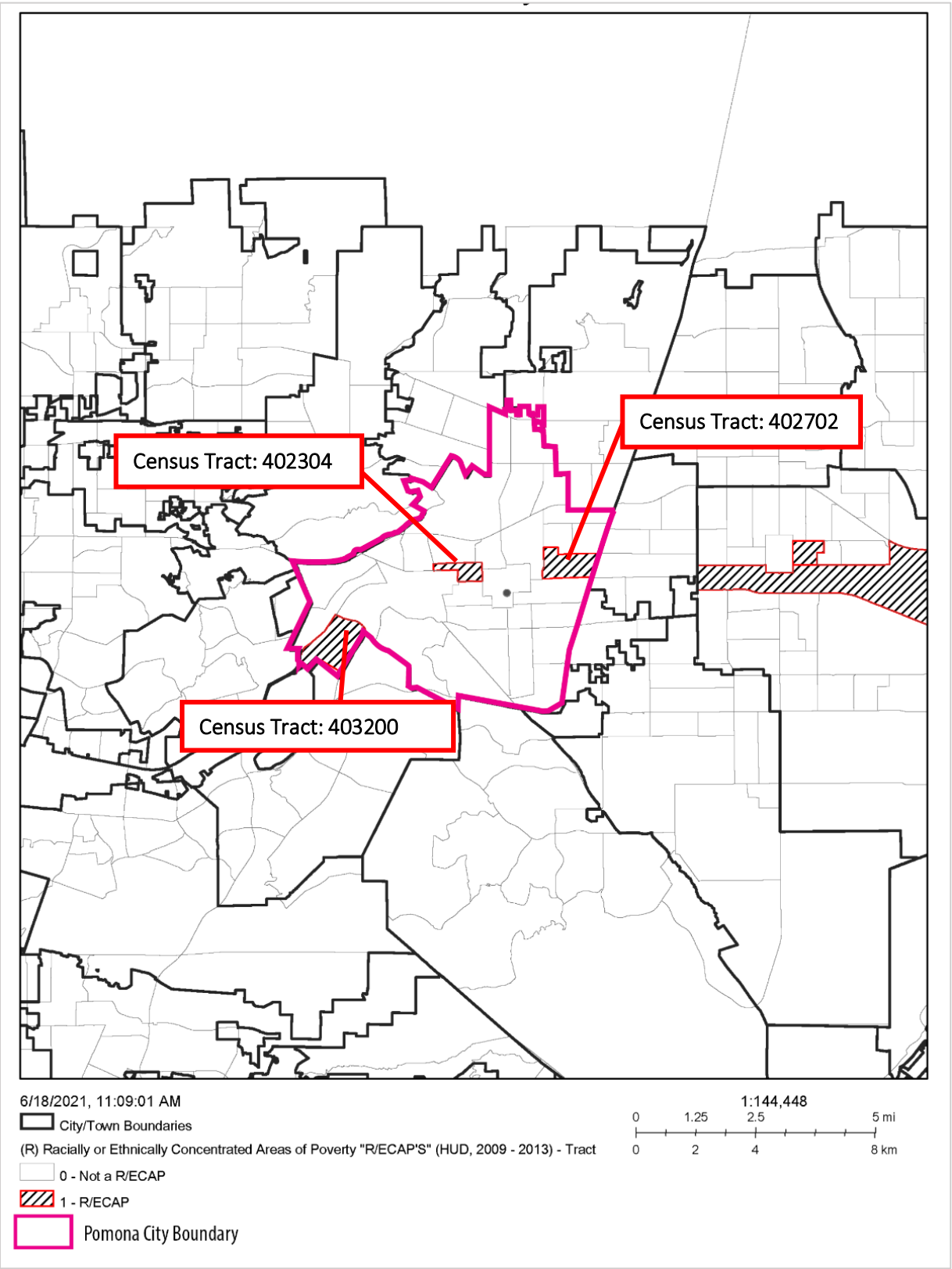
Redlining practices in Pomona may have led to communities of color to rental housing as the only viable option for housing, and away from home ownership opportunities. These rental opportunities may be in areas that were not necessarily part of the original spatial pattern of the City, but in areas that were eventually incorporated and pieced together from disparate County tracts. This could have exacerbated the ability for the neighborhoods to have coordinated, targeted investments in infrastructure (road, sewer, water) improvements and other amenities to improve quality of life. Conversely, as is consistent with R/ECAP analysis, these neighborhoods also may have represented a concentration of cultural relevance to various communities of color and provided an opportunity for these communities to increase their social capital.

The City is committed to increasing housing mobility opportunities for persons outside of the City or in the Los Angeles County as a whole. **Section 5: The Plan for Pro Housing Pomona** of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunitites to all households. The City has included to the following programs to support fair and afforable housing throughout the City:

- Program 2.6C: Fair Housing Assistance Program
- Program 5.1A: Fair Housing in Land Use Regulations
- Program 5.1B: Fair Housing in Governemnt and Non-Government Financing
- Program 5.1C: Fair Housing in Economic Opportunity
- Program 1.4B: Affordable Housing Incentives
- Program 1.4C: Development of Housing for Extremely Low and Lower Income Housing
- Program 2.4B: Reuse, Repurpose, and Redevelopment of Public Assemply Sites
- Program 2.5B: Affordable Housing Trust Funds & Targeted Investments

The City has identifed multiple infill for mixed income housing sites as part of the Sites Analysis, which are located within two of the R/ECAP areas in the central portion of Pomona identified in **Figure D-3**. Mixed income housing in this area may decrease cost burdens and create opportunities near comerical amenities and employment centers.

Figure D-3: R/ECAP Areas in Pomona



Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006.

Racially Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).[7] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

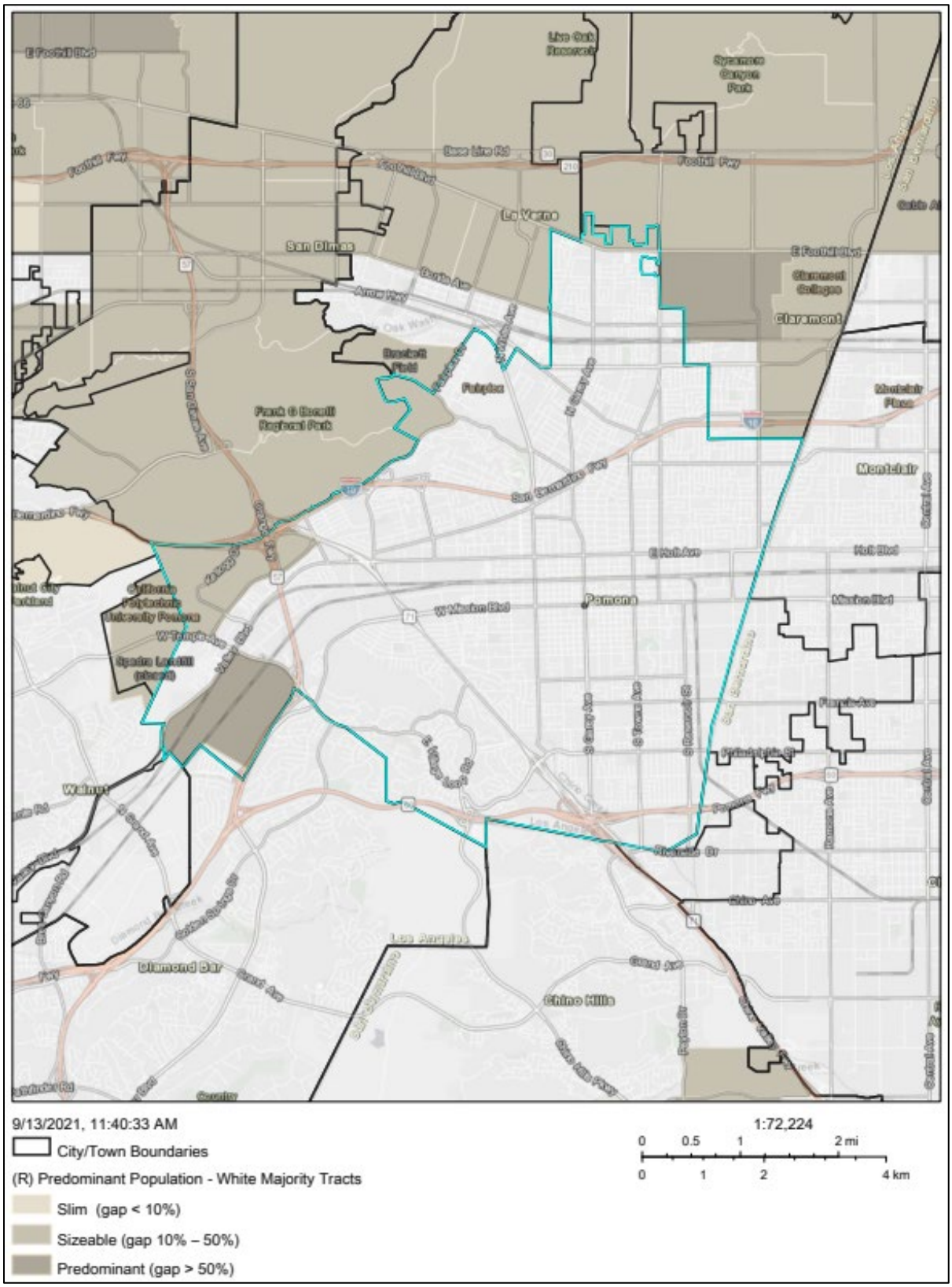
- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

The City of Pomona has one census tract, located in the south-western region, which is made up of a predominantly White population, as illustrated in **Figure D-4**. Despite a few minor areas with large percentages of White population, the rest of the City is made up of a fairly diverse population. A concentrated area of affluence is identified when areas have both a majority White population and a median income over $125,000. **Figure D-5** shows only one small census tract in the southern region of Pomona reports a median income greater than $125,000; however, it does not overlap with a predominantly White population. Therefore, there are no identified concentrated areas of affluence within Pomona. **Table D-5** shows local (Pomona) and regional (Los Angeles County) context for the median household incomes of White residents.

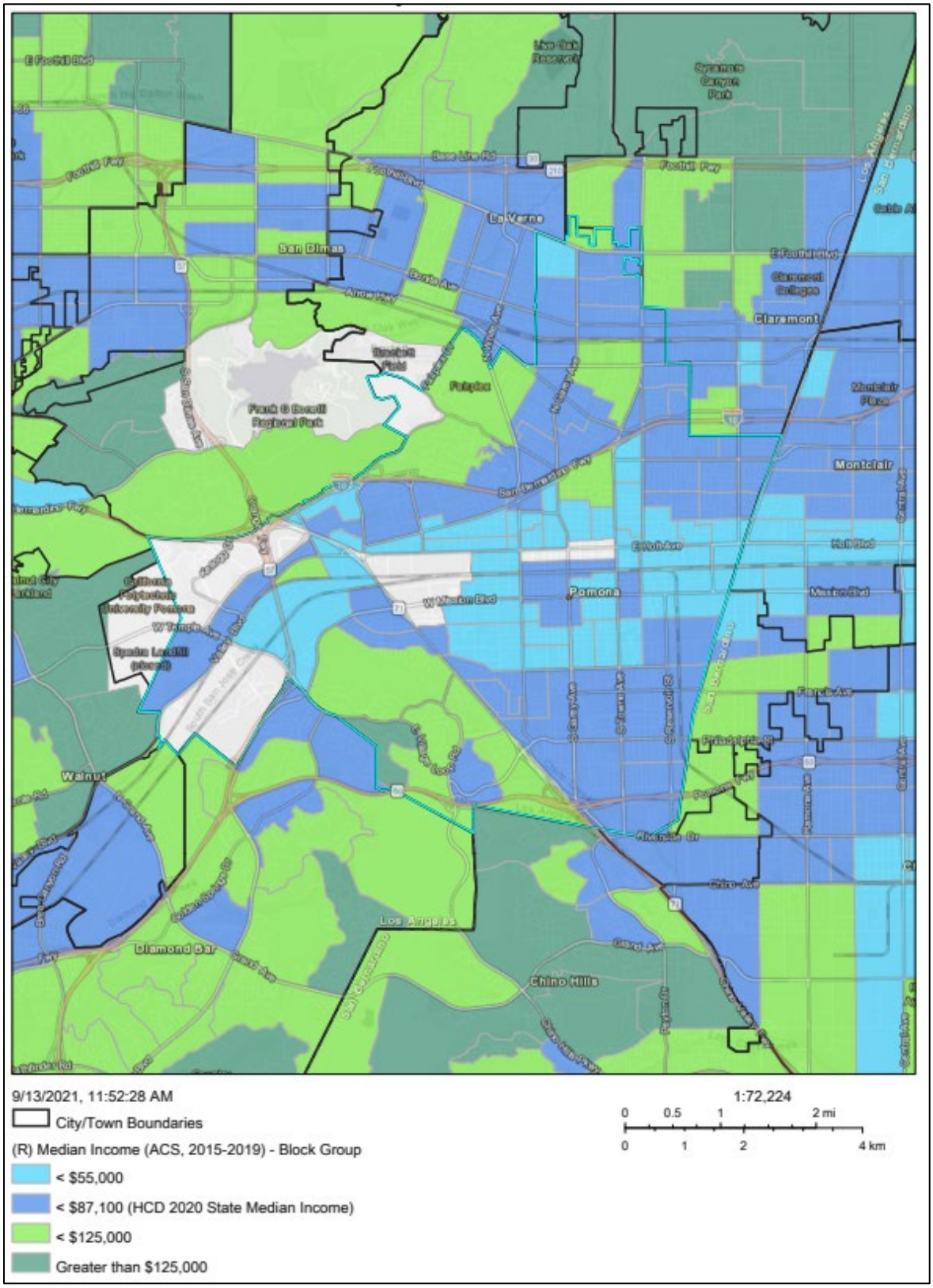
[7] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

Figure D-4: RCAA – Majority White Tracts, Pomona



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-5: RCAA – Median Income, Pomona



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table D-5: RCAAs - Median Household Income by Race, Pomona and Los Angeles County				
Race	Pomona		Los Angeles County	
	Median Income	Population	Median Income	Population
White	$62,360[1]	47.5%	$75,422[1]	51.3%
All Households	$60,598	--	$68,044	--
Notes: 1. Median income in the past 12 months (in 2019 inflation-adjusted dollars) *Source: American Community Survey, 5-Year Estimates, 2019.*				

Disparities in Access to Opportunity

Regional Opportunity Index (ROI)

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place" components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

The ***ROI: People*** is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- Education Opportunity: Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- Economic Opportunity: Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- Housing Opportunity: Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- Mobility/Transportation Opportunity: Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- Health/Environment Opportunity: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- Civic Life Opportunity: A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ***ROI: Place*** is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- Education Opportunity: Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- Economic Opportunity: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- Housing Opportunity: Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- Health/Environment Opportunity: A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.

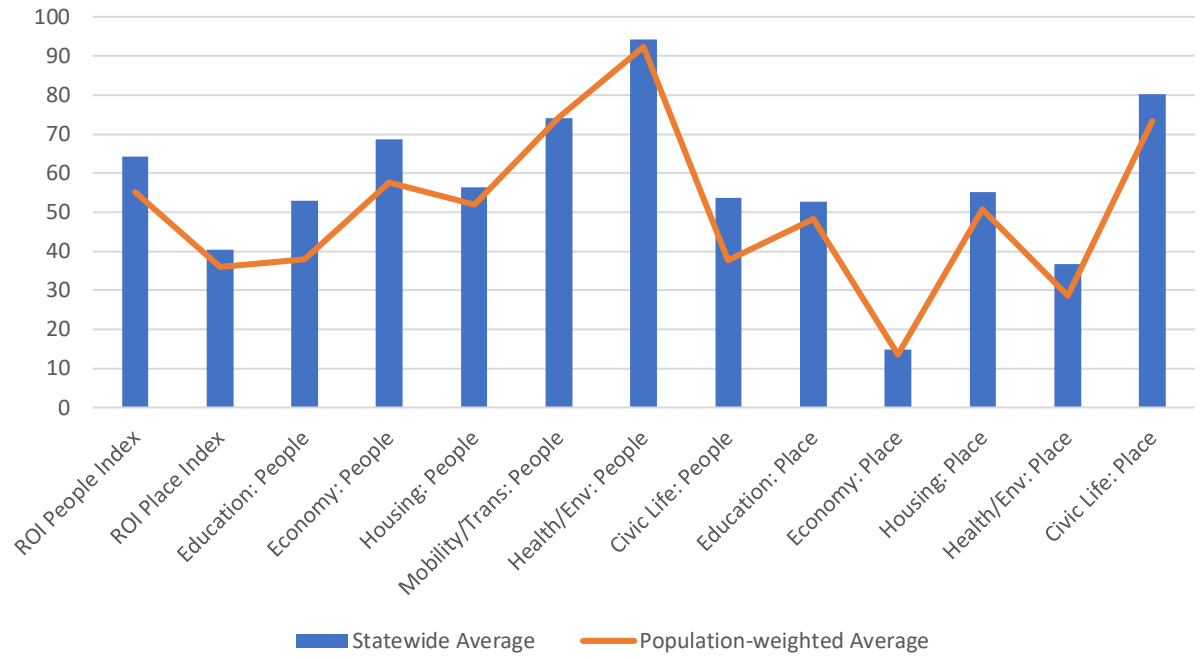
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Figure D-7 identifies the achievement levels that persons living within the City have and Figure D-8 displays the opportunity that different census tracts can provide. As shown in Figures D-7 and D-8 below, the majority of the City of Pomona is classified as a low opportunity zone with pockets of high opportunity in the southern portion of the City. This indicates a low level of relative opportunities that people are able to achieve as well as a low level of relative opportunities that Pomona provides. Table D-6 below identifies the City's overall opportunity indicators compared to the State. The data shows the following key findings:

- The City has higher rates of college educated adults but overall lower levels of UC and CSU eligibility. The High rates of college educated adults may be reflective of the Cal Poly Pomona students that live in Pomona.
- Pomona residents experience lower basic income levels, and the City has a slightly lower job availability rate than the State. Overall City and State job quality, growth and bank accessibility are similar.
- Pomona has a slightly lower rate of homeownership than the State, but residents also experience lower rates of cost burden. There are lower rates of adequate housing in the City compared to the State, but similar opportunities for affordable housing.
- Mobility and transportation access is moderate in both Pomona and the State; Pomona residents have slightly lower commute times than the State's median.
- Overall health and environmental opportunities are comparable to the State. However, Pomona has poor air quality and low health care and supermarket availability.
- Pomona has lower rates of US citizenship and English speakers, as well as significantly lower percentage of voters compared to the State.

As Pomona is considered a low opportunity region, the City is committed to implementing policies and programs to encourage new opportunities and access to existing and future residents. Section 5: The Plan for Pro Housing Pomona identifies the strategies the City will explore in order to provide opportunity and housing for persons within the Pomona/Los Angeles County region.

Figure D-6: Regional Opportunity Index Pomona and California



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Table D-6: Local and State Regional Opportunity Indicators for Place and People

	ROI Indicator	Pomona	California
Education	**People**		
	College Educated Adults	22%	38%
	Math Proficiency	56%	70%
	English Proficiency	52%	65%
	Elementary Truancy	23%	24%
	Place		
	High School Graduation Rate	80%	83%
	UC/CSU Eligibility	28%	41%
	Teacher Experience	39%	36%
	High School Discipline Rate	12%	6%
Economic	**People**		
	Employment Rate	88%	89%
	Minimum Basic Income	48%	64%
	Place		
	Job Availability	604.78	701.75
	Job Quality	36%	40%
	Job Growth	2%	3%
	Bank Accessibility	0.20	0.24
Housing	**People**		
	Home Ownership	52%	55%
	Housing Cost Burden	45%	52%
	Place		
	Housing Adequacy	79%	91%

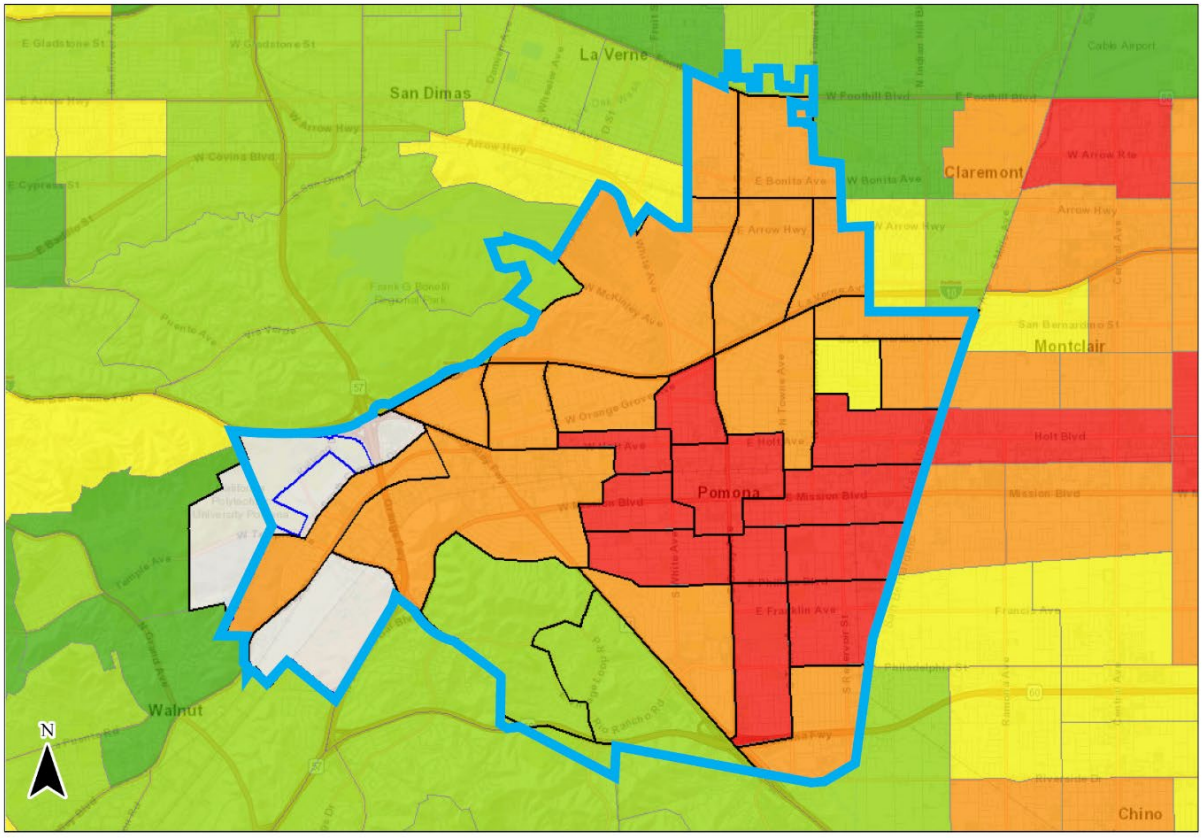
Table D-6: Local and State Regional Opportunity Indicators for Place and People			
ROI Indicator		Pomona	California
	Housing Affordability	0.19	0.19
Mobility	**People**		
	Vehicle Availability	85%	86%
	Commute Time	57%	60%
	Internet Access	4.59	4
Health and Environment	**People**		
	Infant Health	95%	95%
	Birth to Teens	11%	7%
	Years of Life Lost	34.78	29.84
	Place		
	Air Quality	13.58	10.01
	Prenatal Care	85%	83%
	Access to Supermarket	43%	53%
	Health Care Availability	1.43	1.76
Civic Life	**People**		
	Voting Rates	17%	31%
	English Speakers	80%	88%
	Place		
	US Citizenship	73%	83%
	Neighborhood Stability	84%	85%

Source: UC Davis Center for Regional Change and Rabobank, 2014.

Regional Opportunity Index: People, 2014

Description

The Regional Opportunity Index (ROI): People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.



Pomona City Boundary

Legend

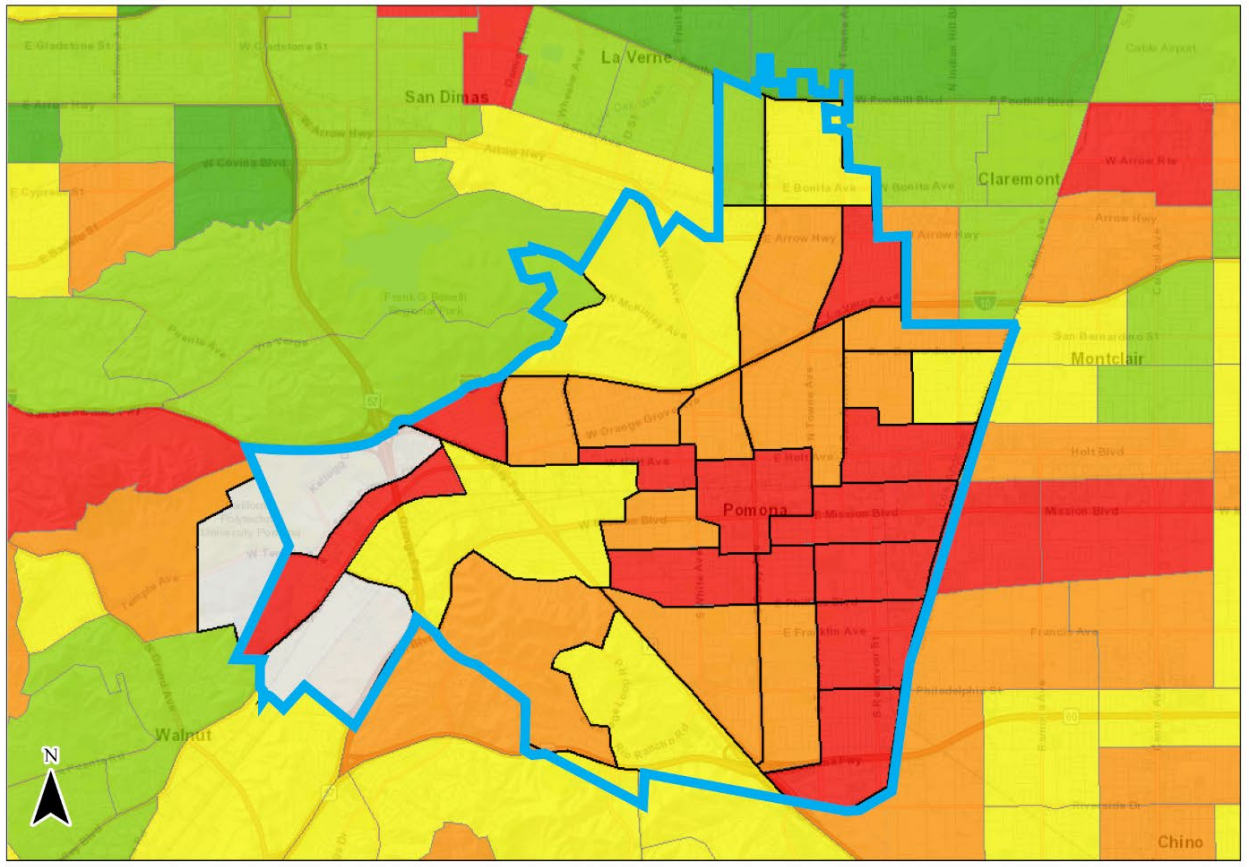
Regional Opportunity Index: People

- Some data not available
- Lowest Opportunity
-
-
-
- Highest Opportunity

Date: 6/21/2021

https://interact.regionalchange.ucdavis.edu/roi/

Regional Opportunity Index: Place, 2014



Description

The Regional Opportunity Index (ROI): Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

Pomona City Boundary

Legend

Regional Opportunity Index: Place

- Some data not available
- Lowest Opportunity
-
-
-
- Highest Opportunity

Date: 6/21/2021

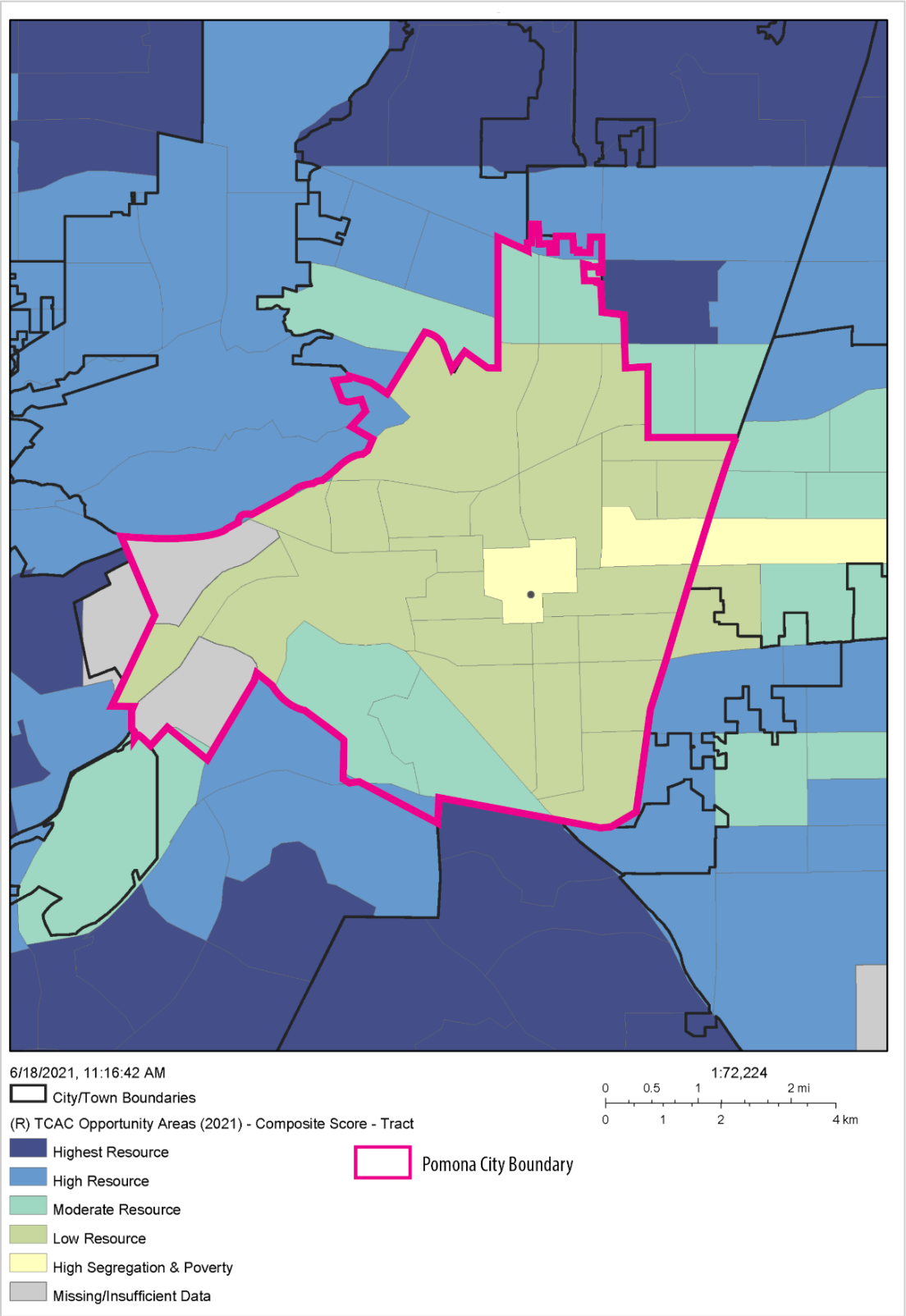
https://interact.regionalchange.ucdavis.edu/roi/

Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

Additionally, the Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure D-9** below, nearly all of Pomona is classified as low to moderate resource areas with pockets of high segregation in the center of the City. The City of Pomona is committed to exploring programs and avenues to increase housing access and opportunity to both existing residents, future residents, and households in nearby areas.

Figure D-9: TCAC Opportunity Index Map, Pomona



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2021.

Opportunity Indicators by Race/Ethnicity

For many households, access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. Table D-7 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood, the maximum score being 100. For example, a low poverty index score of 100 means no exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood, the maximum score being 100. For example, a school proficiency index score of 100 means immediate access to schools with the highest testing performance.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood, the maximum score being 100. For example, a labor market engagement index score of 100 means the maximum eligible population is employed and a part of the labor market in the community.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. The maximum score being 100; for example, a transit trips index score of 100 means immediate access to schools with the highest testing performance.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins

harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table D-7 below displays the opportunity indices by race and ethnicity for persons in Pomona. Key findings from the opportunity indicators (shown below) include:

- According to the data, there is moderate exposure to poverty among the population of Pomona, with the Hispanic population experiencing the most exposure to poverty at 29.55.
- Additionally, the access to quality education system is low to moderate among all racial/ethnic groups (each group has an opportunity index score above 35 but not surpassing 45).
- The City offers moderate labor and economic opportunity and there is high access to transportation.
- Additionally, transportation is considered affordable among all race and ethnic groups in the City (all scoring above 60).
- Across all race and ethnic groups there were very low environmental health index scores, meaning there is high exposure to harmful pollutants in the City. Each group has a score below 25, indicating poor environmental quality across the City.
- Persons of all race and ethnic groups who have an income below the federal poverty line experience each lower opportunity, higher exposure to income and education barriers and higher exposure to harmful pollutants, as well and lower access to affordable transportation.

Table D-7: Opportunity Indicators by Race and Ethnicity in Pomona

Pomona	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	44.25	43.66	33.78	76.89	66.05	37.15	20.20
Black, Non-Hispanic	38.47	40.23	28.11	77.03	65.43	35.50	20.01
Hispanic	29.55	35.61	22.18	77.55	67.74	31.83	19.64
Asian or Pacific Islander, Non-Hispanic	45.36	40.91	32.52	76.26	64.56	32.09	19.66
Native American, Non-Hispanic	30.95	37.15	24.63	78.20	69.31	31.34	19.72
Population below federal poverty line							
White, Non-Hispanic	36.72	40.93	27.77	77.46	70.33	37.39	20.59
Black, Non-Hispanic	32.66	36.22	24.65	76.15	67.76	35.81	20.08
Hispanic	23.23	35.39	19.27	78.52	70.72	30.00	19.87
Asian or Pacific Islander, Non-Hispanic	34.13	34.90	25.75	79.22	69.98	27.40	20.12
Native American, Non-Hispanic	57.64	53.81	20.76	82.56	67.92	47.54	19.28

Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA
Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Opportunity Indicators – Education

The TCAC/HCD Opportunity Area Maps include education data, as illustrated in Figure D-10. This data represents opportunity levels based on the following four factors:

- Math proficiency – Percentage of 4th graders who meet or exceed math proficiency standards.
- Reading proficiency – Percentage of 4th graders who meet or exceed literacy standards.
- High school graduation rates – Percentage of high school cohort that graduated on time.
- Student poverty rate – Percentage of students not receiving free or reduced-price lunch.

As Figure D-10 shows, the City is categorized as low to moderate opportunity levels for education. The City of Pomona is surrounded by a variety of educational opportunity levels, but most have higher educational opportunity levels. Montclair and an unincorporated area to the east of the City represents the most similar education outcomes, while the other Cities bordering Pomona are shown to have very positive education outcomes. The region directly surrounding the City of Pomona is categorized as having moderate to high education outcomes which is higher than Pomona.

As part of the City's candidate sites analysis (Appendix C), sites have been identified equally throughout the City as a whole; there are no concentrations of lower income units identified. As such, the future development of affordable housing may occur in regions of the City providing various levels of opportunity for education. To provide improved opportunities for existing and future residents, the City has included Program 5.1C: Fair Housing in Economic Opportunity in Section 5: The Plan for Pro Housing Pomona.

Opportunity Indicators – Economy

The TCAC/HCD Opportunity Area Maps include economic data, as illustrated in **Figure D-11**. This data represents opportunity levels based on the following five factors:

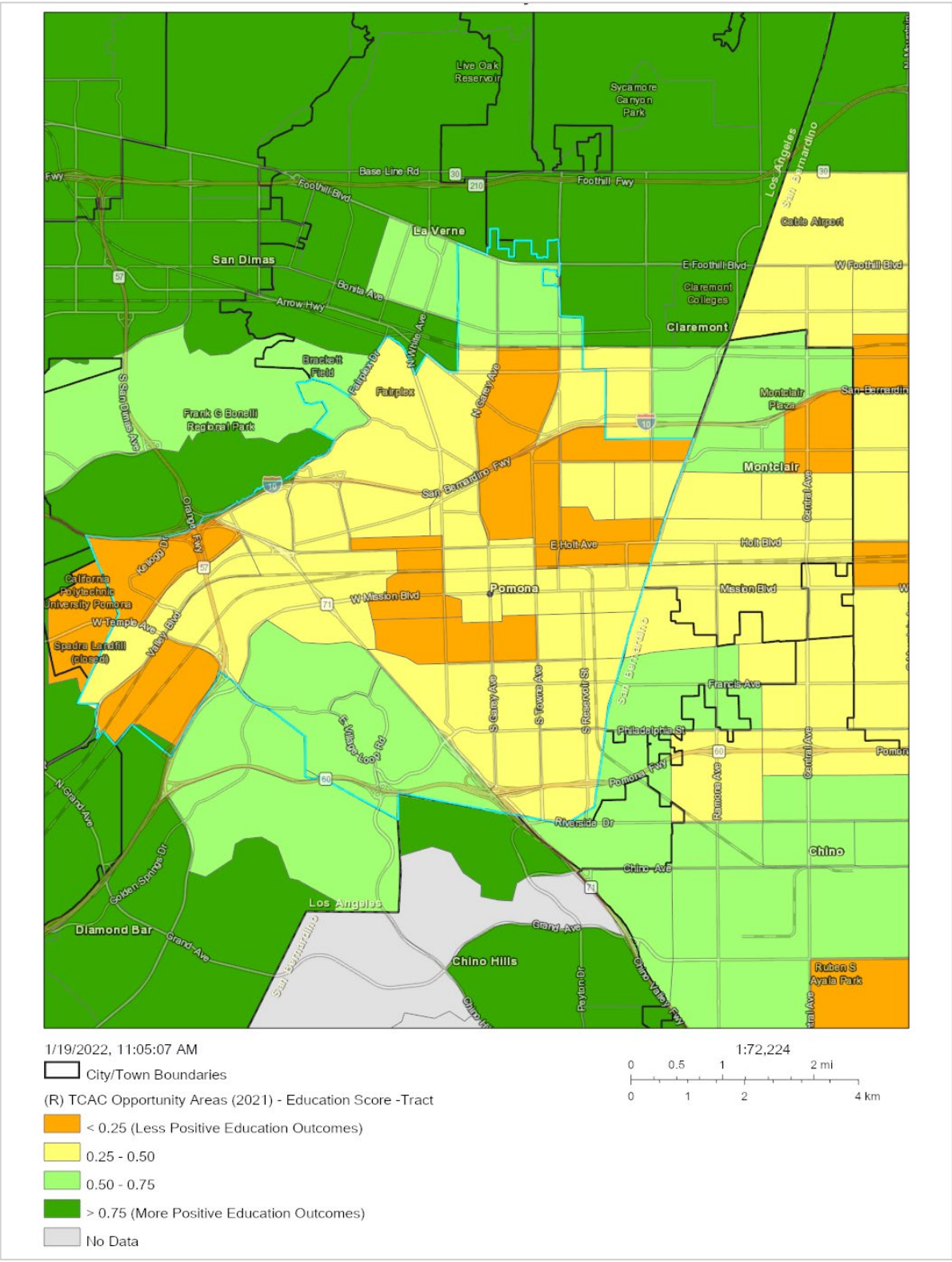
- **Poverty** – Percent of population with income above 200% of federal poverty line.
- **Adult Education** – Percent of adults with a bachelor's degree or above.
- **Employment** – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- **Job Proximity** – Number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- **Median Home Value** - Value of owner-occupied units.

As shown in **Figure D-11** the City is made up of a majority low economic outcome scores. This trend is dissimilar to that of the region surrounding the City of Pomona. Every City that borders Pomona has higher economic outcomes and do not have the lowest economic outcome category that is most common in Pomona. The scores show that increased economic opportunities exist in the Cities bordering Pomona and may influence Pomona residents to find opportunities outside of the City.

As part of the City's candidate sites analysis (Appendix C), sites have been identified equally throughout the City as a whole; there are no concentrations of lower income units identified. As such, the future

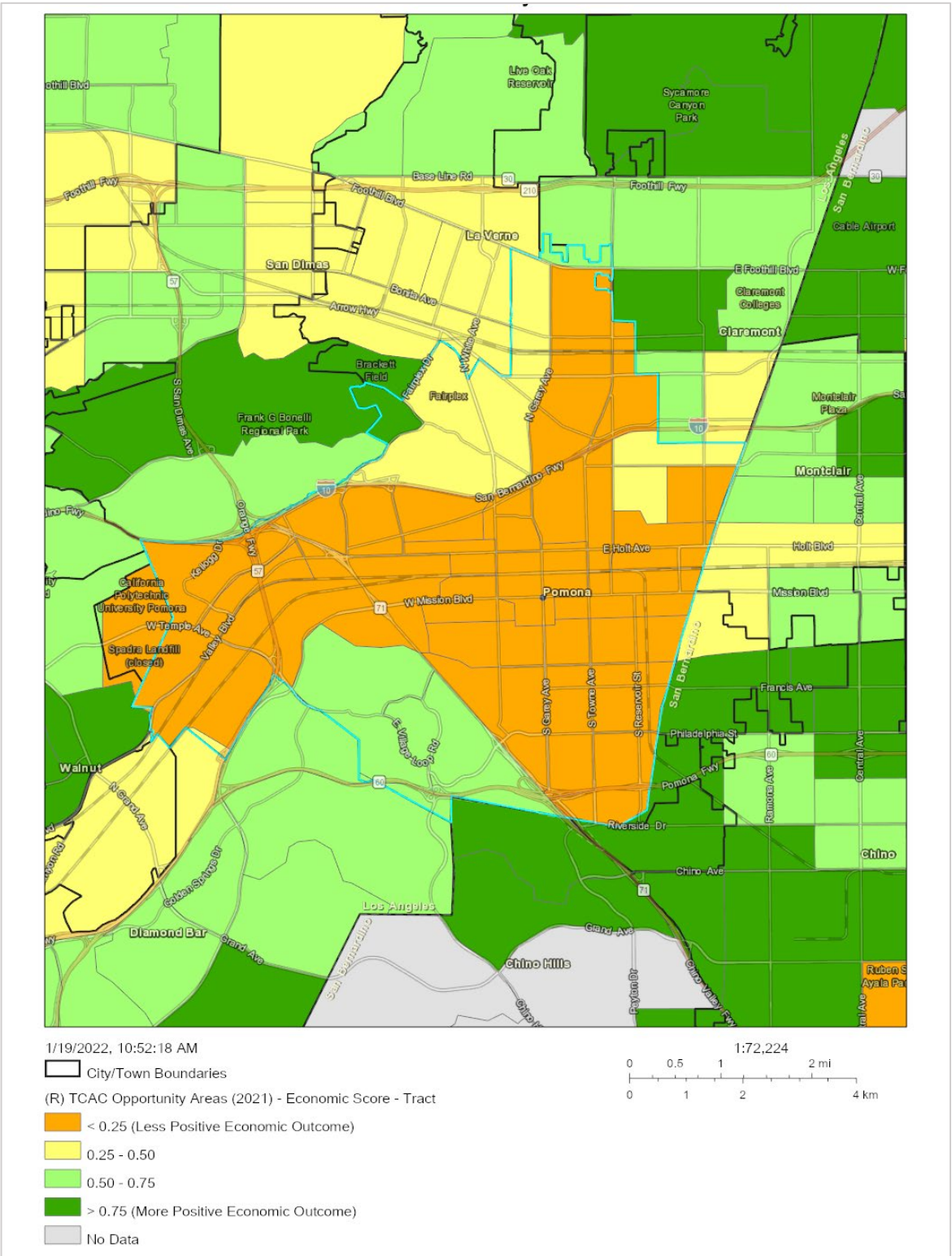
development of affordable housing may occur in regions of the City providing various levels of opportunity for economic achievement. To provide improved opportunities for existing and future residents, the City has included **Program 5.1C: Fair Housing in Economic Opportunity** in **Section 5: The Plan for Pro Housing Pomona**.

Figure D-10: TCAC/HCD Opportunity Map – Education Score



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-11: TCAC/HCD Opportunity Map – Economic Score



Source: California Department of Housing and Community Development – AFFH Data Viewer

Access to Transit

Access to transportation, specifically public transit provides households with affordable and environmentally friendly commuting options. It can also increase accessibility to essential retail such as grocers and markets as well as recreational activities and safe transit options for young adults and children.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data illustrated in Figure D-12, Pomona scored a 6.0 AllTransit performance score, illustrating moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Additionally, AllTransit identified the following transit related statistics for Pomona:

- 96.2 percent of all jobs in Pomona are located within ½ mile of transit
- There are 48,717 customer households within a 30-minute transit commute of local businesses
- 2.21 percent of workers in Pomona walk to work
- 0.86 percent of workers in Pomona bike to work

On average, households in Pomona have the following:

- 1,316 transit trips per week within ½ mile
- 5 transit routes within ½ mile
- 77,858 jobs accessible in a 30-minute transit trip
- 2.67 percent of all commuters use transit

By comparison, the City of Chino scored 4.7, the City of Claremont scored 5.6, the City of Diamond Bar scored 3.8 and the City of Ontario scored 5.0. Access to transportation increases both economic and environmental/health opportunities. In an effort to increase both mobility and economic access, the City of Pomona has identified the Corridor Specific Plan area as a primary source of land to accommodate low and very low units due to its accessibility, resources and proximity to goods and services. As the map below shows, these areas score well with connectivity compared to the majority of the other areas of the City.

Figure D-12: AllTransit Performance Score – City of Pomona

Source: AllTransit Map Tool, July 2019 Update

Environmental Justice

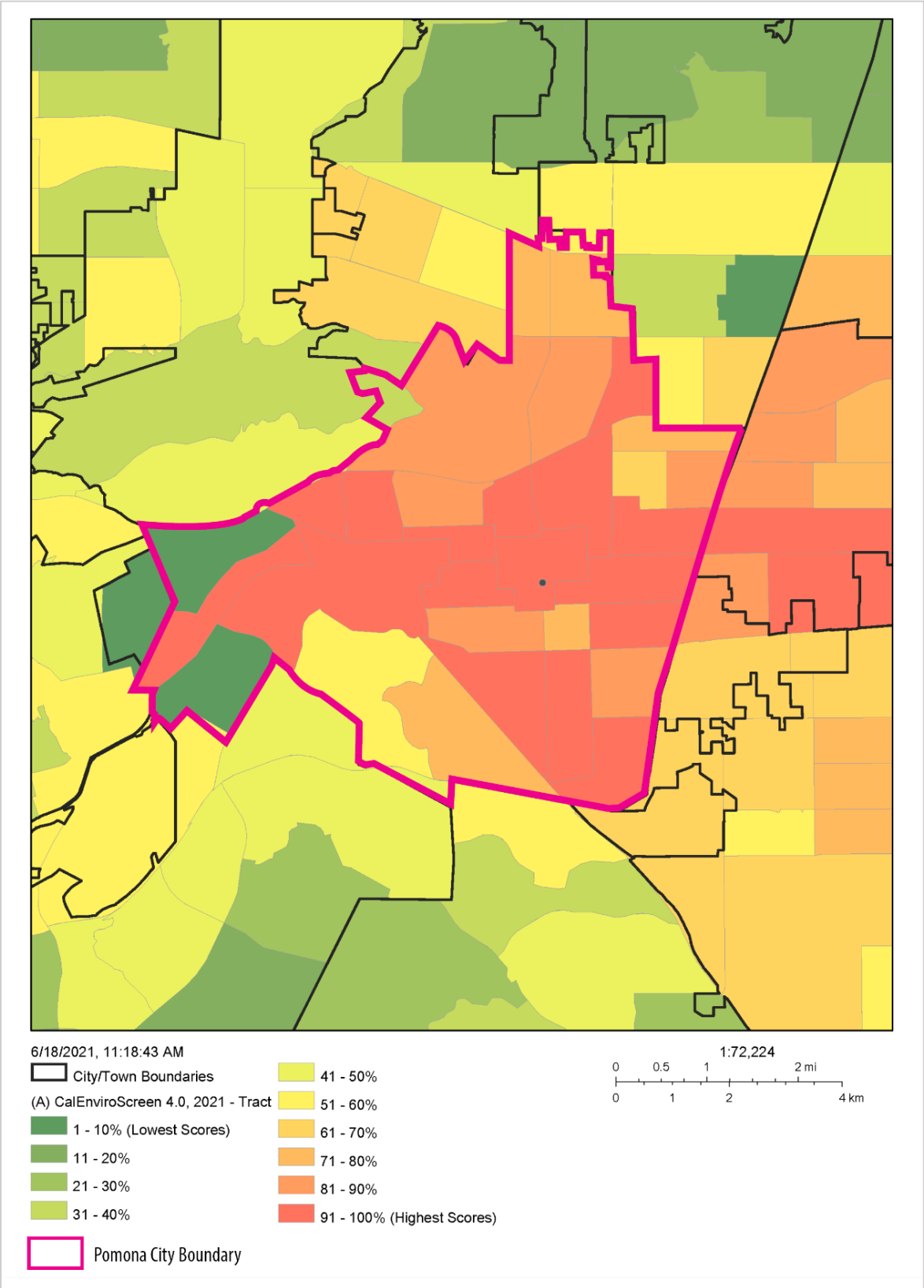
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

The CalEnviro Model Is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model uses the follow analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Calculates a final CalEnviroScreen score for a given census tract relative to the other tracts in the state by multiplying the pollution burden and population characteristics components together.
- The score measures the relative pollution burdens and vulnerabilities in one census tract compared to others and is not a measure of health risk.

Figure D-13 below displays mapped results for the CalEnviro Screen in Pomona. The map shows that all of Pomona is primarily high scoring. Overall, high scoring signifies high pollution burdens in the City, therefore, the City of Pomona shows high exposure to harmful pollutants, specifically for residents in low-income census tracts. Low-income residents or areas with higher percentages of low-income households are often disproportionately affected by poor environmental quality. Appendix B identified the sites to accommodate the RHNA allocation, while a number of the sites are within the central Corridor Specific Plan, providing housing options near essential resources and economic opportunity/jobs can decrease overall vehicle miles travelled (VMT), which in many cases is related to air quality. Additionally, the City may work with developers to implement and increase the use of environmentally friendly materials and strategies.

Figure D-13: CalEnviro Screen Score, Pomona



Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update

4. Assessment of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Pomona evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

In 2021, the City was allocated and provided 905 Section 8 Housing Choice vouchers. The City has been allocated 905 vouchers each year since 2017. In addition, the City of Pomona has been allocated the following vouchers for rental assistance in the community:

- 30 HUD Veterans Affairs Supportive Housing (HUD-VASH) vouchers for homeless veterans in 2017;
- 60 HUD-VASH vouchers for homeless veterans annually since 2018;
- 34 total mainstream rental assistance vouchers for non-elderly disabled and homeless families for 2018 and 2019;
- 126 total mainstream rental assistance vouchers for non-elderly disabled and homeless families for 2020 and 2021;
- 4 Foster Youth Initiated Tenant Protection vouchers for transitional aged youth between 18 and 24 years of age in 2021; and
- 78 Emergency Housing vouchers for individuals experiencing homelessness, at-risk of homelessness, victims of domestic violence, and households at-risk of housing instability in 2021.

Housing Needs in Pomona

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. Tables D-6 through D-14 displayed data for demographic characteristics of Pomona, as compared to the County of Los Angeles and the State of California. Additional detailed analysis of the Pomona community demographics is outline in Appendix A.1: Housing Needs Assessment of this Housing Element.

Homelessness

People experiencing homelessness are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness may include the following:

- Lack available resources to support stable housing access
- Spikes in rent increase and lack of tenant protections
- Housing discrimination
- Evictions
- Lack of housing affordable to low- and moderate-income persons
- Increases in the number of persons whose incomes fall below the poverty level
- Reductions in public subsidies to the poor
- The deinstitutionalization of the mentally ill

According to the Los Angeles Homeless Service Authority, Homeless Point-in-Time Count, in 2018 there were an estimate 775 unhoused persons in Pomona, in 2019 this decreased to an estimated 696 persons and an estimated 772 persons in 2020. Due to the COVID-19 pandemic, 2021 counts were not initiated for Los Angeles County. Overall, the 772 unhouse persons in Pomona in 2020 account for about 1.4 percent of the overall Los Angeles County count of 54,291 persons. When contextualized with the total number of people residing in Pomona, the 772 homeless individuals represent approximately 0.51% of the population. In neighboring jurisdictions, the point in time count of homeless persons in 2020 was:

- Covina: 4 persons
- Chino: 23 persons*
- Chino Hills: 4 persons
- Ontario: 128 Persons*

The racial and ethnic demographic data for unhoused persons is not broken down by jurisdictions, however for the 772 unhoused persons in the Pomona 402 were unsheltered and 320 were sheltered. Of the unsheltered population, 48.6 percent lived on the street, 11.4 percent lived in cars, 10.9 percent lived in vans, 23.8 percent lived in RVs/campers, 1.6 percent lived in a makeshift shelter and 4.17 percent lived in tents. Of those who were sheltered, 85 percent lived in emergency shelters and 15 percent lived in transitional housing.

Disability

Table D-8 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the City 11 percent of persons reported at least one disability. According to the data, compared to the County and State, Pomona has the highest percentage of a population with a disability. Persons who report having ambulatory difficulty and independent living difficultly make up the highest percentages of persons with disabilities in the City (6.2percent and 5.4 percent respectively). Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table D-8: Population by Disability Type, Compared by Geography, 2019

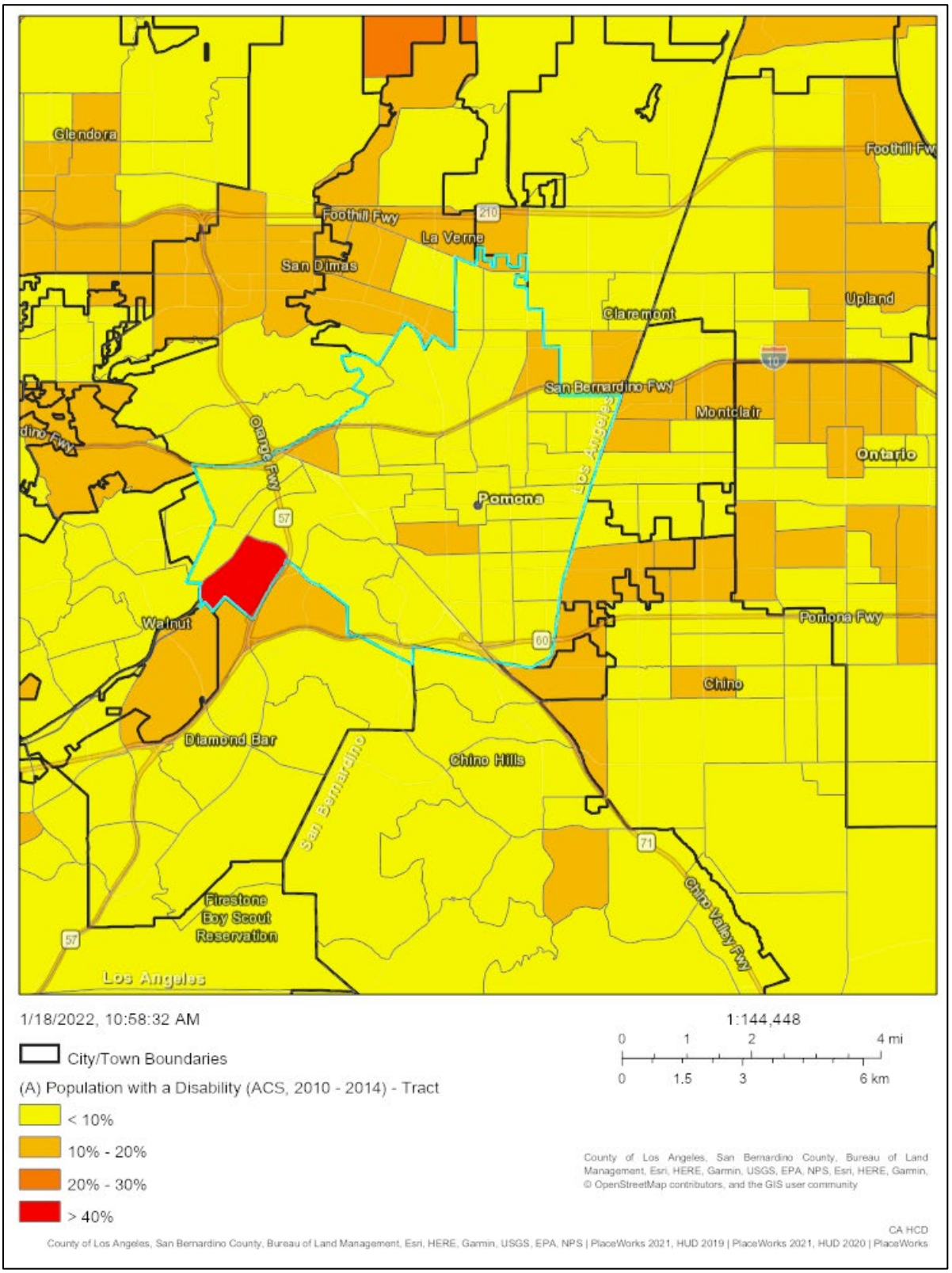
Disability	City of Pomona	County of Los Angeles	California
Total with a Disability	11.0%	9.9%	10.6%
Hearing Difficulty	2.6%	2.5%	2.9%
Vision Difficulty	2.5%	2.0%	2%
Cognitive Difficulty	4.6%	4.1%	4.3%
Ambulatory Difficulty	6.2%	5.7%	5.8%
Self-care Difficulty	2.6%	2.9%	2.6%
Independent Living	5.4%	5.4%	5.5%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure D-14 displays 2010-2014 ACS data for persons with disabilities and Figure D-15 displays 2015-2019 data for persons with disabilities. Compared, the maps show overall increases in the population of persons

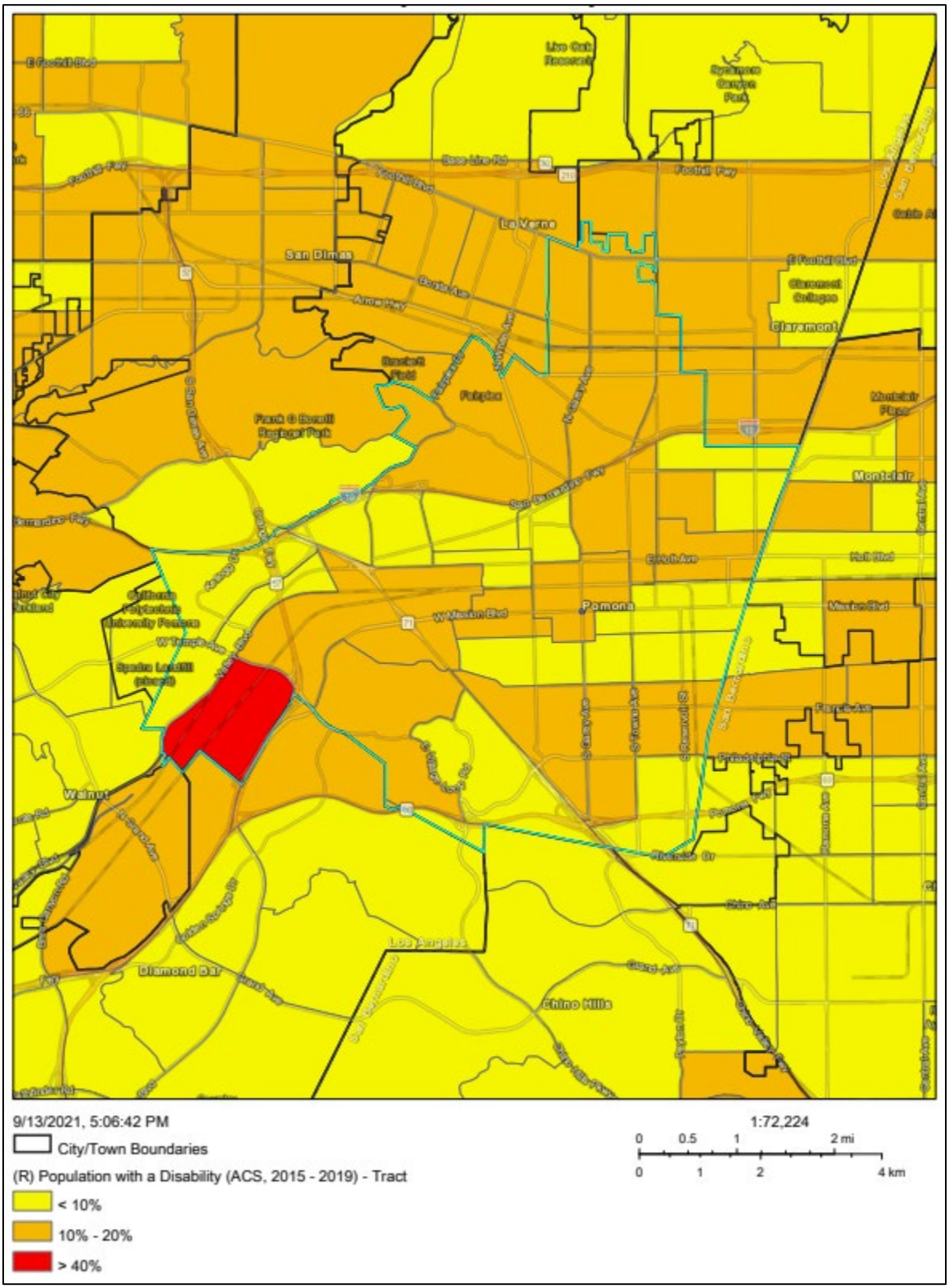
with a disability in Pomona. Figure D-14 shows most of the census tracts in Pomona to report persons with disabilities total less than ten percent of the population. On the other hand, Figure D-15 shows ~~a large majority~~ of the City's ~~has~~ census tracts ~~with~~ include 10 to 20 percent of the population reporting at least one disability. One census tract in the western region of the City reports over 40 percent of its population having at least one disability. This area includes part of the Cal Poly Pomona campus, agricultural land, and some industrial uses. There is one service providers for persons with disabilities within this region, called Independent Option. Independent Option provides residential, day service, independent and supported living, and foster and adult family supports to people with developmental disabilities. The residential services for persons with developmental disabilities is likely the reason for the greater than 40 percent indicator on the maps.

Figure D-14: Pomona Population with a Disability, 2010-2014



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-15: Pomona Population with a Disability, 2015-2019



Source: California Department of Housing and Community Development – AFFH Data Viewer

Income

Regarding household income, the City had a median income ~~of~~ of $60,598, which is lower than the median household income than the County and State in 2019 ($68,044 and $75,235 respectively). The data in the Table D-9 shows that about 18 percent of Pomona resident are considered extremely low income (30% of the area median income). The table also shows that the City has more households earning a low and moderate income (80 to 100 percent of the MFI) than the County and the State, which have higher percentage of households with above moderate incomes.

Additionally, data reviewed in the Integration and Segregation analysis above shows that demographics are changing in the City, and the Hispanic population is growing, while the Non-Hispanic Black population is decreasing. Further analysis of income, using ACS data, shows a key disparity in income between Black, White and Hispanic households in Pomona and the greater Los Angeles areas. In 2019, the median income in los Angeles for Black residents was $52,136, compared to $79,304 for White residents and $61,174 for Hispanic residents. Similarly, in Pomona, the median 2019 household income for Black residents totaled $61,097, compared to $65,414 for White residents and $65,819 for Hispanic residents. Disparities in income may result in migration for new or higher paying opportunities. Out-migration of a demographic can result in increased segregation between White and Non-White residents. Overall, the lower income levels within the City create increased need for affordable and moderate-income housing.

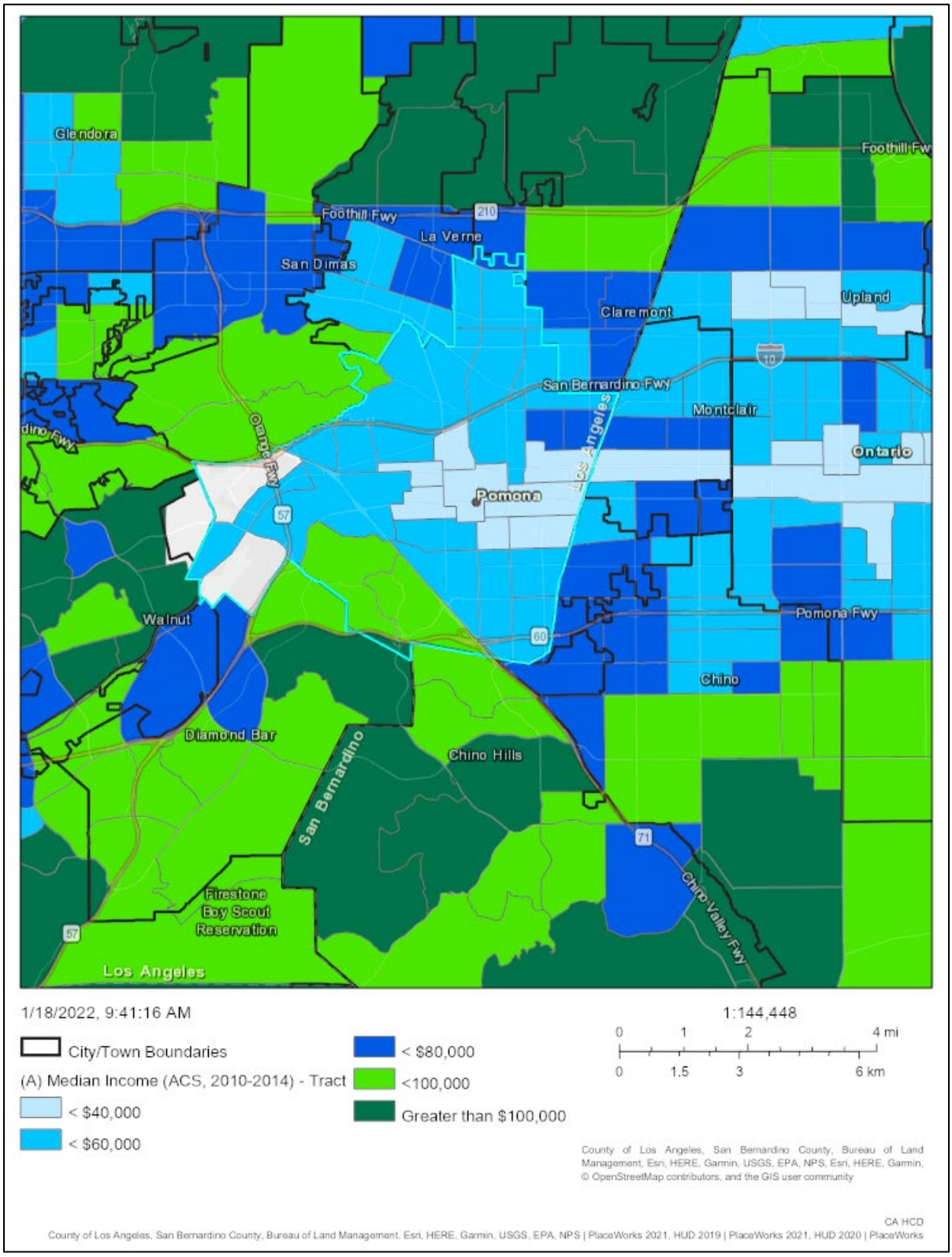
Table D-9: Households by Income, Compared by Geography, 2019

Households Income	City of Pomona	County of Los Angeles	California
Less than $10,000	4.8%	5.6%	4.8%
$10,000-$14,999	4.2%	4.8%	4.1%
$15,000-$24,999	9.1%	8.4%	7.5%
$25,000-$34,999	10.0%	8.1%	7.5%
$35,000-$49,999	13.2%	11.2%	10.5%
$50,000-$74,999	18.2%	15.9%	15.5%
$75,000-$99,999	15.0%	12.3%	12.4%
$100,000-$149,999	15.3%	15.8%	16.6%
$150,000-$199,999	6.0%	7.8%	8.9%
$200,000 or More	4.2%	10.2%	12.2%
Median Income	$60,598	$68,044	$75,235

Source: American Community Survey, 5-Year Estimates, 2019

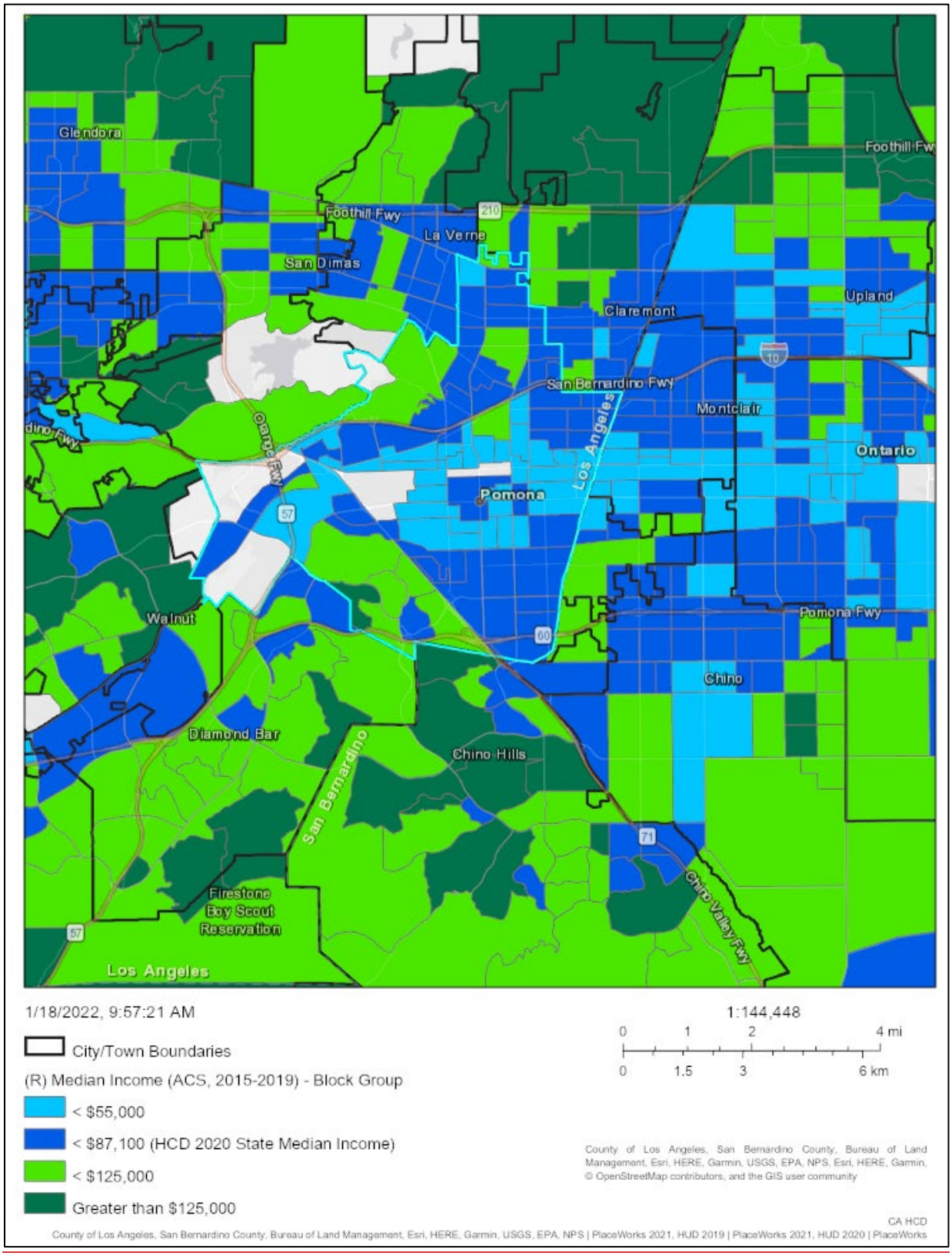
Additionally, Figure D-16 displays the ACS 2010-2014 data for median income for Pomona and Figure D-17 displays the ACS data for 2015-2019 for median income. When compared, the maps show that overall income in the City of Pomona has increased, however, the geographic distribution remains similar from 2010 through 2019. The central region of Pomona shows some of the lowest incomes in the City, less than $40,000 in 2010 and less than $55,000 in 2019. Additionally, the maps both portray the south western region as having the highest income households and the greater central region having primarily moderate- and low-income households. Overtime, the northern region of the City shows increasingly diverse incomes, where in 2019 some census tracts are moderate and above moderate compared to primarily low and moderate in 2010.

Figure D-16: Median Income in Pomona, 2010-2014



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-17: Median Income in Pomona, 2010-2014



Source: California Department of Housing and Community Development – AFFH Data Viewer

Familial Status

Table D-10 displays household type and ~~income data~~ familial status for the State, County and City. Figures D-18 through D-21 also illustrate household types throughout the City. Overall, the City has a larger percentage of family households than the County and State; including family households and married-couple family households. The data in Table D-10 shows that 22.1 percent of households in Pomona are those with their own children, compared to 28.3 percent in the county and 34 percent in the state. Additionally, Pomona has a slightly higher percentage of households with one or more people ages 60 or older, 38 percent, compared to about 37.9 percent in the County and 29 percent in the State.

Table D-10: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Pomona		County of Los Angeles		California	
	2010	2019	2010	2019	2010	2019
Total Households	38,535	39,097	3,217,889	3,316,795	12,392,852	13,044,266
Family Households	79.3%	76.8%	67.4%	66.7%	68.6%	68.7%
Married-Couple Family Households	50.3%	48.3%	45.5%	45.1%	49.8%	49.8%
With Children	30.2%	22.1%	22.9%	28.3%	24.0%	34%
Female Single Parent Households	11.8%	6.1%	8.1%	5.1%	7.2%	4.8%
Male Single Parent Households	4.1%	1.8%	2.8%	1.2%	2.7%	1.3%
Non-Family Households	20.7%	23.1%	32.6%	33.3%	31.4%	31.3%
Households with one or more people 60 years+	19.1%	38.1%	22.6%	37.9%	23.2%	29.2%

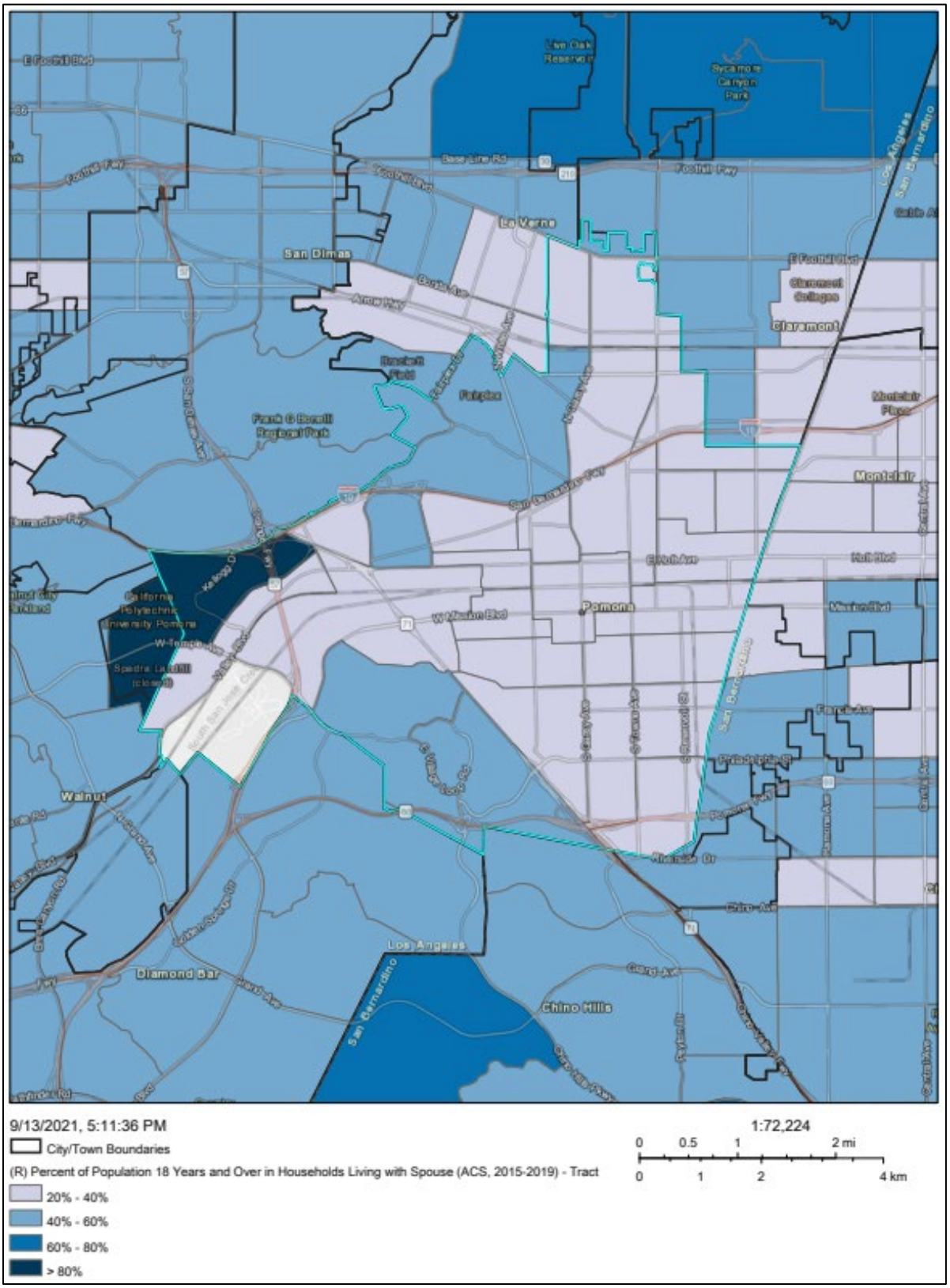
Source: American Community Survey, 5-Year Estimates. 2010 and 2019

Figure D-18 shows the City has evenly dispersed rates married-couple households, because the data in Table D-10 shows a higher percentage of married couple households than the County and state, but most census tracts include 20-40 percent married-couple households. There are a few census tracts towards the western region of the City which report 40 to 60 percent and over 80 percent married-couple households, but the large majority of the City reports between 20 and 40 percent. Similarly, Figure D-19 shows lower percentages of children living in married-couple family households, except for higher rates in the southern region of the City which also reported a higher percentage of married-couple households.

Figure D-20 shows there are moderate rates of children living in female households with no spouse present. Two particular census tracts on the western side of the City and towards the center report a higher 40 to 60 percent, when compared to the rest of the City. Census tracts in northern and central regions report approximately 20 to 40 percent of children living in female headed households.

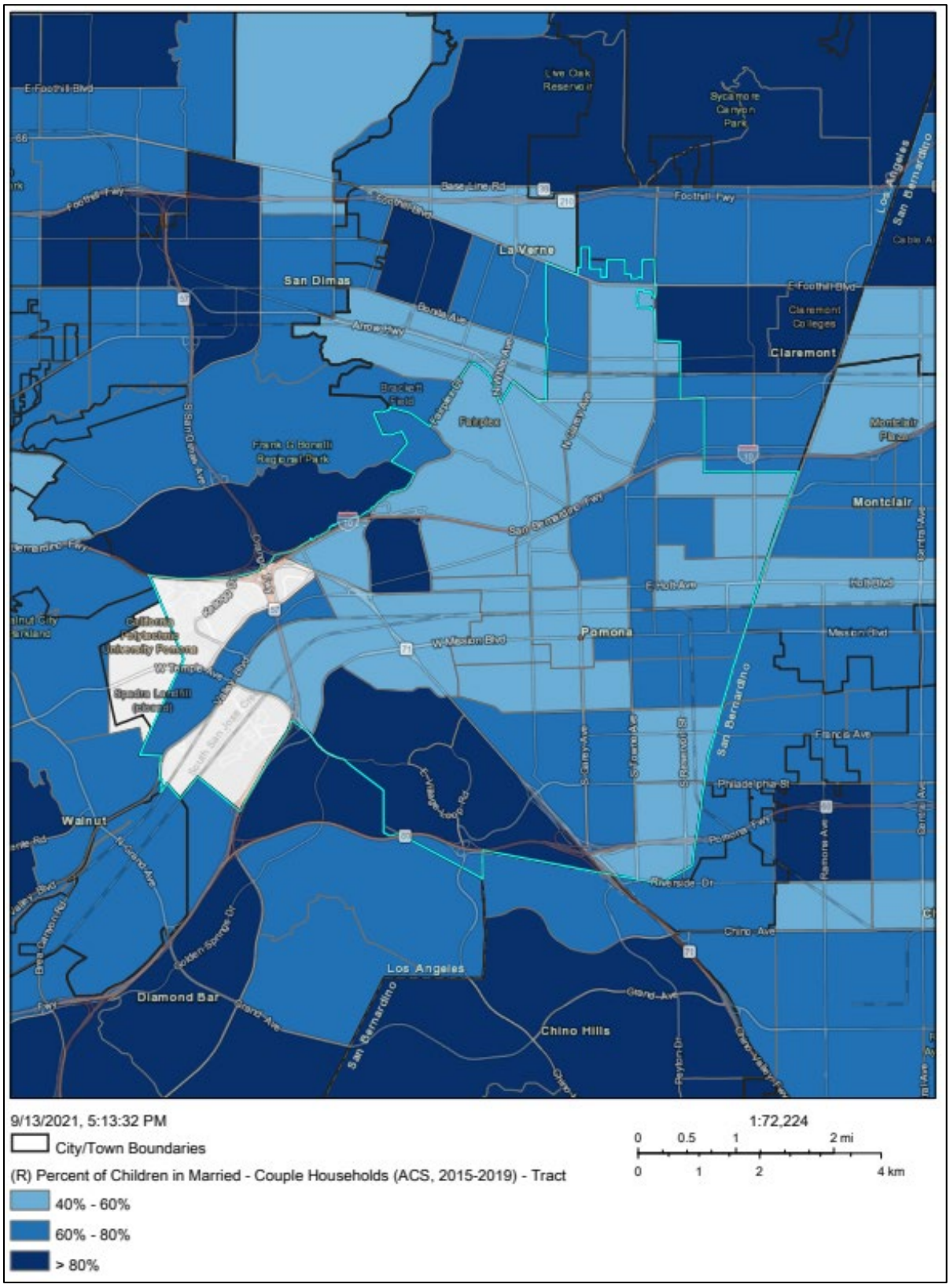
Figure D-21 illustrates very low rates of individuals living alone in the City. All Pomona census tracts report less than 20 percent single-occupancy households.

Figure D-18: Pomona Married-Couple Households



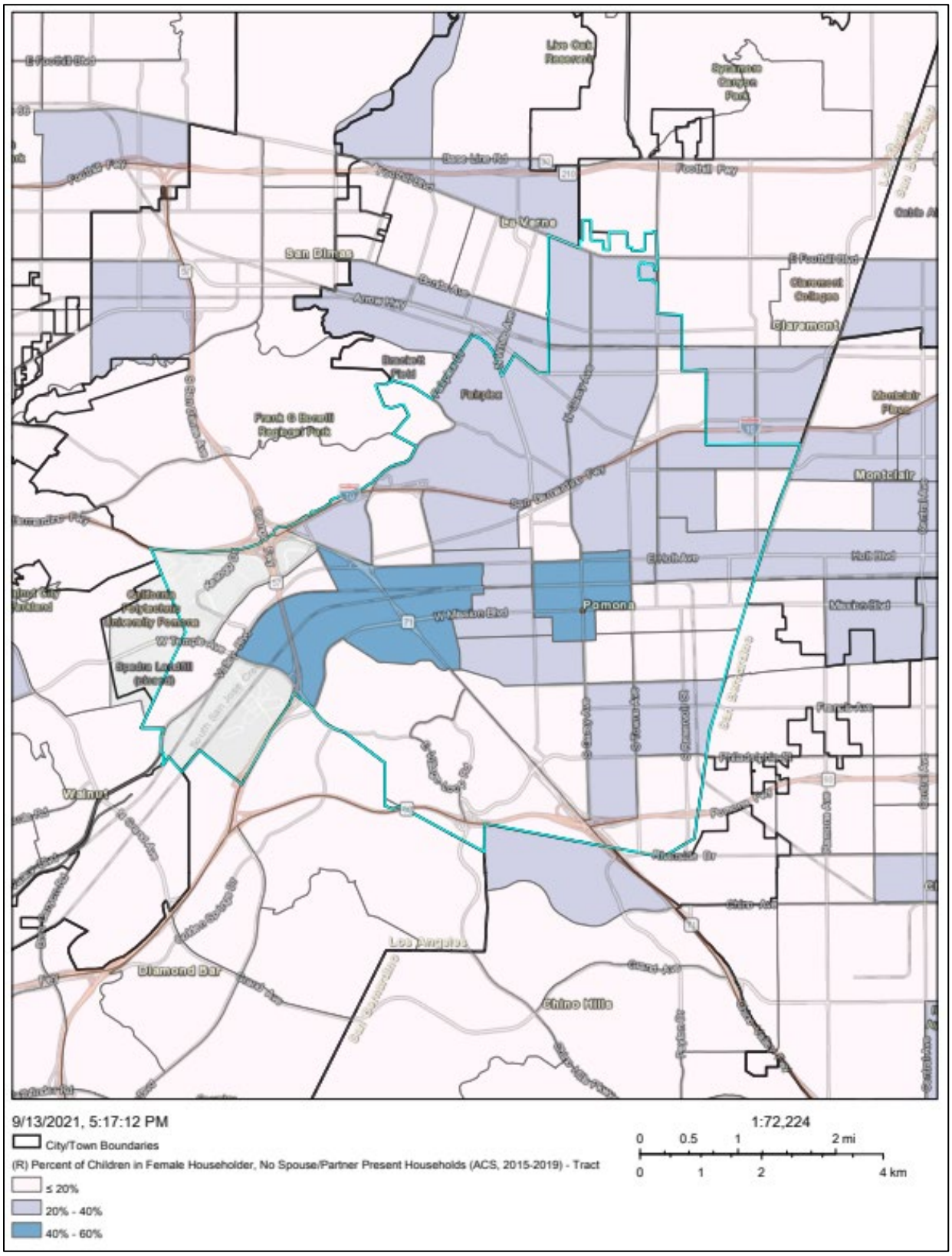
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-19: Children in Married-Couple Households



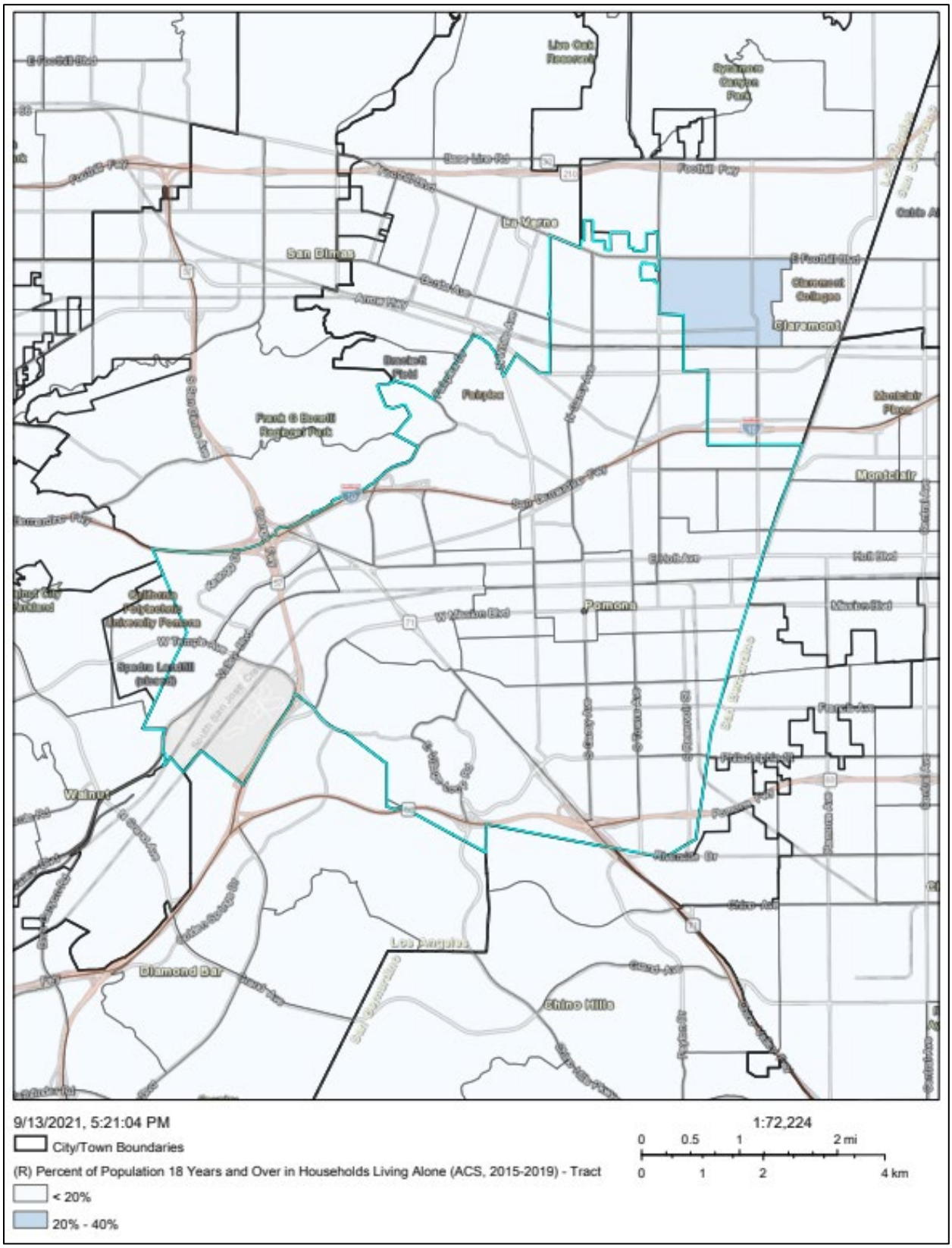
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-20: Children in Female Households with no Spouse Present



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-21: Households Living Alone



Source: California Department of Housing and Community Development – AFFH Data Viewer

Tenure

Table D-11 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. The data in the table shows that both the City and the State have higher percentages of households who own their home, while the County of Los Angeles has a higher percentage of households who rent their homes.

Table D-11: Households by Tenure, Compared by Geography, 2019

Household Tenure	City of Pomona	County of Los Angeles	California
Owner Households	52.7%	45.8%	66.0%
Renter Households	47.2%	68.3%	34.0%
Total Occupied Housing Units	39,097	354,2800	13,044,266

Source: American Community Survey, 5-Year Estimates, 2019.

Overpayment

Table D-12 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. The data shows that households in the City experience the highest levels of cost burden above 30 percent but less than 50 percent (75.1 percent). Additionally, households in Pomona experienced higher rates of cost burden great than 50 percent (23.2 percent), compared to the County the State (19.4 percent) but similar to the County (23.3 percent).

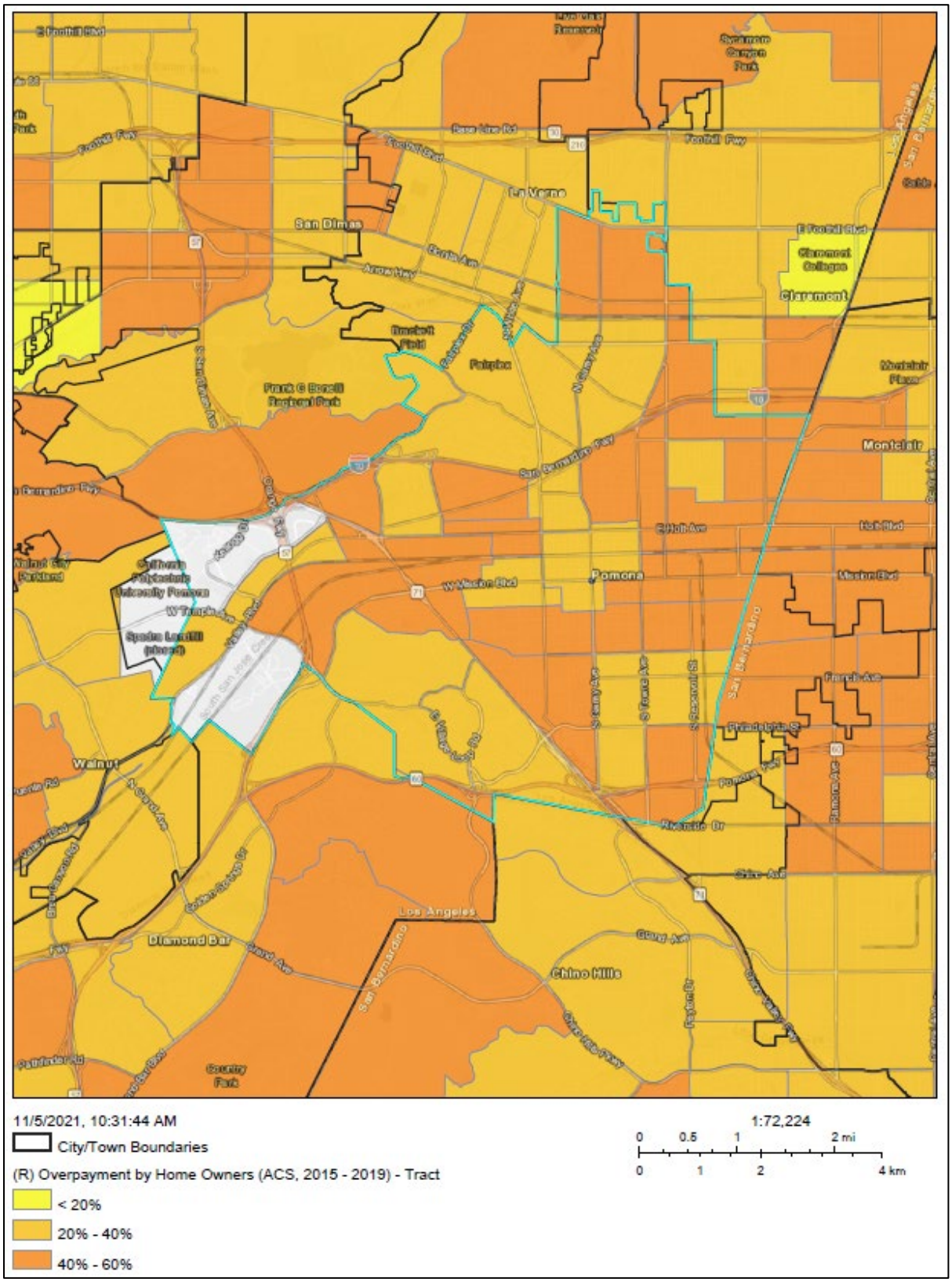
Table D-12: Households by Overpayment, Compared by Geography

Overpayment/Cost Burden	City of Pomona	County of Los Angeles	California
Cost Burden > 30%	75.1%	74.9%	79.2%
Cost Burden > 50%	23.2%	23.3%	19.4%
Cost Burden Not Available	1.7%	1.7%	1.4%

Source: Consolidated Planning/CHAS Data, 2013- 2017.

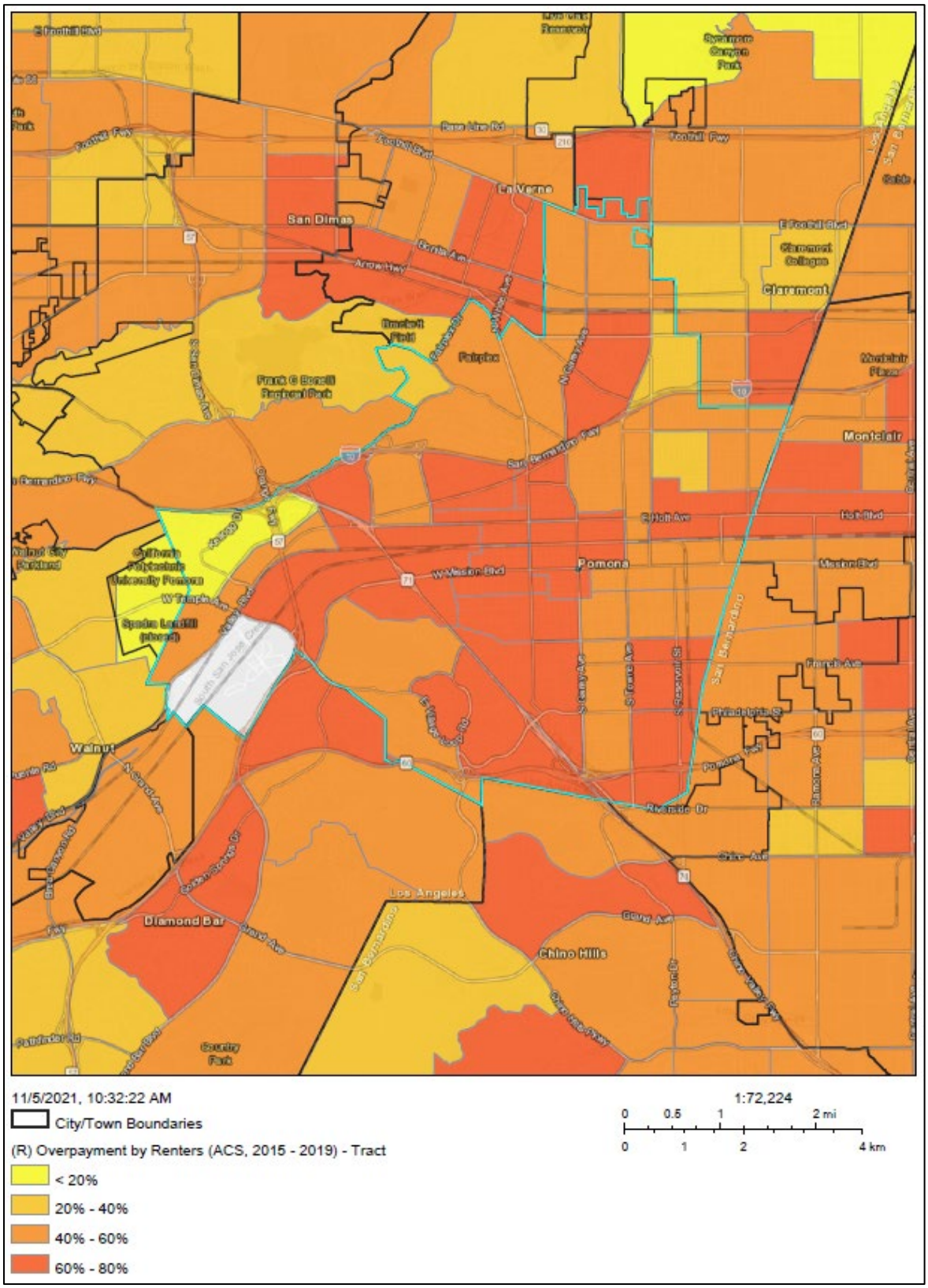
Figure D-22 shows overpayment for homeowners and Figure D-23 shows overpayment for renters. As the two figures illustrate, renters experience overpayment at greater rates than homeowners. Overpayment for homeowners appears to affect the northern and eastern portions of the City. Overall, both renters and homeowners experience high rates of overpayment. This trend is similar with neighboring communities such as the Cities of Ontario, Montclair, and Upland.

Figure D-22: Overpayment by Homeowners



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-23: Overpayment by Renters



Source: California Department of Housing and Community Development – AFFH Data Viewer

Overcrowding

~~Additionally,~~ Table D-13 displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. Owner households in Pomona experience the highest levels of overcrowding (8.4 percent) compared to the County (2.3) and the State (1.6). Overcrowding in owner occupied homes can imply that households live in multigenerational settings or with extended family members. Additionally, the data shows that renter occupied households in both the City and County experienced higher levels of overcrowding that the state. The City and County experienced very low levels of severe overcrowding for both owners and renters (under one percent), however, renter households in the City experienced very high rates of severe overcrowding (8.2percent).

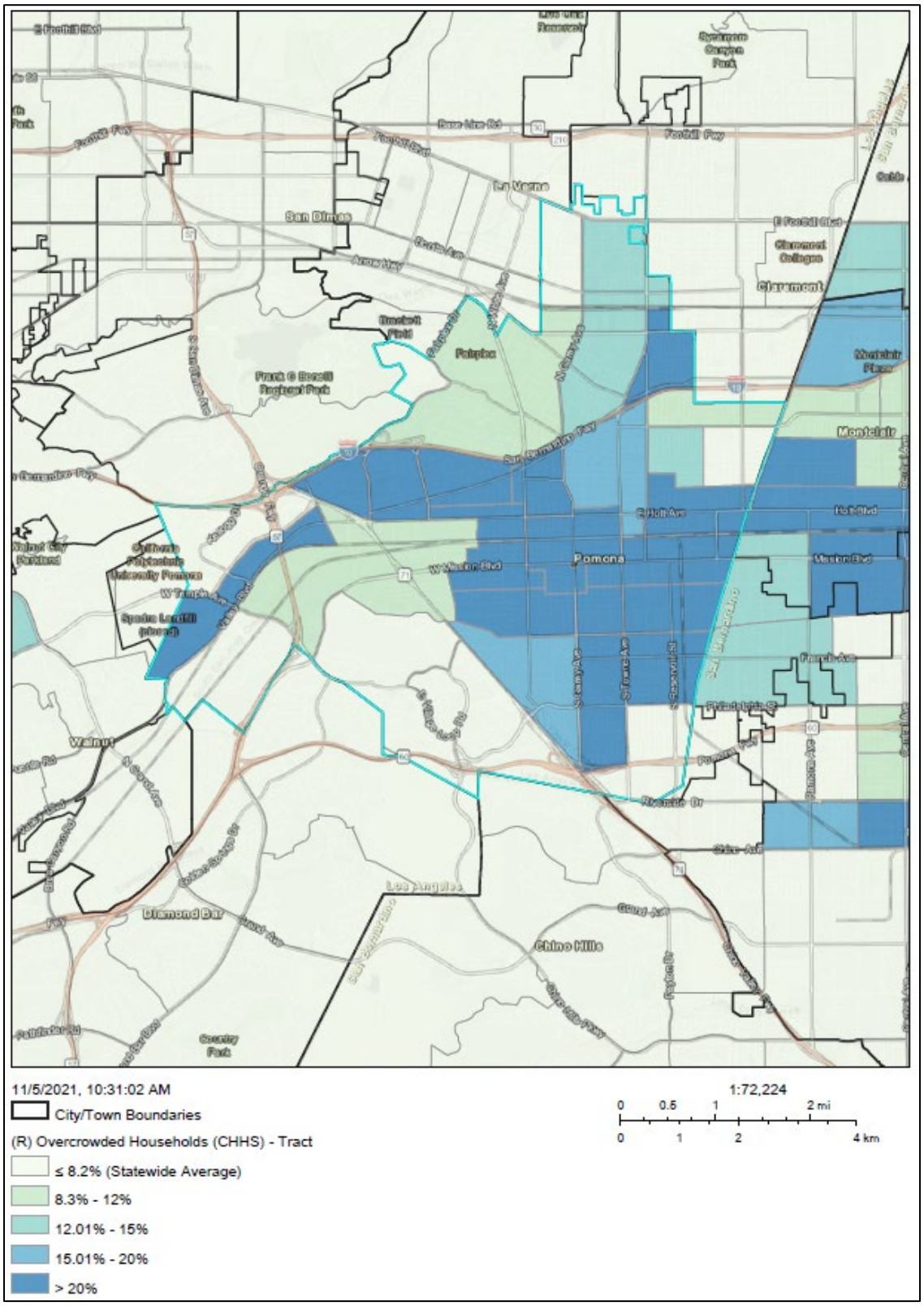
Table D-13: Households by Overcrowding, Compared by Geography

Overcrowding and Tenure	City of Pomona	County of Los Angeles	California
Owner Households			
Overcrowded	8.4%	2.3%	1.6%
Severely Overcrowded	1.9%	0.2%	0.6%
Renter Households			
Overcrowded	12.7%	7.6%	3.6%
Severely Overcrowded	8.2%	1.2%	2.4%

Source: American Community Survey, 5-Year Estimates, 2019.

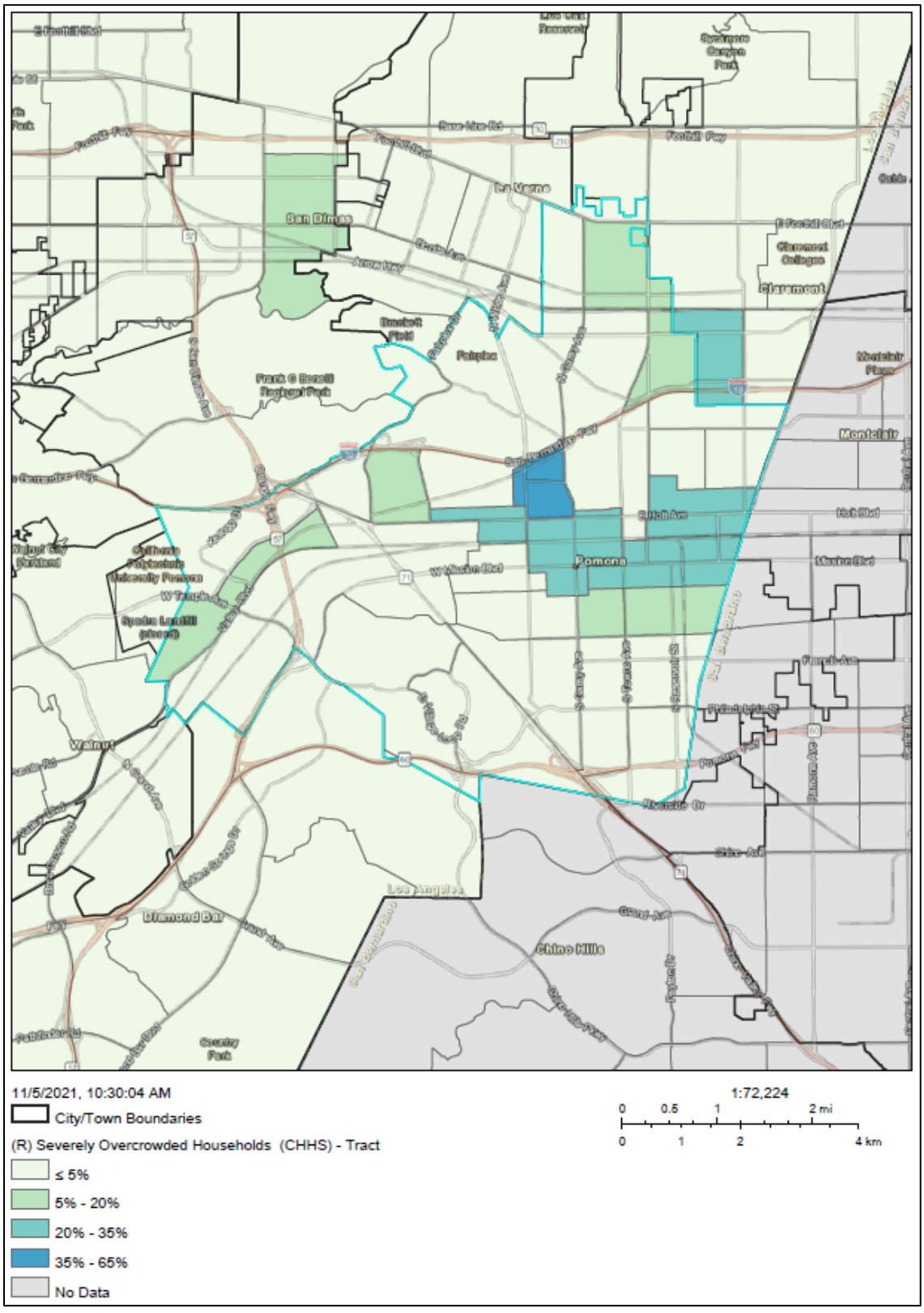
Additionally, Figure D-24 and D-25 illustrate households overcrowding and severe overcrowding, respectively, throughout the City and neighboring communities. Figure D-24 shows most of the City experiences some level of overcrowding. The region surrounding the City's downtown area reports the greatest levels of overcrowding with more than 20 percent of households per census tract. As Figure D-25 shows, this area also reports severe overcrowding, with a one census tract reporting 35 to 65 percent of households being severely overcrowded. During community engagement, multiple participants identified overcrowding as a key housing issue. California Polytechnic State University, Pomona in the City of Pomona draws large numbers of students to the City. To decrease housing costs, students will share rooms and increase total persons living in one unit. Overcrowding is considered living situations where there is more than one person per room, students in Pomona regularly live-in overcrowded units. Additionally, many participants identified multi-generational living as a source of overcrowding. Multi-generational living may be a result of choice due to cultural preference, however, it can also be a result of lack of affordable options. Additionally, if affordable and appropriately sized units are not available in the market, then multigenerational living can result in overcrowding and severe overcrowding. The City has identified Policy 3.1: Enable Pomona Households to Accommodate Multiple Generations Living Together in Section 5: The Plan for to accommodate multi-generational housing and mitigate overcrowding within the City.

Figure D-24: Overcrowded Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-25: Severely Overcrowded Households



Source: California Department of Housing and Community Development – AFFH Data Viewer

Housing Stock in Pomona

Tables D-14 and D-15 display comparative housing stock data for the State, County and City. Table D-14 below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The City of Pomona has the highest percent of traditional single-family housing units (63.3 percent) compare to the County (48.6 percent) and the State (57.7 percent). Overall, Pomona's housing stock is made up of mostly single-family units (attached and detached). The data also shows that Pomona has about half the amount of multi-family units compare to the County and state, but the highest percentage of mobile homes and other housing types. Both the County and the State have higher percentages of multi-family units (of any type) than the City.

Table D-14: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Pomona	County of Los Angeles	California
1, detached	63.3%	48.6%	57.7%
1, attached	6.4%	6.3%	7.0%
2 apartments	1.9%	2.7%	2.4%
3 or 4 apartments	6.1%	5.8%	5.5%
5 to 9 apartments	4.9%	7.9%	6.0%
10 or more apartments	13.2%	27.1%	17.5%
Mobile home or other type of housing	4.3%	1.7%	3.8%

Source: American Community Survey, 5-Year Estimates, 2019.

Table D-15 below displays housing stock by year built or the City, County, and State. A factor used to determine housing condition is the age and state of the home. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. The data shows that across all regions housing stock growth and development has slowed since 2010. However, Pomona shows the lowest rates of growth since 1980. Majority of the City's Housing stock was built from 1940 to 1970, compared to the County where majority of housing units were built from 1950 to 1990 and the State (1950 to 2000). Majority of Pomona's homes are over 50 years old, built prior to 1972 (70.7 percent), homes over 50 years old have an increased likelihood of being in need of more major repairs to key systems and building components. Therefore, these homes are at a higher risk of being in need of repair or replacement. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions. Through code enforcement programs, the City identified 134 units as in need of maintenance or some repair.

Substandard units are those in need of repair or replacement. Based on 2019 ACS data, 1.5% of housing units in Pomona display substandard conditions. Approximately 0.4% of housing units lack complete plumbing facilities and 1.1% lack complete kitchen facilities. Based on this data, at a minimum 586 units (1.5%) within Pomona are substandard and in need of rehabilitation. In the Los Angeles Service Area, 5.7% of homes have a basic housing quality problem – either a moderate or severe physical problem.[8] The

[8] National Center for Healthy Housing, Los Angeles CA Metrics, 2018. Accessed Online: January 18, 2022. https://nchh.org/tools-and-data/data/state-of-healthy-housing/rankings/location/los-angeles-ca/?data-year=2018.

current distribution of the age of homes in Pomona also indicates that a majority of homes in the City were built prior to the 1990 Americans with Disabilities Act (ADA), which may result in a lack of accessible homes for those residents experiencing a disability. The City's older housing stock also reflects a rapidly gaining need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in Pomona who have a lower income or a fixed income.

Table D-15: Housing Unit by Type, Compared by Geography

Year Built	City of Pomona	County of Los Angeles	California
Built 2014 or later	1.4%	1.2%	1.7%
Built 2010 to 2013	1.0%	1.2%	1.7%
Built 2000 to 2009	4.8%	5.4%	11.2%
Built 1990 to 1999	6.9%	6.3%	10.9%
Built 1980 to 1989	15.2%	11.6%	15.0%
Built 1970 to 1979	10.7%	13.8%	17.6%
Built 1960 to 1969	14.9%	14.8%	13.4%
Built 1950 to 1959	25.1%	20.5%	13.4%
Built 1940 to 1949	7.5%	10.4%	5.9%
Built 1939 or earlier	12.5%	14.8%	9.1%

Source: American Community Survey, 5-Year Estimates, 2019.

Future Growth Needs

The City's future growth need is based on the RHNA production of 2,799 very low, 1,339 low-income units and 1,510 moderate income units within the 2021-2029 planning period. **Appendix C: Candidate Sites and Housing Resources** of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels.

5. *Displacement Risk*

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates. Affordable covenants help to ensure that certain housing units remain affordable for an extended period. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households.

Urban Displacement

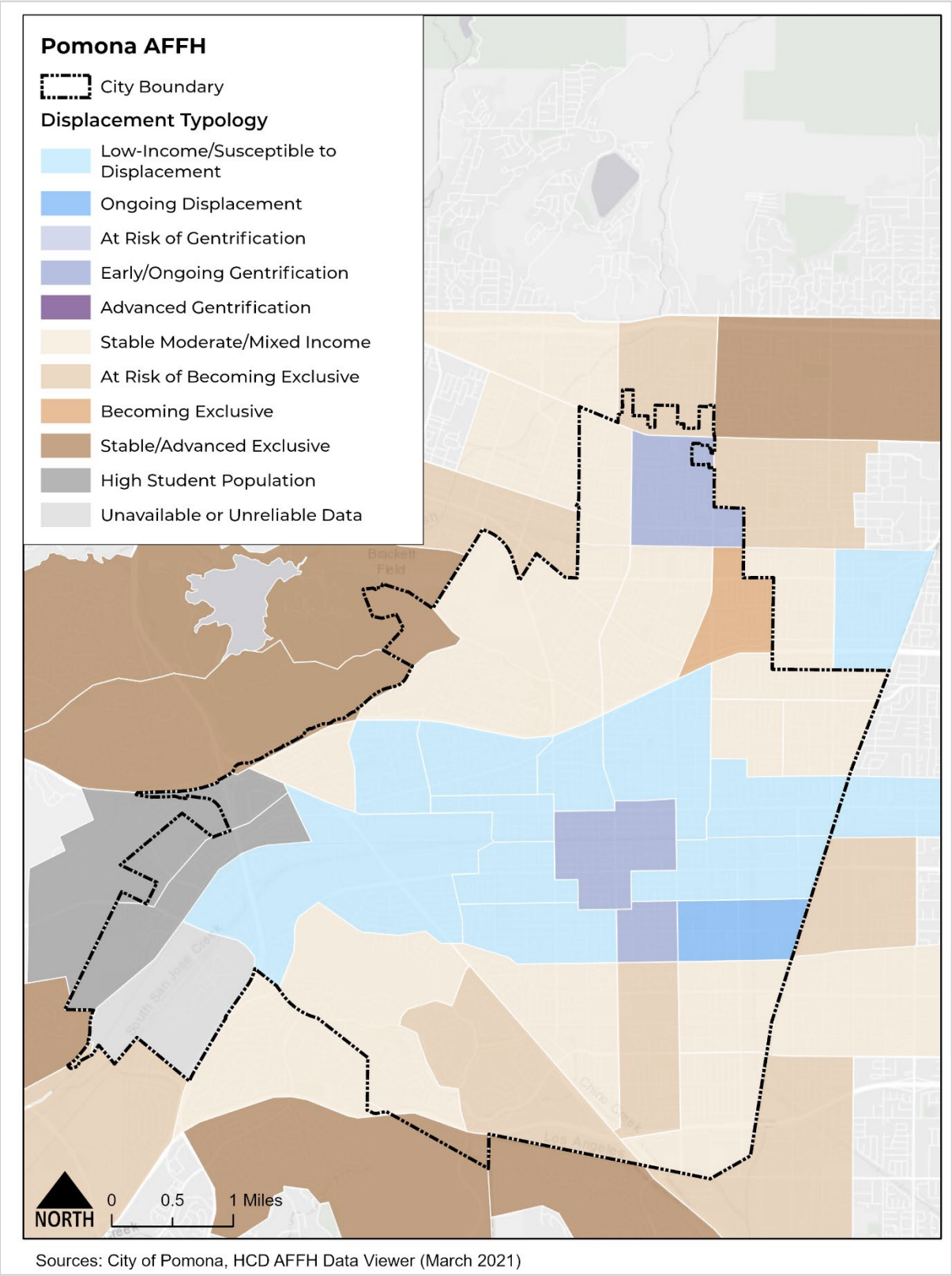
The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. **Table D-16** provides the criteria used to identify each displacement typology and the total number of Pomona Census Tracts that currently fall within each category.

Table D-16: Displacement Typology Criteria and Pomona Census Tracts		
Modified Types and Criteria	Pomona Census Tracts	
Low-Income/Susceptible to Displacement • Low or mixed low-income tract in 2018.	6037402702 6037402801 6037402600 6037402303 6037402301	6037402406 6037402304 6037402501 6037402402 6037402502
Ongoing Displacement of Low-Income Households • Low or mixed low-income tract in 2018. • Absolute loss of low-income households, 2000-2018.	6037402804	
At Risk of Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to low or mixed low-income households in 2018. • Didn't gentrify 1990-2000 OR 2000-2018. • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018. • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap.	--	
Early/Ongoing Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to moderate or mixed moderate-income households in 2018. • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018. • Gentrified in 1990-2000 or 2000-2018.	6037408800 6037402803 6037401704	
Advanced Gentrification • Moderate, mixed moderate, mixed high, or high-income tract in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Marginal change, increase, or rapid increase in housing costs. • Gentrified in 1990-2000 or 2000-2018.	--	
Stable Moderate/Mixed Income • Moderate, mixed moderate, mixed high, or high-income traact in 2018.	6037403316 6037403317 6037403000 6037402904 6037402903 6037402405 6037402200	6037402102 6037401703 6037402001 6037402703 6037402706 6037402705
At Risk of Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income traact in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Marginal change or increase in housing costs.	6037402902 6037403318	
Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income traact in 2018.	6037402101	

Table D-16: Displacement Typology Criteria and Pomona Census Tracts	
Modified Types and Criteria	**Pomona Census Tracts**
• Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Rapid increase in housing costs. • Absolute loss of low-income households, 2000-2018. • Declining low-income in-migration rate, 2012-2018. • Median income higher in 2018 than in 2000.	
Stable/Advanced Exclusive • High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018. • Marginal change, increase, or rapid increase in housing costs.	6037403321
High Student Population	6037402403
Source: Urban Displacement Project, University of California Berkeley (2021).	

Table D-16 and Figure D-26 show there are a number of census tracts located within the City of Pomona which are susceptible to displacement/actively undergoing displacement and a few which are in early and ongoing stages of gentrificaiton. These census tracts are predominantly located around the City's downtown area. Existing residents in these areas may require additional assistance in maintaining affordable housing. Thirteen census tracts are currently categorized as stable moderate/mixed-income. Two census tracts along the City's southern egde are at risk of becoming exclusive and one census tract along the City of Claremont border is currently becoming exclusive. A small portion of census tract 6037403321 is located within the City of Pomona border and categorized as stable/advanced exclusive; Hidden Valley Townhomes is the only residential community located within Pomona's jurisdicaiton in this census tract.

Figure D-26: Urban Displacement Project - Gentrification and Displacement



Source: Urban Displacement Project, University of California Berkeley (2021).

Inventory of Assisted Affordable Housing and At-Risk Units

The City of Pomona has multiple housing projects which include units with affordability covenants. According to Table D-17 below, the City has two projects with affordable units at risk of conversion to market rate, totaling 464 affordable units at risk.

Table D-17: Assisted Housing Development Inventory

Development Name	Covenant Expiration	Tenant Type	Affordable Units	Type of Assistance	Housing Type
Emerson Village	N/A[1]	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	6	RDA Set-Aside Funds	For-sale (attached condominiums)
Pasadena St.	2046	Low income	1	RDA Set-Aside Funds	Rental
		Moderate income	5		
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)	63	RDA Set-Aside Funds	Rental
		Very low and low income (families)	27		
La Esperanza	2060	Very low and low income (seniors)	70	HOME Funds and HUD Section 202	Rental
Edison Lofts	2064	Low and moderate-income work/live units	4	RDA Set-Aside Funds	Rental
		TOTAL ASSISTED UNITS	1,077		

1. The deed restriction for Emerson Village expired in 2018; however, the units are still being rented at affordable rates.

Source: City of Pomona.

Cost of Preservation and Replacement Analysis

Jurisdictions are required by State Housing Element Law to analyze assisted housing that may convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. This section will provide:

- An inventory of assisted housing units that are at risk of converting to market-rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

Inventory of Units at Risk

There are a total of 466 assisted housing units in Pomona at-risk of converting to market-rate between 2021 and 2031. These units are listed in **Table D-18**.

Table D-18: Units "At-Risk" of Conversion (2021-2031)

Project Name	Assisted Units	Unit Type		Assistance Program	Earliest Possible Date of Conversion
		1-bed	2-bed		
Emerson Village	164	156	8	Very low and low income (seniors & disabled)	N/A[2]
Park & Plaza Apts.[1]	302	302	0	Very low, low, and moderate income (seniors & families)	2026
TOTAL AT-RISK UNITS	**466**	**458**	**8**		

1. Breakdown of number of units by bedrooms is unavailable – units assumed at one-bedroom.
2. The deed restriction for Emerson Village expired in 2018; however, the units are still being rented at affordable rates.

Source: City of Pomona.

To address the risk of affordable units converting to market rate housing, the City has identified **Program 2.7A** to monitor these units. The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that residents have a variety of affordable housing options.

Cost of Preservation

Preserving or replacing units which will be at-risk of conversion to market-rate housing 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. The strategy scenario considered below provides local rental subsidy to residents. The rent subsidy scenario would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents determined by HUD were compared to market rate rents for properties with recent rental data.

Table D-19: Estimated Monthly Subsidy to Preserve "At-Risk" Units						
Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents[1]	Market Rate[2]				
Efficiency	$1,384	$1,801	0	$417	--	--
1-Bedroom	$1,604	$1,906	458	$302	$138,316	$1,659,792
2-Bedroom	$2,044	$2,304	8	$260	$2,080	$24,960
3-Bedroom	$2,693	N/A	0	N/A	--	--
4-Bedroom	$2,933	N/A	0	N/A	--	--
					TOTAL SUBSIDY COST	$1,684,752

Source:
1. HUD FY 2022 Fair Market Rent Documentation System – Los Angeles
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across 8 properties on September 29, 2021.

Cost of Replacement

The City of Pomona may also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with concrete block with steel frame buildings and parking provided on-site. Square footage estimates are based on estimated size of units to be replaced and assume housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

Table D-20: Replacement Cost by Unit Type					
Size of Unit	Cost Per Square Foot[1]	Average Square Foot/Unit[2]	Replacement Cost/Unit[3]	Number of Units	Total Replacement Cost
Efficiency	$118	486.8	$57,442	0	--
1-Bedroom	$118	671.3	$79,213	458	$36,279,737
2-Bedroom	$118	992.4	$117,103	8	$936,826
3-Bedroom	$118	N/A	--	--	--
4-Bedroom	$118	N/A	--	--	--
				TOTAL REPLACEMENT COST	$37,216,563

Source:
1. International Code Council – August 2020 Report.
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across 8 properties on September 29, 2021.
3. Includes financing and land acquisition costs of $30,000 per unit.

Resources to Preserve At-Risk Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe,

sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.

- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- Section 202/811 Program – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities to Preserve At-Risk Units

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- American Family Housing
- Southern California Housing Development Corporation

Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City's objective it to preserve the 466 affordable housing units "at-risk" of converting to market rate through policy programs provided in Section 5: The Plan for Pro Housing Pomona.

SB 330 – Housing Crisis Act of 2019

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced (Government Code Section 66300). The City has developed a publicly available application and informational sheet about SB 330 which outlines the processes for unit replacement, vesting eligibility under SB 330 and vesting timelines in Pomona. The application and fact sheet are on the City's web-based document portal and available through the Planning Divisions' Applications and Fees homepage. SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement. The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

6. *Analysis of Sites Pursuant to AB 686*

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix C: Candidate Sites and Housing Resources), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

- Figures D-27 through D-33 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic and fair housing data using AFFH data layers for segregation and integration and access to opportunity provided through HCD's AFFH data and mapping resources.
- Figure D-27 – Pomona Proposed RHNA Sites, Hispanic/Latino, 2018
- Figure D-28 – Pomona Proposed RHNA Sites, Non-White Population 2018
- Figure D-29 – Pomona Proposed RHNA Sites, Low and Moderate Income, 2015
- Figure D-30 – Pomona Propose RHNA Sites, Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

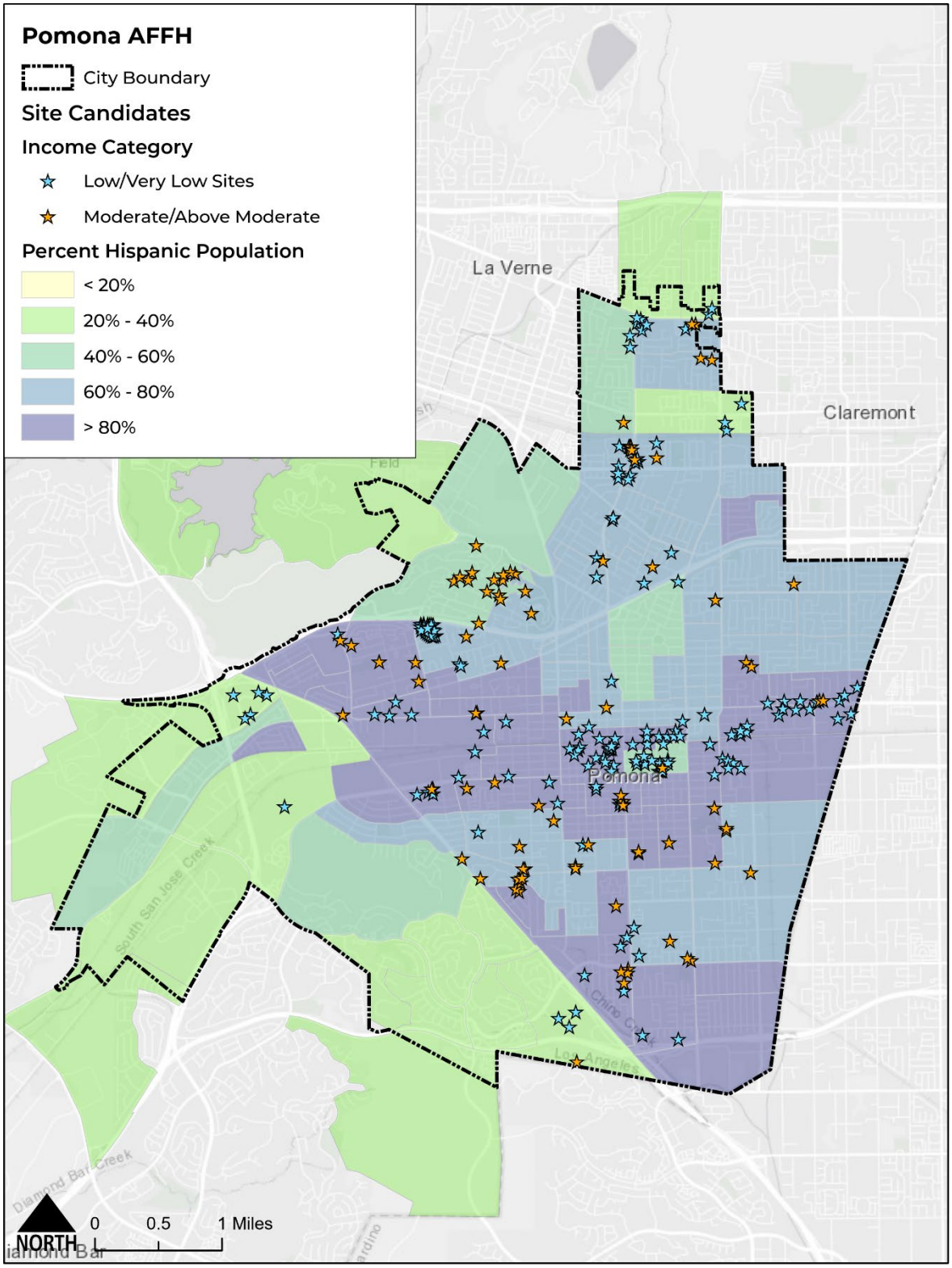
- Figure D-31 – Pomona Propose RHNA Sites, Racially Concentrated Areas of Affluence (RCAA)
- Figure D-32 – Pomona Propose RHNA Sites, TCAC Areas of Opportunity
- Figure D-33 – Pomona Propose RHNA Sites, Urban Displacement

Figure D-27 shows the proposed candidate sites to meet the RHNA for Pomona in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. Figure D-27 shows the following findings:

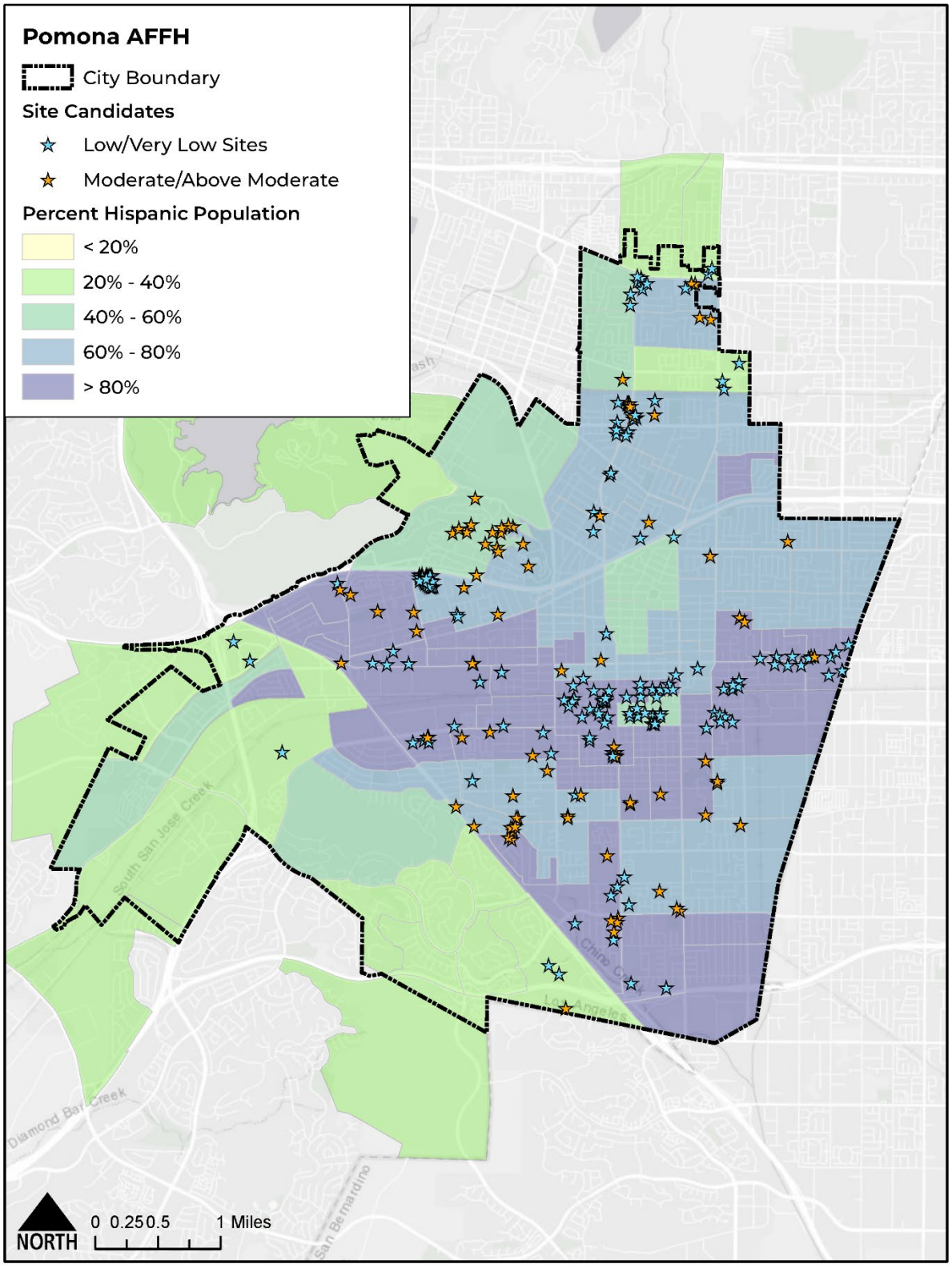
- 151 proposed sites to accommodate the RHNA allocation (totaling 1,~~183~~ 887 potential units, or ~~9.7~~13.9% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, ~~269~~ 696 are proposed as affordable to low and very low incomes.
- 32 proposed sites to accommodate the RHNA allocation (totaling 91701 potential units, or ~~7.4~~6.7% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, ~~276~~ 279 are proposed as affordable to low and very low incomes.
- 943 proposed sites to accommodate the RHNA allocation (totaling 3,~~356~~ 536 potential units, or ~~27.6~~26.0% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, ~~885~~ 943 are proposed as affordable to low and very low incomes.
- ~~107~~ 110 proposed sites to accommodate the RHNA allocation (totaling ~~6,726~~7,283 potential units, or ~~55.3~~53.5% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic above 80 percent. Of those units, 1,~~711~~ 851 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure D-27: Pomona Proposed RHNA Sites, Hispanic/Latino, 2018



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)



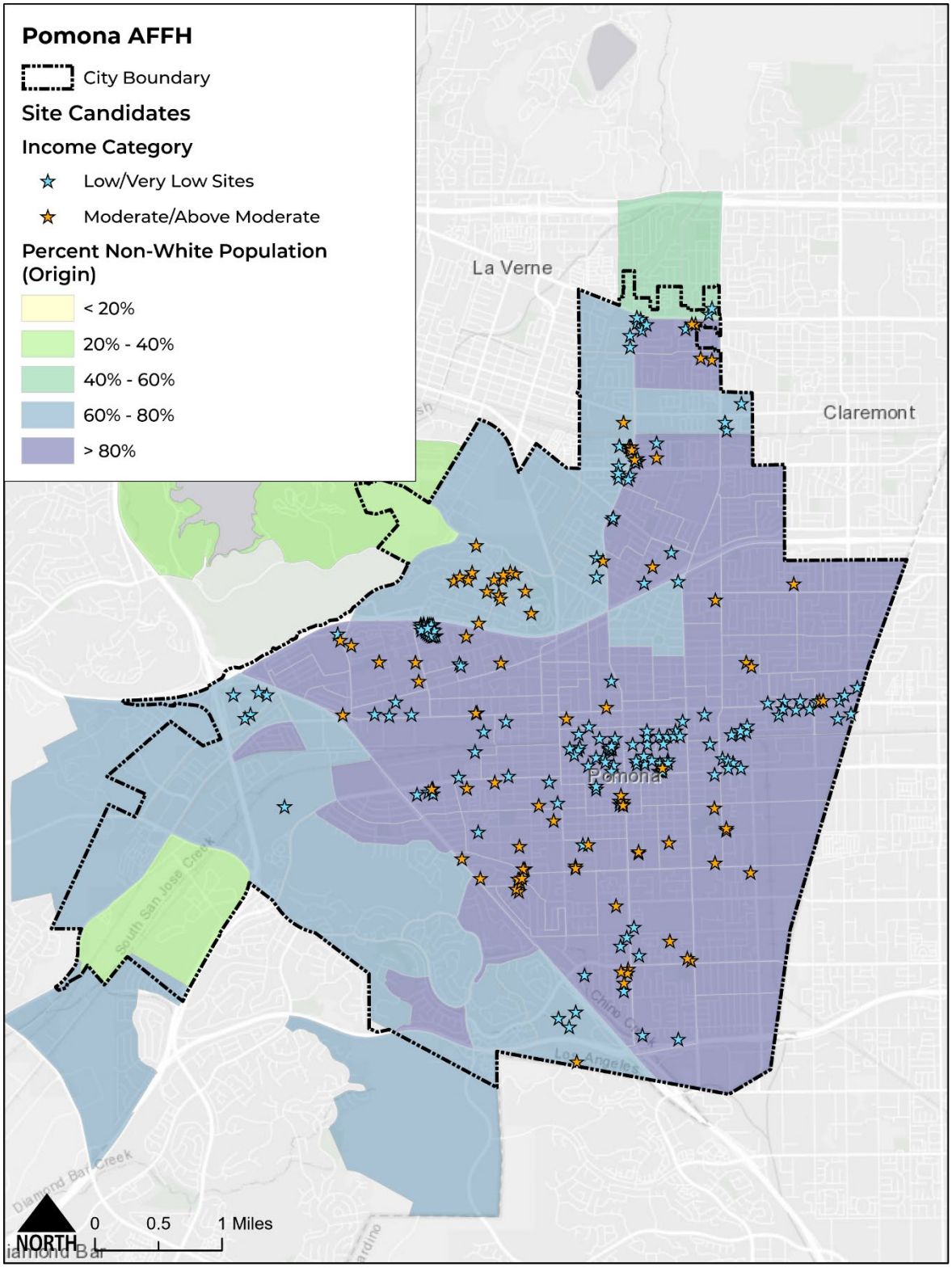
Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

Figure D-28 shows the proposed candidate sites to meet the RHNA for Pomona in relation with census data showing the percentage of the population within each block group that is Non-white. **Figure D-28** shows the following findings:

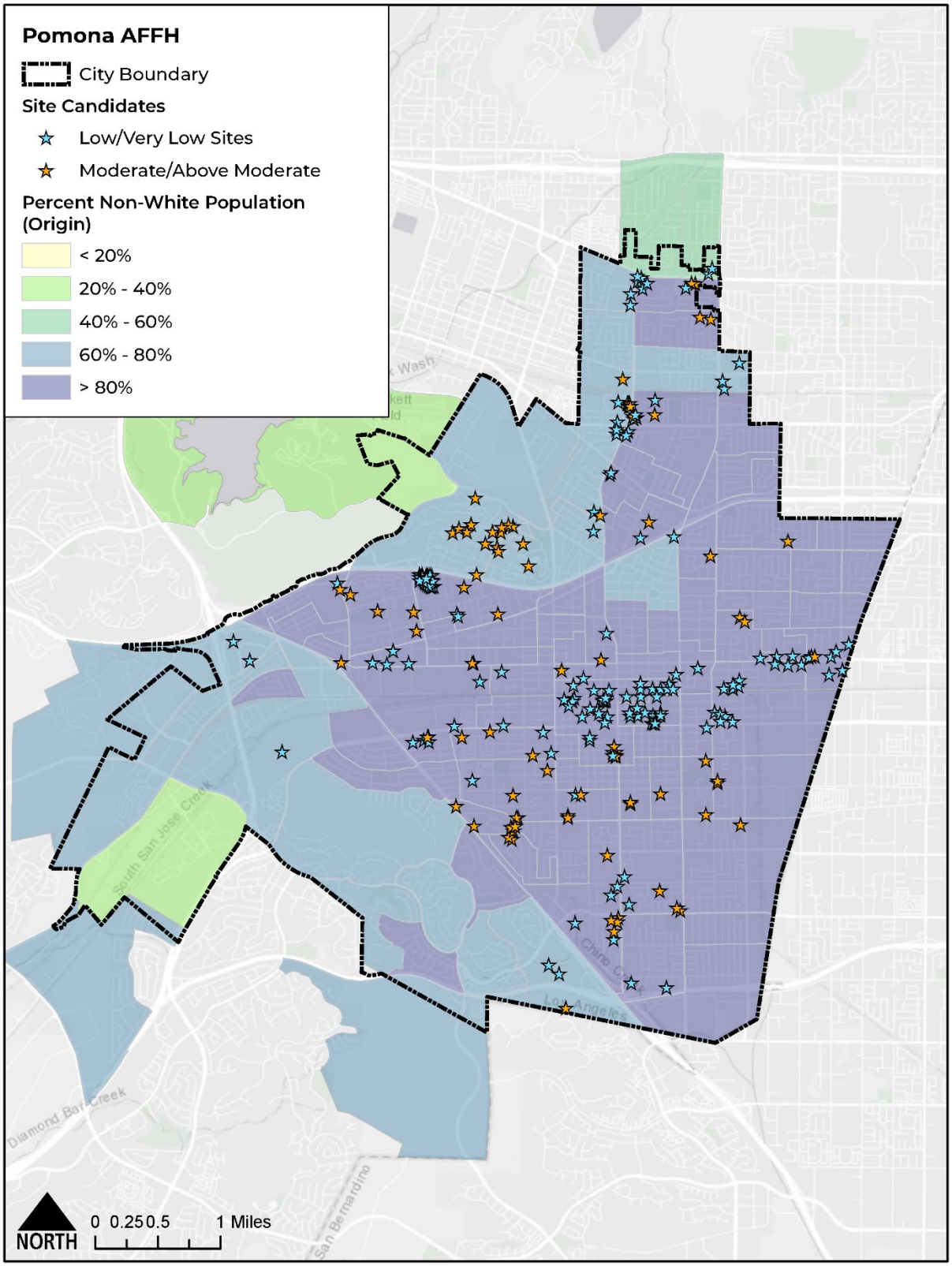
- 2 proposed sites to accommodate the RHNA allocation (totaling 1763 potential units, or 1.34% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, 532 are proposed as affordable to low and very low incomes.
- 462 proposed sites to accommodate the RHNA allocation (totaling ~~2,392~~3,114 potential units, or ~~19.7~~22.9% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, ~~544~~ 974 are proposed as affordable to low and very low incomes.
- ~~169~~ 203 proposed sites to accommodate the RHNA allocation (totaling ~~9,601~~ 10,333 potential units, or ~~78.9~~75.8% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White above 80 percent. Of those units, 2,~~544~~ 742 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-white populations.

Figure D-28: Pomona Proposed RHNA Sites, Non-White, 2018



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)



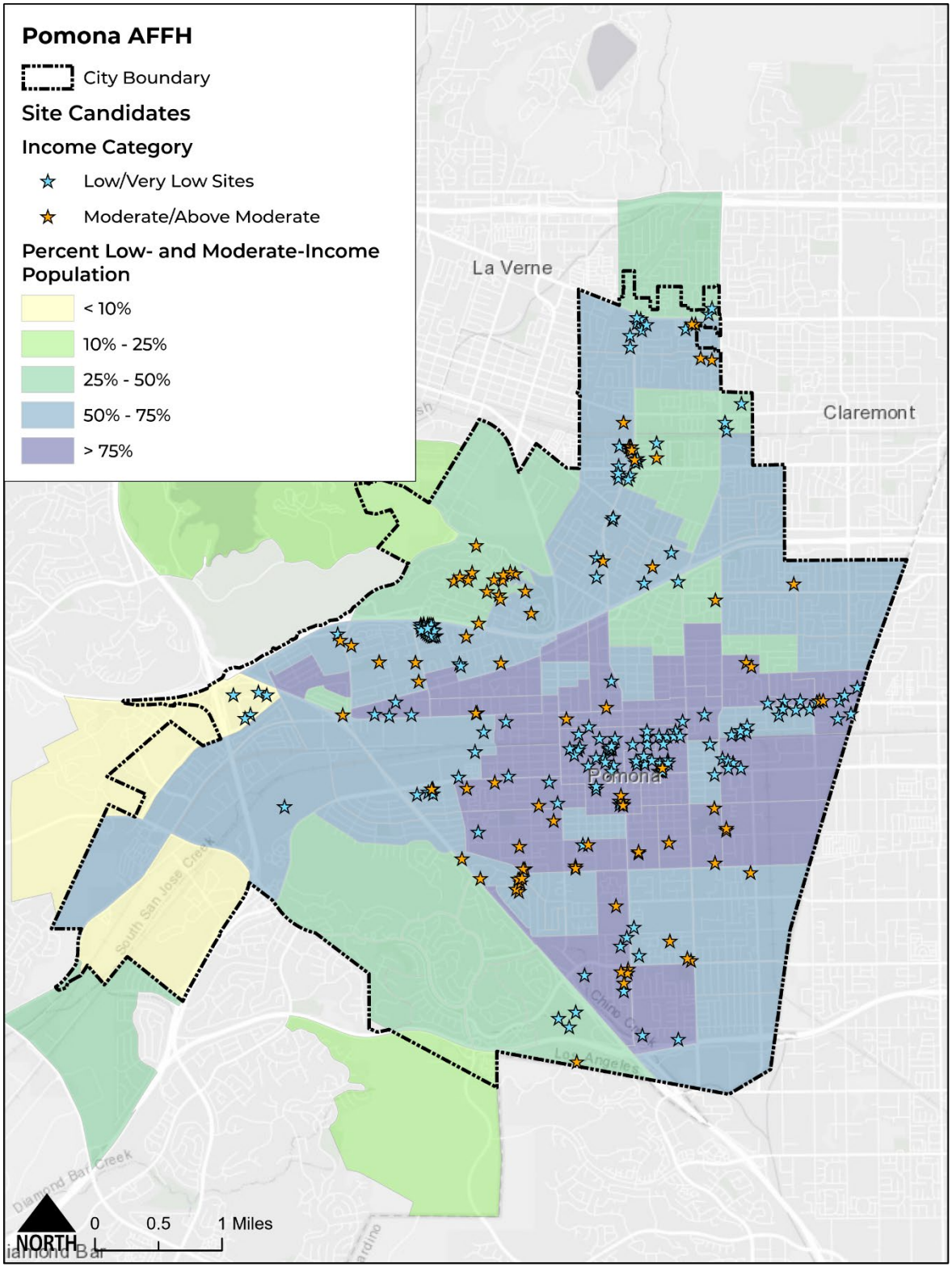
Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

Figure D-29 shows location of proposed candidate sites to meet the RHNA for Pomona in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate income by the American Community Survey. Figure D-29 shows the following findings:

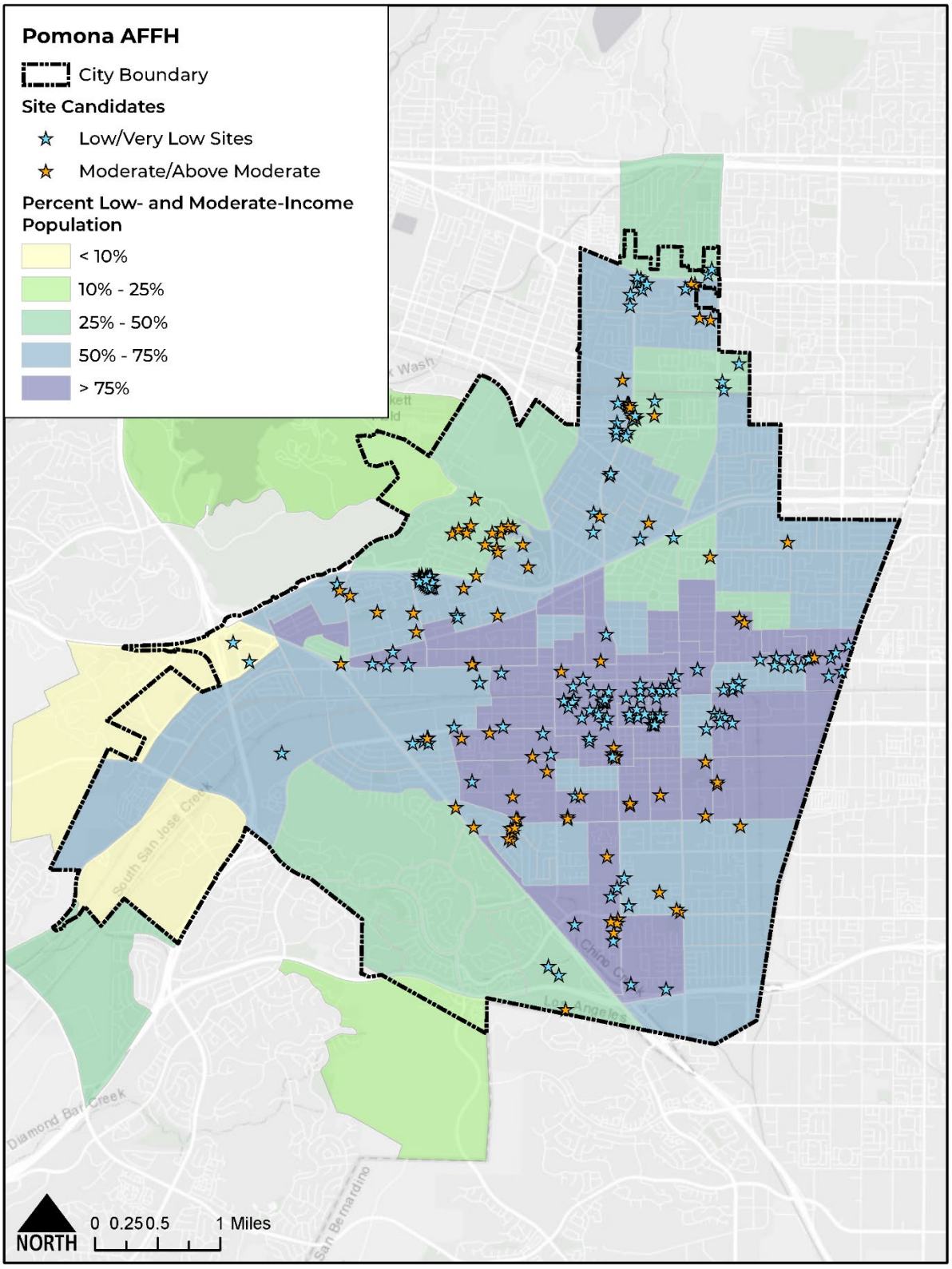
- ~~2~~ 5 proposed sites to accommodate the RHNA allocation (totaling ~~237~~ 629 potential units, or ~~1.9~~4.6% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income below 10 percent. Of those units, ~~60~~ 178 are proposed as affordable to low and very low incomes.
- 3~~2~~ proposed sites to accommodate the RHNA allocation (totaling 1,~~201~~ 521 potential units, or ~~9.9~~11.2% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 25 and 50 percent. Of those units, ~~369~~ 679 are proposed as affordable to low and very low incomes.
- ~~96~~ 100 proposed sites to accommodate the RHNA allocation (totaling 4,~~406~~ 980 potential units, 36.~~62~~% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent. Of those units, 1,~~119~~ 292 are proposed as affordable to low and very low incomes.
- 113 proposed sites to accommodate the RHNA allocation (totaling 6,~~322~~ 493 potential units, or ~~52~~47.7% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income above 75 percent. Of those units, 1,~~592~~ 620 are proposed as affordable to low and very low incomes.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

Figure D-29: Pomona Proposed RHNA Sites, Low- and Moderate-Income Households 2015



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

Figures D-30 through Figure D-31 displays the sites identified to accommodate the City's RHNA within HCD AFFH opportunity maps.

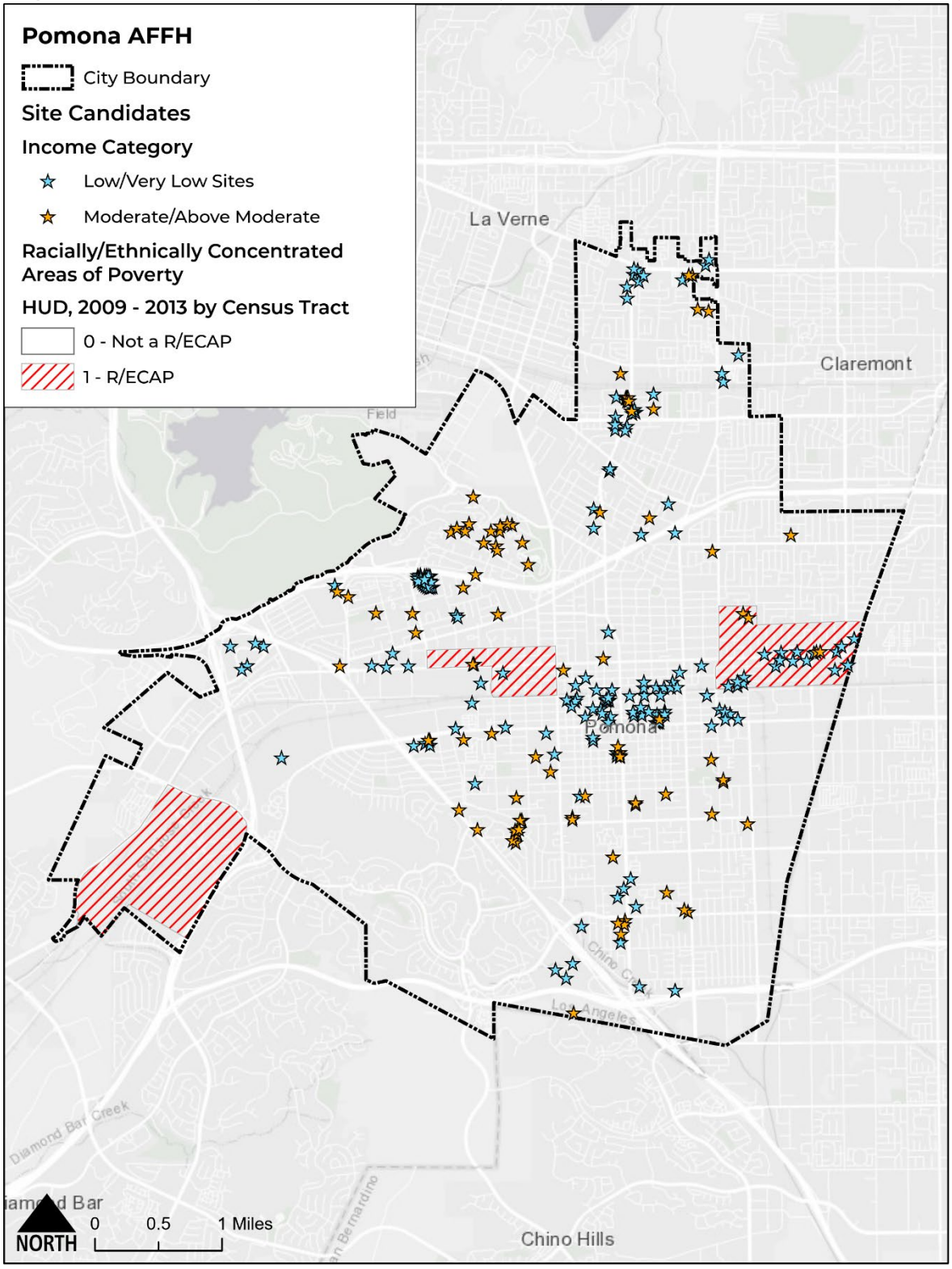
Figure D-30 shows proposed candidate sites to meet RHNA for Pomona in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. Figure D-30 shows the following findings:

- ~~24~~ 25 proposed sites to accommodate the RHNA allocation (totaling 2,~~249~~ 413 potential units, or ~~18.5~~17.7% of the total potential units) are located within R/ECAPs. Of those units, ~~552~~ 600 are proposed as affordable to low and very low incomes.
- ~~219~~ 226 proposed sites to accommodate the RHNA allocation (totaling ~~9,917~~11,210 potential units, or ~~81.5~~82.3% of the total potential units) are not located within R/ECAPs. Of those units, ~~2,5~~3,170~~87~~ are proposed as affordable to low and very low incomes.
- The potential addition of affordable housing units within the R/ECAP areas of the City allow for current lower income households to access affordable housing near high-scoring transit (as shown in Figure D-12), commercial necessities, and job opportunities.

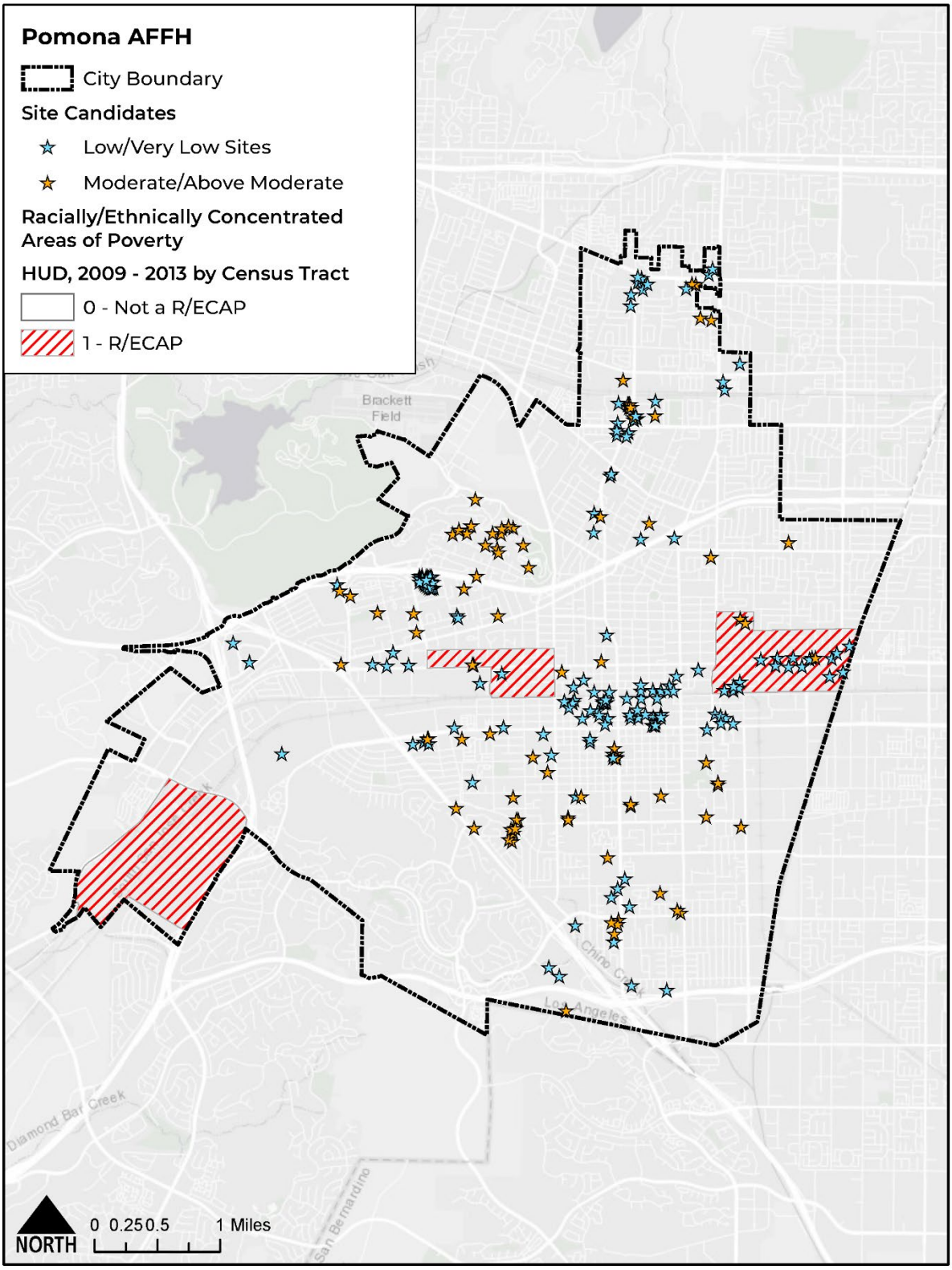
Figure D-31 shows proposed candidate sites to meet RHNA for Pomona in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than $125,000.

There are no block groups identified as RCAAs with a White Non-Hispanic population greater than 80 percent in the City.

Figure D-30: Pomona Proposed RHNA Sites, Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

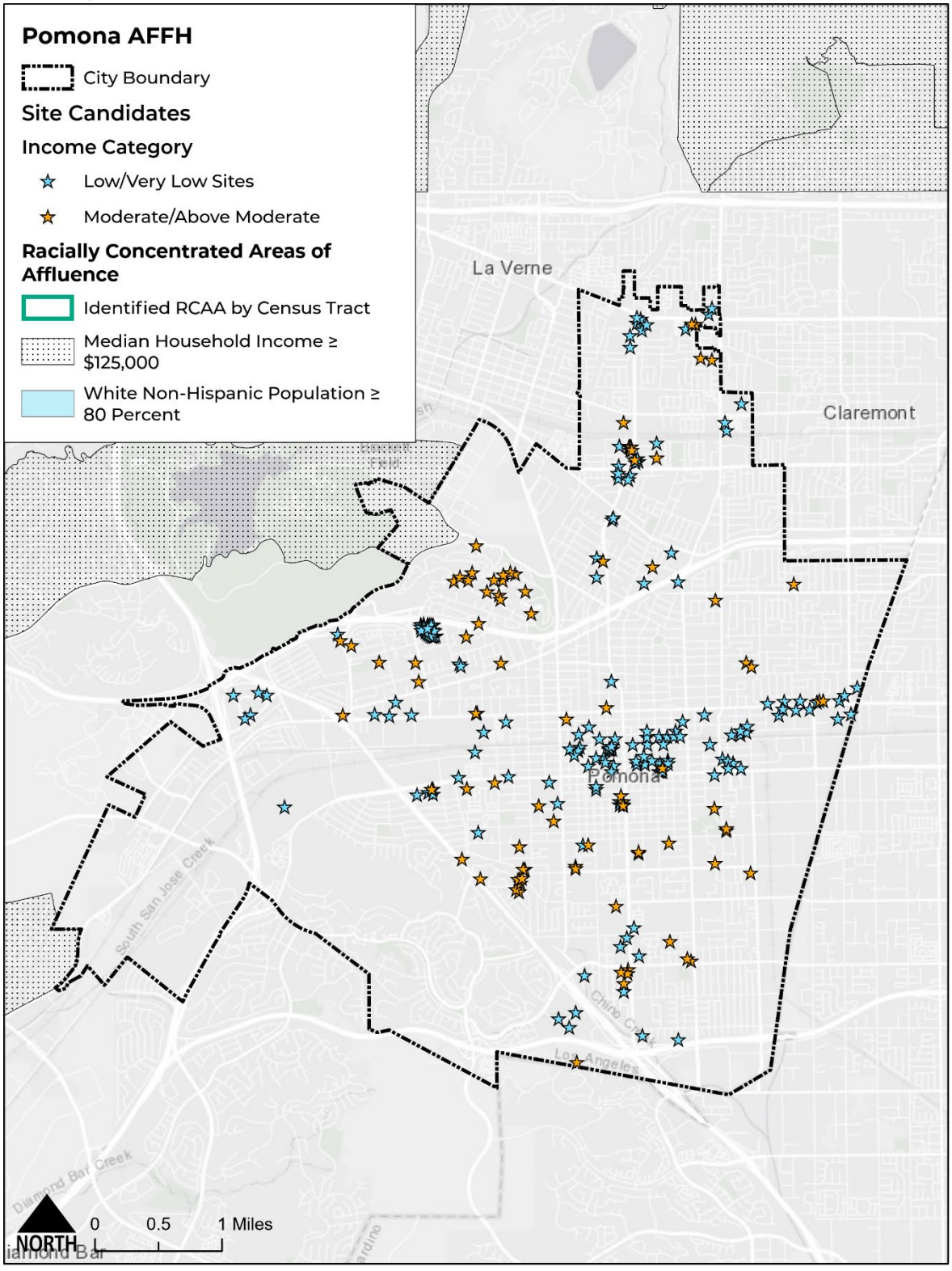


Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

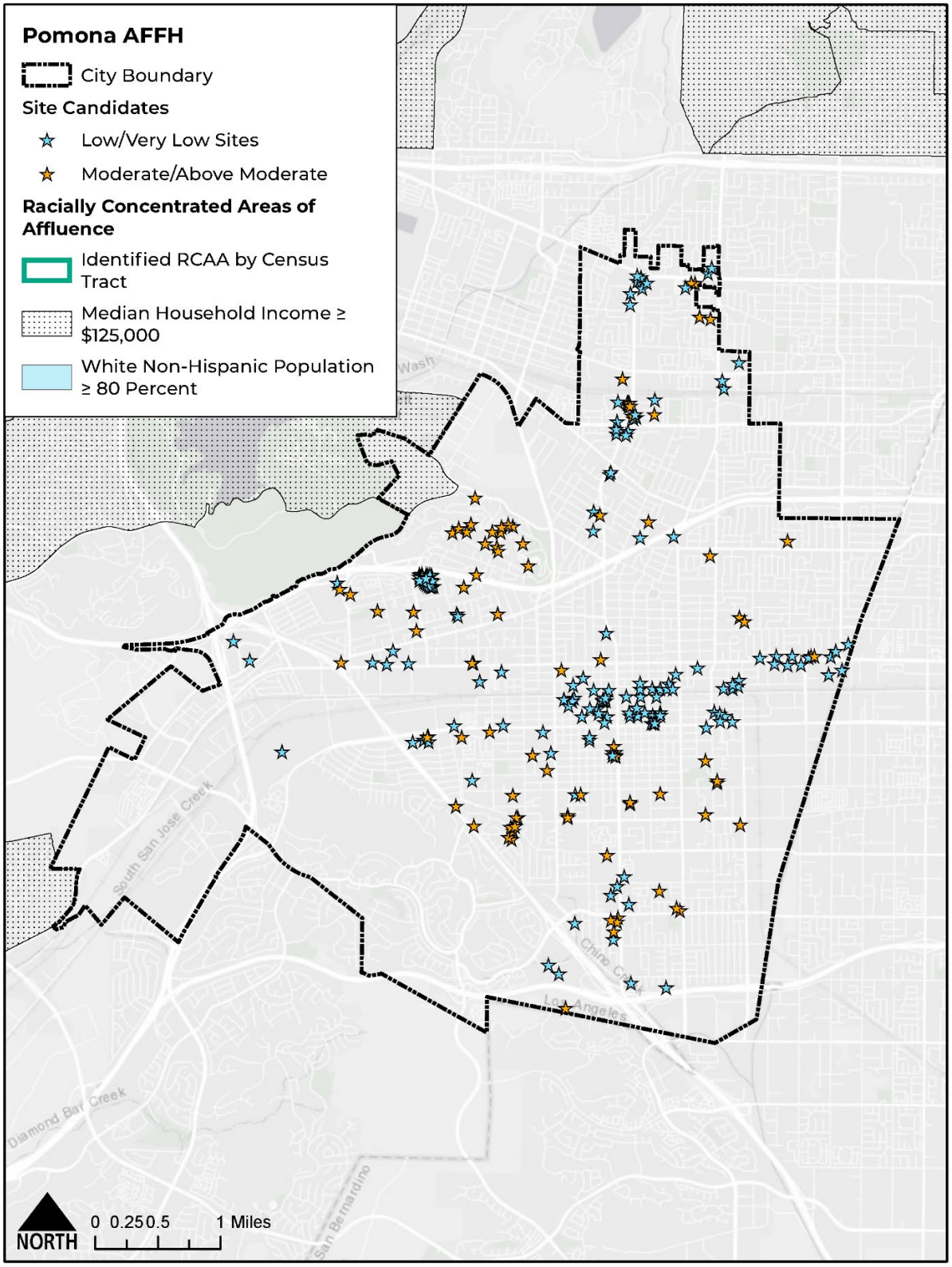


Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

Figure D-31: Pomona Proposed RHNA Sites, Racially Concentrated Areas of Affluence (RCAA)



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

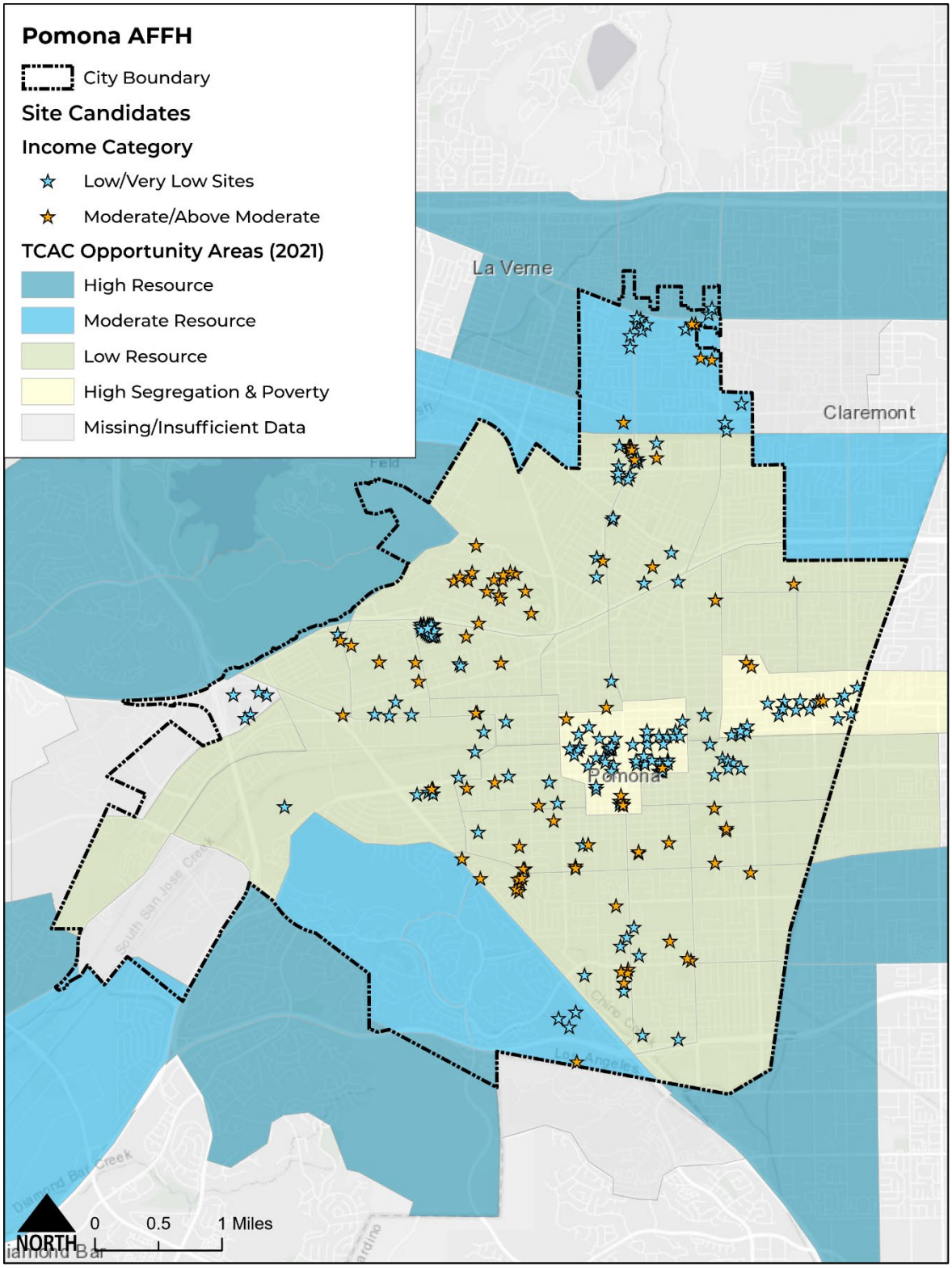
Figure D-32 shows proposed candidate sites to meet RHNA for Pomona in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

Figure D-32 shows the following findings:

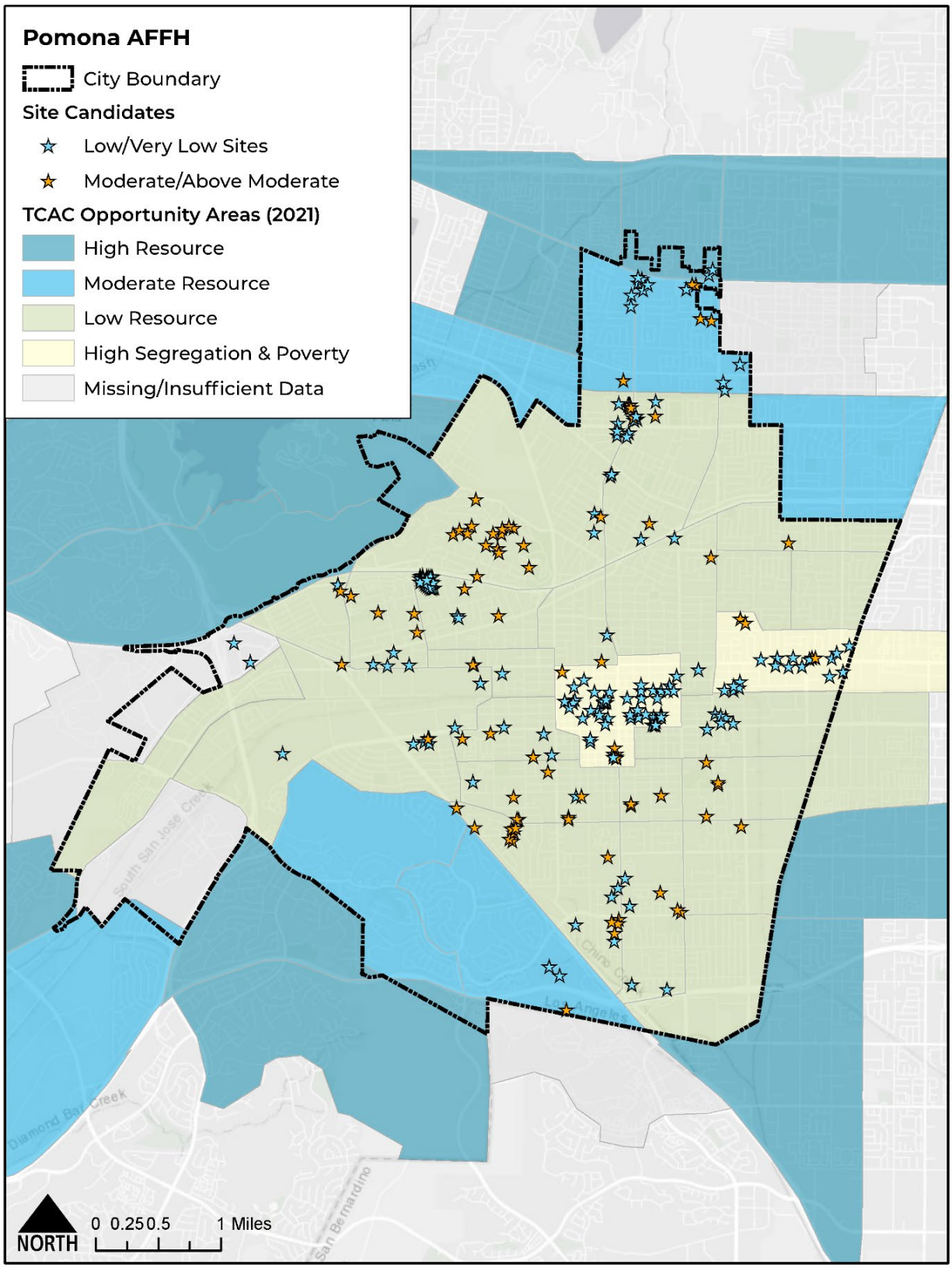
- The City of Pomona is a primarily low to moderate resource City, with the majority of the City ranked as the low resource level.
- 2 proposed sites to accommodate the RHNA allocation (totaling 1763 potential units, or 1.34% of the total potential units) are located within the High Resource areas of the City. Of those units, 532 are proposed as affordable to low and very low incomes.
- 19 20 proposed sites to accommodate the RHNA allocation (totaling 1,415 737 potential units, or 11.612.8% of the total potential units) are located within the Moderate Resource areas of the City. Of those units, 373 684 are proposed as affordable to low and very low incomes.
- 147 150 proposed sites to accommodate the RHNA allocation (totaling 5,5756,117 potential units, or 45.84.9% of the total potential units) are located within the Low Resource areas of the City. Of those units, 1,311 533 are proposed as affordable to low and very low incomes.
- 73 74 proposed sites to accommodate the RHNA allocation (totaling 4,766 964 potential units, or 39.26.4% of the total potential units) are located within the High Segregation and Poverty areas of the City. Of those units, 1,344 321 are proposed as affordable to low and very low incomes.

There is a census tract in the western region of the City with no data available however there are 5 sites located within this area. The sites proposed within the High Segregation and Poverty areas of the City may provide new affordable housing opportunities for existing lower income households. This area may also provide housing opportunities near high-scoring transit (as shown in Figure D-12), commercial necessities, and job opportunities.

Figure D-32: Pomona Proposed RHNA Sites, TCAC Areas of Opportunity



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

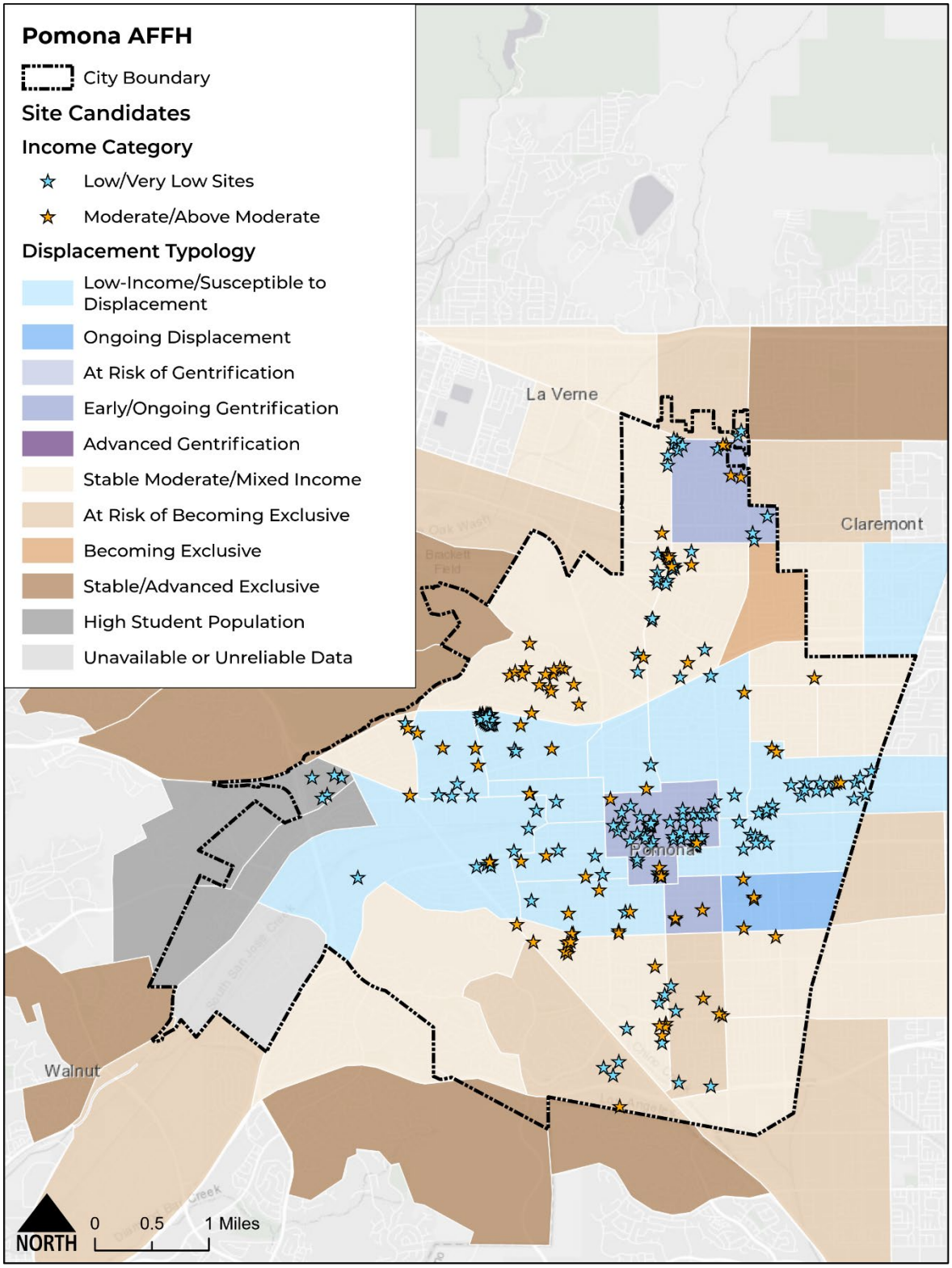
Figure D-33 show the proposed candidate sites to meet the RHNA for Pomona in relation to urban displacement data identifying areas at-risk or currently experiencing displacement within the City as categorized by the University of California Berkley Urban Displacement Project. The displacement typologies and criteria used to identify each category can be found in **Section D.B.6** of this document.

Figure D-33 shows the following findings:

- 13 proposed sites to accommodate the RHNA allocation (totaling 1,497 potential units, or 11.0% of the total potential units) are located within block groups that are at-risk of becoming exclusive. Of which, 746 are affordable to lower income households.
- 68 proposed sites to accommodate the RHNA allocation (totaling 3,551 potential units, or 26.1% of the total potential units) are located within block groups that are experiencing early/ongoing gentrification. Of which, 912 are affordable to lower income households.
- 5 proposed sites to accommodate the RHNA allocation (totaling 629 potential units, or 4.6% of the total potential units) are located within block groups that have high student populations. Of which, 178 are affordable to lower income households.
- 96 proposed sites to accommodate the RHNA allocation (totaling 5,067 potential units, or 37.2% of the total potential units) are located within block groups that are low-income/susceptible to displacement. Of which, 1,254 are affordable to lower income households.
- 4 proposed sites to accommodate the RHNA allocation (totaling 36 potential units, or 0.3% of the total potential units) are located within block groups that are experiencing ongoing displacement. None of which are affordable to lower income households.
- 65 proposed sites to accommodate the RHNA allocation (totaling 2,843 potential units, or 20.9% of the total potential units) are located within block groups that are stable moderate/mixed-income. Of which, 679 are affordable to lower income households.

The data shows that the proposed candidate sites to meet the RHNA allocation are evenly dispersed throughout the community with an emphasis on locating affordable units where displacement, exclusivity, or gentrification are occurring. There are a significant number of low- and very low-income sites located in areas at-risk of becoming exclusive, experiencing early or ongoing gentrification and displacement, are susceptible to displacement, or have high student populations. The placement of lower income housing within these areas of the City will provide increased affordable housing opportunities to mitigate the risk of displacement and gentrification as well as to decrease the instances of displacement that is currently occurring. Additionally, the majority of the City's lower income housing sites are designated to be mixed-income units which will not lead to the exacerbation of any concentrations of lower income populations within the City.

Figure D-33: Pomona Propose RHNA Sites, Urban Displacement



Sources: City of Pomona, HCD AFFH Data Viewer (March 2021)

It should be noted that the concentration of low- and very low-income sites located in the central region of the City as depicted in Figures D-27 through D-33 above, are designated to be mixed income and would provide housing opportunity for both lower income households and moderate to above-moderate income households. Thus, the concentration of low- and very low-income sites located in the central region of the City would not exacerbate the current conditions in this area.

Integration and Segregation

The City of Pomona is predominately non-white with high concentrations of non-white residents throughout all but three census tracts located in small portions along the City's most northern, western, and southwestern boundaries. The sites inventory distributes the sites largely throughout the greater central region of the City. While the majority of the sites are located in predominately non-white areas, they are not disproportionately located in these areas in the context of the racial demographics of the City as a whole. There are a significant number of low- and very low-income and moderate- to above moderate-income sites located throughout the City's greater central region. These sites accommodate increased housing opportunity for all income levels and would not exacerbate the concentrations of non-white households.

Access to Opportunity

The majority of the City is considered low resource according to the TCAC Opportunity Map composite score. Thus, while the majority of the sites identified in the sites inventory are located in low resource areas, they are not disproportionately located in these areas in the context of the resource level of the City as a whole.

Transit

According to AllTransit the City of Pomona has a moderate transit performance score. The City has identified a significant number of lower income sites within the Corridor Specific Plan which encompasses land along the major east/west and north/south corridors. These major corridors intersect in the central region of the City. The City' central region is adjacent to the Downtown Metrolink Station and has a robust public transit network that is more accessible than other portions of the City. Households located within the Corridor Specific Plan and greater central region have better access to jobs and key destinations through transit than those located in the outer portions of the City. The majority of the low- and very low-income sites were strategically located within the Corridor Specific Plan area and throughout the greater central region to take advantage of the current transportation assets in these areas.

Education

The TCAC/HCD Opportunity Area Maps include education data representing the success of positive education outcomes determined by the following indicators: math proficiency, reading proficiency, high school graduation rate, and student poverty rate. These indicators are understood to reflect the quality of a census tract's schools as well as the conditions of the students' neighborhoods.[9] The majority of the City

[9] Methodology for the 2021 TCAC/HCD Opportunity Map, California Fair Housing Task Force, December 2020.

is considered to have low to moderate success in positive education outcomes, with higher instances of low positive education outcomes in the greater central region of the City.

In addition, the U.S. Department of Education provides financial assistance through Title I of the Elementary and Secondary Education Act to schools with high numbers or percentages of children from low-income families to help insure that all children meet challenging state academic standards. The City of Pomona has a total of 39 elementary, middle, and high schools of which 35 are designated as Title I schools. The City's 35 Title I schools serve a total of 19,537 students.

The identification of lower income and moderate to above moderate-income sites were distributed largely throughout the greater central region of the City to provide opportunity for households to access a variety of schools in Pomona. A significant amount of the lower income sites located around the central region of the City are designated as mixed income. The distribution of these sites may contribute to the success of positive educational incomes throughout the City as studies have shown that attending low-poverty and economically integrated schools boosts educational achievement for low-income students.[10]

Disproportionate Housing Needs

Income

The greater central region of the City has a high percentage of lower income households. The sites inventory accommodates a number of lower income sites throughout this region of City as there is a high level of access to important public services and transit there. The potential low- and very low-income sites within the central region will provide increased affordable housing opportunities where there are high rates of low-income residents. Additionally, there are a number of moderate- and above moderate-income sites located throughout the greater central region of the City as well to prevent exacerbating the concentrations of lower income households.

Overpayment

Pomona's households experience high rates of overpayment throughout the City as a whole. Homeowners in the northern and eastern regions of the City experience higher rates of overpayment and renters in the greater central region and to the south and west experience the highest rates of overpayment. Site selection emphasized infill and redevelopment throughout the Pomona Corridors Specific Plan and the Downtown Pomona Specific Plan areas to leverage existing zoned capacity, as well as to encourage residential development along corridors with access to public services and transit amenities. Housing located in these mixed-use areas with higher density allowances will facilitate more affordable units though mixed income development. The lower income sites associated with mixed income development throughout the City will provide access to supportive services such as job opportunities and transit amenities. Additionally, the placement of the lower income sites will ensure that there are affordable housing options in geographical areas that experience high rates of overpayment and may be susceptible to displacement.

[10] Methodology for the 2021 TCAC/HCD Opportunity Map, California Fair Housing Task Force, December 2020.

Overcrowding

The central region of Pomona experiences the high rates of overcrowding and the downtown area experiences the highest rates of severe overcrowding. The placement of lower income and moderate- to above moderate-income sites within the central area will provide the opportunity for additional housing at all income levels to alleviate the impacts of overcrowding.

7. Assessment of Contributing Factors to Fair Housing in Pomona

Summary of Fair Housing Analysis

The analysis conducted in this section regarding fair housing issues within Pomona yielded the following conclusions:

- There are three racially or ethnically concentrated census tracts (RECAPs) within Pomona as identified by HUD. This indicates that there are three census tracts within the City with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Pomona have a moderate to low level of access to opportunity throughout the City. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Pomona are classified with the "Low to Moderate Resource" designation. This indicates that these census tracts may lack essential mobility, retail/food, economic, housing, or civic resource that may promote upward mobility and result in healthier neighborhoods.
- The City provides moderate transit trip opportunity, additionally, about 90% of all city jobs are within ½ mile of transit but just under 3 percent of the working population uses public transit as a primary source of transportation.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low income RHNA need (**Appendix C: Candidate Sites and Housing Resources**). These sites are dispersed throughout the community.
- There are 466 current units with affordable covenants at risk of converting to market rate before the year 2029 in the City.
- The CalEnviro Screen mapping tool (2018) identified most of the City as moderate to high scoring, indicating high pollution levels, some of which overlap with identified R/ECAPs in the City.

Key Findings from Fair Housing Analysis

As a part of the Housing Element, the City considers protected class (such as race, ethnicity, income, etc.) and opportunity indicators as key factors in fair housing. Federal, state, and local data provide regional context, background information and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Pomona. The section below uses available data to identify key

trends and local contributing factors for fair housing, key themes identified through this analysis are stated below:

- Persons who identify as Native Hawaiian or American Indian experience the highest levels of segregation with persons who identify as White in the City of Pomona.
- Pomona has two significant pockets of racial or ethnic concentrations of poverty, both are located in the central portion of the City.
- Pomona has a lower percentage of college educated residents than the state but a comparable percentage of quality job and economic access for residents.
- Pomona is identified as having poor air quality throughout the City, notably, it has significantly lower air quality than the overall state.
- Compared to the state, residents in Pomona have lower voting rates and an overall lower percentage of citizenship.
- About 90 percent of jobs in Pomona are accessible by public transit.
- Pomona's overall environmental health and quality is considered low.

Local Contributing Factors

There are a number of factors and elements that contribute to and cause fair housing issues. The following lists a number of contributing factors within the City of Pomona:

- **Public Investment in Specific Neighborhoods** – The City of Pomona is considered a low resource region, as illustrated in **Figure D-9**. The majority of the City is measured at low opportunity levels, with some moderate and two high opportunity census tracts. The TCAC/HCD Opportunity Area Map (**Figure D-9**) also reports two areas with high segregation and poverty surrounded by areas of low resources. When compared to the CalEnviroScreen map in **Figure D-13**, the low resource areas align with regions identified at the highest degree of pollution burdens. Various Housing Programs have been adopted to allocate public investment historically underinvested neighborhoods. Housing Goal # 2: Partnerships, Government Funding, and Education is meant to address issues of public investment in historically underinvested neighborhoods.
- **Availability of Affordable Housing** – **Appendix A.1** of this Housing Element provides details on household income throughout the City of Pomona. Approximately 61.5 percent of households in the City are categorized as earning a lower income (less than 80 percent of the MFI). This represents 23,905 total households. Additionally, the City's median income falls 10.9 percent below the regional median. In comparison, the City currently has 1,077 affordable units with covenants protecting the affordability. Various Housing Programs have been adopted to facilitate the development of affordable housing and a variety of housing to all incomes and household sizes. Housing Goals #1: Land Use Regulations and #5: Fair Housing will bring more affordable housing and varying housing types to market.
- **Opportunities for Persons with Disabilities** – The City's AI lists disability and access as fair housing issues in Pomona. In comparison to **Figure D-15**, the City shows a moderate portion of residents report at least one disability. As the City is considered a low opportunity area, residents with disabilities may have lower access to resources and information. Housing Goal #5: Fair Housing is meant to address fair housing issues and opportunity access for members of the community.

8. *Analysis of Fair Housing Priorities and Goals*

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas, as demonstrated by the analysis of the housing resource sites contained in **Appendix C: Housing and Financial Resources**. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- Program 1.1A: Adequate Sites Inventory
- Program 1.2A: Pomona Zoning Ordinance Update
- Program 1.3A: By-Right Housing Analysis
- Program 1.4A: Inclusionary Housing
- Program 1.4B: Housing Density Bonus
- Program 2.1A: Strategic Plan to Combat and End Homelessness
- Program 2.1B: Interim and Transitional Rental Assistance
- Program 2.2A: Housing Choice Vouchers
- Program 2.2B: Family Self-Sufficiency Program
- Program 2.4B: Housing Improvement Program
- Program 2.4D: Individual Mobile Home Units
- Program 2.5A: Community Land Trust
- Program 2.6A: Community Housing Development Organization Assistance
- Program 2.5B: Affordable Housing Trust Funds
- Program 2.7A: Preservation and Monitor At-Risk Housing & All Affordable Units
- Program 2.7C: Fair Housing Assistance Program
- Program 3.4A: Rent Stabilization Feasibility Study
- Program 3.4B: Local Tenant Protection Regulation Study
- Program 4.1A: Citywide Complete Streets Ordinance
- Program 4.1A: Local Serving Resources
- Program 5.1A: Housing for Persons with Disabilities
- Program 5.1B: Affirmatively Further Fair Housing
- Program 5.1C: Fair Housing Outreach
- Program 5.4A: Affordable Housing Opportunities Information

Appendix E

REVIEW OF PAST PERFORMANCE

A. Review of Past Performance

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

Program Evaluation

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

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

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

- **Persons with Disabilities:** PHA's Housing Improvement Program provided $62,311 in the rehabilitation of 12 units, which included ADA accessibility improvements to support housing for persons with disabilities. PHA provides 63 Mainstream vouchers totaling $1,823,881 in annual financial support, which is targeted to non-elderly disabled persons and homeless families ages 18 to 62. In 2018 and 2019, 17

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

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

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

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

- **Un-Housed:** PHA provides 60 Veterans Affairs Supportive Housing (VASH) vouchers to homeless veterans, totaling $577,290 in annual financial support. PHA also provides 63 Mainstream vouchers totaling $1,823,881 to homeless families ages 18 to 62. In 2021, PHA added 78 new emergency housing vouchers totaling $1,623,396 for the homeless and those at-risk of homelessness. Beyond this, Permanent Housing (PH) including Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) are the current preferred housing programs for moving homeless participants out of homeless shelters. PH provides affordable housing tied to supportive services, such as ongoing addiction or mental health treatment, case management and help with life skills. Pomona's Strategic Plan to Address Homelessness was adopted by City Council in January 2017. In 2018, the City of Pomona began construction on a homeless shelter (Hope for Home) for Crisis Housing. The Hope for Home Service Center opened in December 2018 and is committed to moving participants out of crisis housing into PH within 90 to 120 days.

Extremely low income households: PHA provides 905 housing choice vouchers totaling $16,348,122 in annual funding. These vouchers support, among other target populations, extremely low income households in Pomona. In 2021, PHA added 78 emergency housing vouchers totaling $1,623,396 that includes households at risk of housing instability, which constitute extremely low income households. PHA's Housing Improvement programs provides 20 grants annually to the elderly, disabled, and extremely low- and lower-income households for code corrections and accessibility improvements.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Program 1.1 Require new development to fund its "fair share" of parks, sidewalks, pedestrian amenities and street lighting.	Review impact fees to ensure that they cover the cost of constructing and maintaining the City's public service standards (2015). Update the fee schedule if warranted (2015).	The City is currently working to update development impact fees and anticipates issuing an RFP in the coming months to hire a consultant study this issue and provide recommendations.	**Completed** The City of Pomona has successfully reviewed and updated impact fees during the 5th Cycle.
Program 1.2 Improve neighborhoods exhibiting substandard	The City through the various HUD funded programs (CDBG and NSP) and other capital improvement programs, identifies on an annual basis area of greatest needs; and subject to	2018 • **Housing Improvement Program**: 12 units; $62,311. Work included: windows replacement, plumbing repair, heating	**Continued** The City of Pomona recognizes the importance of

Program	Objective	Program Accomplishments	Status for Sixth Cycle
conditions and declining private investments.	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).	and/or air system replacement, bathroom repair and ADA improvements. • **Lead Education Awareness Control Program**: 32 units with younger children; $286,346. • **Healthy Homes Program**: 15 units; $57,130. Work included: installation of GFCIs and carbon monoxide detectors, removal of mold and tripping hazards. • **CHDO**: Acquisition, Rehab and Resale of 246 Newman Ave to a low-income first-time homebuyer. Both projects completed by Shield of Faith Economic Development Corporation. • **CALHOME** Rehab: 2 units; $60,090. The City accomplished the following Capital Improvement Projects (CIP) utilizing federal and state funds for 2017 and 2018: Street Improvements & Rehabilitation Project (64807 & 67914) Improvements included pavement rehabilitation and replacing with new asphalt. Portland Cement Concrete (PCC) was used for the reconstruction of curb, gutter, sidewalk, curb ramps, alley approaches and related work. Improvements to drainage were made if needed to meet American Disability Act (ADA)	maintaining neighborhoods for all sectors of the Community. The City will continue to provide funding and programs to update substandard conditions.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		requirements. In addition, existing sidewalk that was broken and uplifted, not adequate for ADA compliant path of travel was removed and replaced. Sidewalk Improvements (67919) the project provided a path of travel for pedestrians. The work provides access from the north and south side of Penmar Lane. Improvements included grading, asphalt, pavement, sidewalk, curb and draining. $1,597,055 2019 • **Lead Education Awareness Control Program**: 29 units with younger children; $246,380. • **Healthy Homes Program**: 28 units, $156,005. Work included: installation of GFCIs and carbon monoxide detectors, removal of mold and tripping hazards. • **CHDO**: Acquisition of 2253 S Palomares Street. Rehabilitation in progress for resale to a low-income first-time homebuyer. These projects completed by Shield of Faith Economic Development Corporation. • **HOME Rehab**: 4 units; $176,592 • **CALHOME Rehab**: 4 units; $113,556.	
Program 1.3	Via the CDBG-funded Housing Improvement Program, continue providing 20 grants a year to	All housing programs are continuously promoted using the City website, through bilingual	**Continued**

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Continue providing grants to the elderly, the disabled and lower-income households for code corrections and accessibility improvements.	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).	brochures available at City Hall, the library, and other City facilities, and presentations at neighborhood meetings. 2018 • 2 of the 12 units completed involved handicap accessibility improvements for a bathroom and ADA repairs.	The City will continue to provide financial assistance to elderly, disabled, and lower-income households to address code corrections and improve accessibility.
Program 1.4 Continue providing low-interest loans and/or grants for the rehabilitation of housing that serves lower-income households.	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 place on the units (ongoing). Continue the recently established rental rehabilitation program funded with federal HOME funds Rehabilitate 20 units per year and will include covenants to guarantee affordability (ongoing).	2018 • CALHOME: 2 units; $60,090 2019 • HOME: 4 units; $176,592. • CALHOME: 4 units; 228,802.	**Continued** The City will continue to provide funding assistance to qualifying households for home rehabilitation.
Program 1.5	Inform owners, renters and developers of affordable units about available conservation	The Housing Division informs owners and developers of Energy Star requirements for use	**Continued**

Program	Objective	Program Accomplishments	Status for Sixth Cycle
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.)	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).	of Federal funds and recommends the use of energy efficient windows for housing rehabilitation programs. <u>2018</u> • **Housing Improvement Program**: Of the 12 housing units completed in CY 2018, 6 utilized Energy Star standards for windows and heating and cooling system. • **CalHome Program**: CY 2018: 1 unit of the 2 units completed utilized Energy Star standard for windows.	The City recognizes the importance of conservation and will continue to provide homeowners with resources for energy and water retrofits.
Program 1.6 Continue supporting citizen efforts to designate new local historic districts and landmarks.	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	The City offers ongoing historic landmark designation process and the Mills Act Program to interested residents/applicants. Services are offered in English, Spanish, and Korean.	**Continued** The City will continue to support residents' efforts at preserving historical districts and landmarks throughout the City of Pomona.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	Mills Act Program application guides in both English and Spanish (ongoing).		
Program 1.7 Revise residential development standards to include design elements that invite pedestrian use and walkability.	Amend the Zoning Ordinance to require and encourage these design elements (2018).	The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update, ordinance will be amended to include design elements in residential development standards that invite pedestrian use and walkability.	**Continued** The City will continue to review and revise residential development standards. This will be completed by July 2023.
Program 1.8 Make information on affordable housing opportunities available to lower-income households.	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).	Ongoing distribution of affordable housing listings are provided at the Housing Division counter.	**Continued** The City will continue to assist lower-income households in receiving information about affordable housing opportunities throughout the City of Pomona.
Program 2.1 Amend the Density Bonus Ordinance to comply with	Amend Section .520 of the Zoning Ordinance pertaining to density bonuses (2014).	The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update, the City will	**Modified** The City will amend the Density Bonus

Program	Objective	Program Accomplishments	Status for Sixth Cycle
the most recent State law and promote the use of density bonuses and related incentives to increase the supply of affordable housing.	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).	update the Density Bonus Ordinance (Section .520 Density Bonus) to comply with the most recent State law. The City is currently implementing the State Law for projects utilizing the Density Bonus. Once the City adopts its own ordinance, the City will provide a handout outlining and promoting the provisions of the Density Bonus Ordinance.	Ordinance to comply with the latest State law requirements (AB 2345).
Program 2.2 Consider the development of housing on City-owned parcels Downtown and along commercial corridors.	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. Explore the feasibility of creating transitional housing for people moving out of homeless shelters. Work with local organizations that serve the homeless to determine the level of need for this program, possible components and cost.	Since the demise of Redevelopment in 2012, all of the Successor Agency/Redevelopment Agency parcels have been sold to private entities, which some have resulted in the development of housing. <u>2019</u> • No Housing Successor agency owned parcels were sold or developed.	**Continued** The City will continue to investigate the practicability of creating transitional housing and work with local organizations that serve the homeless to determine the level of need for this program.
Program 2.3	This program will be explored through the recently established Homelessness Advisory	Permanent Housing (PH) including Rapid Re-Housing (RRH) and Permanent Supportive	**Modified**

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Explore the feasibility of creating transitional housing for people moving out of homeless shelters.	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)	Housing (PSH) are the current preferred housing programs for moving homeless participants out of homeless shelters. PH provides affordable housing tied to supportive services, such as ongoing addiction or mental health treatment, case management and help with life skills. Pomona's Strategic Plan to Address Homelessness was adopted by City Council in January 2017. In 2018, the City of Pomona began construction on a homeless shelter (Hope for Home) for Crisis Housing. The Hope for Home Service Center opened in December 2018 and is committed to moving participants out of crisis housing into PH within 90 to 120 days.	The City will continue to explore the feasibility of creating transitional housing for people moving out of homeless shelters, as part of the Homelessness Strategic Plan. This will include seeking more interim, transitional, and permanent supportive housing solutions.
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.	The Planning Division reviewed the Zoning Code and the Pomona Corridors Specific Plan and identified that the Zoning Code and the Corridor Specific Plan need to be amended in order to be compliant with the State's SB2 requirements. There on April 18, 2016 the City Council approved Code Amendment to add definitions for Emergency Shelters, Supportive Housing, Transitional Housing and Target Population. At the same meeting, the City Council also amended the Pomona Corridors Specific Plan to add an Emergency Shelter (ES) overlay district	The City is currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update process, definitions of mobile homes and manufactured housing will be revised Amend the ZO to revised definitions and development standards of mobile home and manufactured housing in conformance with Government Code Section 65852.3.	**Continued** The City will continue to maintain compliance with recent State and Federal housing law by reviewing City codes and regulations.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	to the property addressed at 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 currently undertaking a comprehensive effort to update its Zoning Code. As part of the Zoning Code Update process, definitions of mobile homes and manufactured housing will be revised Amend the ZO to revised definitions and development standards of mobile home and manufactured housing in conformance with Government Code Section 65852.3. The City is proposing to expand the Emergency Shelter (ES) Overlay (see Program 2.18) where emergency shelters would be added as a permitted use by right		
Program 2.5 Continue promoting the City's First Time Homebuyer Program which assists with	Assist approximately 6 low - and/or moderate-income buyers per year (ongoing).	<u>2018</u> • **HOME**: 2 loans; $200,000 • **CalHome**: 3 loans; $158,000 <u>2019</u>	**Continued** The City will continue to endorse City's First Time

Program	Objective	Program Accomplishments	Status for Sixth Cycle
down payments and closing costs.		• **HOME**: 2 loans; $195,000	Homebuyer Program.
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.	The CalHome Mobile Home Program helps provide funding for extremely low- and low-income mobile homeowners by providing deferred, low-interest rehabilitation loans. The loans are available to help correct code violations, address health and safety issues, and improve property condition. Subject to funding availability, the intent is to assist approximately 10 extremely low- and low-income mobile homeowners per year (ongoing).	2018 • **CalHome**: 2 units; $60,090 2019 • **CalHome**: 3 units; $87,441	**Continued** The City will continue to provide funding to selected mobile home parks to fix health and safety problems.
Program 2.7 Continue the City's Family Self-Sufficiency Program which fosters homeownership among Section 8 recipients.	Assist Family Self-Sufficiency participants with achieving economic independence and self-sufficiency. Currently, 78 participants are enrolled in the program (ongoing).	27 participants have successfully completed and graduated the program	**Continued** The City will continue to aid in City's Family Self-Sufficiency Program.
Program 2.8 Continue contributing funding and technical assistance to qualified non-profit Community Housing Development Organizations (CHDOs).	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	CY 2018 • 1 project involving the acquisition and rehabilitation of 246 Newman Ave., that was sold to a low-income First Time Homebuyer. Both projects completed by Shield of Faith Economic Development Corporation. CY 2019 • 1 project acquired at 2253 S Palomares Street. Unit rehabilitation in progress, to	**Continued** The City will continue to assist in finance and technical assistance to nonprofit housing development organizations.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	housing development will continue to include criteria prioritizing projects that incorporate housing for extremely low-income households (ongoing).	be resold to a low-income first-time homebuyer once completed. These projects are undertaken by Shield of Faith Economic Development Corporation.	
Program 2.9 Continue cooperating with all community stakeholders to identify priority housing issues and needs.	Annually, identify housing issues and needs through surveys and the City's community input activities, as part of the Consolidated Plan process (ongoing).	The Housing Division is continually conducting surveys and Point-In-Time homeless counts to assess the housing issues and needs of the City. For CY 2017 and 2018, the Housing Division conducted stakeholder meetings and distributed a community needs survey citywide to garner input on priority housing and community needs. **Survey Responses**: • 2017 - 899 respondents • 2018 - 823 respondents	**Continued** The City will continue to work with community stakeholders to prioritize housing issues and needs.
Program 2.10 Efficiently administer the HUD Housing Choice Voucher Program.	Continue allowing the direct dispersal of Housing Choice Voucher Program rental certificates and vouchers (ongoing).	Housing Choice Voucher Program rental certificates and vouchers are an ongoing program at the Housing Division. The Housing Authority continuously looks for funding opportunities to increase the total number of vouchers awarded through HUD. <u>2018</u> • 30 VASH vouchers were awarded and 17 housing vouchers for non-elderly, homeless adults were awarded.	**Continued** The City will continue to permit the dispersal of HUD vouchers.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Program 2.11 Preserve the affordability of bond-financed housing development.	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).	All affordable housing projects in the City continued to be monitored.	**Continued** The City will continue to monitor and preserve the affordability of bond-financed housing development.
Program 2.12 Preserve the affordability of residential rental properties at risk of converting to market-rate rents.	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.	All affordable housing projects in the City continued to be monitored.	**Continued** The City will continue to monitor and preserve the affordability of residential rental properties at risk of converting to market-rate rents.
Program 2.13 Support the creation of workforce housing throughout the City, but especially in particularly suitable areas such as the Downtown transit-oriented	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	The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City's major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific	**Continued** The City will continue to support the creation of workforce housing throughout Pomona.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
development (TOD) district and the neighborhoods located within a quarter mile of the northern Metrolink station.	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).	Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides opportunities for development and redevelopment along the City's main corridors providing for minimum densities and design standards for mixed use development. Finally, the City Council adopted the City' Accessory Dwelling Unit (ADU) ordinance, bringing the City's Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City's housing stock.	
Program 2.14 Facilitate lot consolidation in order to accommodate larger-scale well-designed developments.	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).	Planning offers on-going technical assistance regarding lot consolidation and continues to provide residential sites inventory to interested developers. Planning will explore additional incentives to facilitate lot consolidation.	**Continued** The City will continue to facilitate lot consolidation for the purpose of accommodating larger-scale developments.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	As part of comprehensive Zoning Code update, explore additional incentives to facilitate lot consolidation.		
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 considered a potential constraint to multifamily development.	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	The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City's major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides opportunities for development and redevelopment along the City's main corridors providing for minimum densities and design standards for mixed use development. Finally, on September 16, 2019, the City Council adopted the City' Accessory Dwelling Unit (ADU) ordinance, bringing the City's Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City's housing stock. All of	**Completed** The City has successfully completed this program through the adoption of Ordinance 4263.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		these programs offer reduced parking ratios to encourage the development of housing. During Planning's Comprehensive Zoning Code Update, Planning will amend parking standards in the R-3 zone to mirror the R-4 zone.	
Program 2.16 Collaborate with local agencies to address homelessness.	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).	The City is currently working with the San Gabriel Valley Council of Governments (SGVCOG) and Los Angeles County on the "Everyone In" campaign to address homelessness and the lack of affordable housing. Since January 2017, there have been 180 units of affordable housing and 93 units of moderate-income housing built. The Pomona Housing Authority has dedicated 20% of voucher turnover to homeless households. The Cities of Pomona, Claremont and La Verne formed a cohort to collaborate and leverage resources to address homelessness regionally. The three –city cohort was awarded $1,069,000 in Measure H to fund additional crisis housing beds, navigation and outreach services and the implementation of a Housing Trust Fund.	**Continued** The City will continue to work with local agencies to address homelessness in the region.
Program 2.17 Continue to implement the Homeless Continuum of Care Strategic Plan to assist homeless individuals and	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,	The Homeless Strategic Plan is evaluated and updated on an annual basis to track the progress and accomplishment of the goals and opportunities to address additional needs.	**Continued** The City will continue to evaluate the Homeless Strategic Plan yearly

Program	Objective	Program Accomplishments	Status for Sixth Cycle
families with moving from homelessness to self-sufficiency, permanent housing and independent living.	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 involved providing clients with assistance in finding and obtaining safe, secure and permanent housing as quickly as possible.	Phase I of the Hope for Home Service Center opened on December 5, 2018. Since its opening, there have been 238 Unduplicated Persons served to date through the Crisis Housing Program and 627 Unduplicated Persons Served through the Winter Shelter Program from December 5, 2018 to March 31, 2019.	to assist persons experiencing homelessness in the City of Pomona.
Program 2.18 Identify additional sites to permit emergency shelters without discretionary action.	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. Continue to be actively involved in the HUD-recognized Greater Los Angeles Continuum of Care (COC) group, where the City has contributed to the identification of gaps and needs for services and the establishment of goals within the COC. (ongoing). 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	On July 1, 2019, the City adopted an ordinance amendment to amend the Pomona Zoning Code, Pomona Downtown Specific Plan, Pomona Corridors Specific Plan, and Emergency Shelters Ordinance to include clarifications on two of the homeless shelter overlay sites and implement the emergency shelter requirements. The City will continue to be involved in the Greater Los Angeles Continuum of Care (COC) group, and also the Pomona COC to collaborate with local partners to address homelessness.	**Completed** The City has successfully completed this program through the adoption of Ordinance 4302.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	center of this effort is our own Pomona COC Coalition. (ongoing).		
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.	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).	Planning is considering making amendment to the minimum required square footage for 1, 2, 3 bedrooms so that developers can build more units without the size restriction.	**Modified** The City will continue to encourage diversity in unit size for multi-family developments through a base code update.
Program 2.20 Continue to allow intergenerational housing to be constructed in conjunction with the use of the Senior Citizen Housing Overlay district.	Review the Zoning Ordinance and amend as appropriate to facilitate intergenerational residential development (2014).	Planning will continue to look for ways to incorporate intergenerational housing with the Senior Citizen Housing Overlay district. The 2013-2021 Housing Element emphasizes a shift toward the infill development of existing vacant and underutilized parcels in the Downtown Pomona area and along the City's major corridors where high density residential and mixed-use projects are allowed and encouraged. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City. The City has also developed the Pomona Corridor Specific Plan (PCSP) that provides	**Continued** The City will continue to look for ways to incorporate intergenerational housing with the Senior Citizen Housing Overlay district.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		opportunities for development and redevelopment along the City's main corridors providing for minimum densities and design standards for mixed use development. Finally, on September 16, 2019, the City Council adopted the City' Accessory Dwelling Unit (ADU) ordinance, bringing the City's Zoning Code into compliance with State law pertaining to ADUs and providing a clear path for adding additional housing units to the City's housing stock. All of these programs are in support of this program.	
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.	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 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).	The City will continue to look for funds to support housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities (2017). <u>CY 2018</u> • The Housing Division did not contribute any State or Federal funds for new construction or rehab of units targeted specifically for persons with disabilities. The City's federally funded housing improvement programs are available to all type households, including those with ADA needs. • 2 units were completed involving handicap accessibility improvement for a bathroom and ADA repairs.	**Continued** The City will continue to seek out funds to support the needs of persons with disabilities.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Program 3.1 Encourage projects that take advantage of opportunities offered by the Downtown Pomona Specific Plan for the creation of work/live units.	Facilitate the processing of proposals that include work/live units by encouraging developers to make changes needed to meet City development standards (ongoing).	Planning will continue to facilitate the processing for work/live units. The Downtown Pomona Specific Plan (DPSP) was recently updated to implement the density thresholds established in the 2014 City of Pomona General Plan, which are among the highest housing unit per acre standards in the City and encourages the creation of work/live units by offering reductions in standards such as parking to those projects that incorporate such units.	**Continued** The City will continue to support projects to capitalize on work/live units in the Downtown Pomona Specific Plan.
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.	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).	Planning continues to process proposals that meet the objectives of the Senior Citizen Housing Overlay district. Projects for Senior Citizens are subject to a more relaxed development standard.	**Continued** The City will continue to promote projects in the Senior Citizen Housing Overlay district to development standard relaxation.
Program 3.3 Review the City's Zoning Ordinance to identify provisions requiring amendment, including provisions related to entitlements processes.	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).	Planning is currently reviewing the recent changes to State Housing Law and is looking for opportunities to streamline entitlement process for housing. Planning is also working to establish a Site Plan Review in lieu of a Conditional Use Permit for housing development.	**Continued** The City will continue to assess the City's Zoning Ordinance to identify provisions

Program	Objective	Program Accomplishments	Status for Sixth Cycle
	Establish a Site Plan Review process in lieu of a Conditional Use Permit process for housing development proposals (2018).		requiring amendment.
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.	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.	Planning division will continue to facilitate the processing of affordable housing projects by providing assistance with site identification, lot consolidation, and entitlement processing.	**Continued** The City will continue assist in affordable housing development in specific areas.
Program 3.5 Facilitate the development of mobile home parks.	Within 180 days of HCD approval of the Housing Element, consider a text amendment to the Zoning Code to incorporate specific site and development standards for the Residential-Manufactured Housing Development Zone (R-MHD), allowing the development of mobile home developments by right subject to the specific standards identified.	The City is currently enforcing the State's Law on Manufactured Housing. The comprehensive zoning code update will also the ordinance to include the development of mobile home by right subject to the specific standards identified. <u>2018</u> • Upon approval and adoption of the Housing Element, Planning will amend Zoning Code to incorporate specific site and development standards for Residential-Manufactured Housing Development Zone (R-MHD), allowing the development of mobile home developments by right subject to the specific standards identified.	**Continued** The City will continue to enforce the State's Law on Manufactured Housing.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
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 place (ongoing).	The City will continue to coordinate with Fair Housing Providers to assist residents and provide outreach and information about fair housing. **CY 2017 and 2018:** • The Housing Division contracted with Fair Housing Service providers for Fair Housing Services. The City will continue to coordinate with Fair Housing Providers to assist residents and provide outreach and information about fair housing. • **Accomplishments**: ○ **2017**: 226 people ○ **2018**: 428 people served.	**Modified** The City will continue to provide third-party outreach and information about fair housing on the city website, at City Hall and other public place.
Program 5.1 Promote green building practices in new development by incorporating building and site designs that support sustainability.	**New Construction**: • Extremely Low Income: 456 • Very Low Income: 463 • Low Income: 543 • Moderate Income: 592 • Above Mod Income: 1,572 • Total Units: 3,626 • Conservation: 164 units	Planning will continue to promote green building practices by incorporating building and site designs that support sustainability.	**Continued** The City will continue to encourage green building practices in new development.

Appendix F

CONSISTENCY CHECK

A. State Policy and Authorization

As a mandated chapter of the Pomona General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are implemented within a timeline to ensure the City accomplishes the identified actions.

1. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City's General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Transportation Element also affects the implementation of the Housing Element. The Transportation Element establishes policies for a balanced circulation system in the City. The Transportation Element aims to reduce the impacts of transportation on the region's environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Chapters, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table F-1 summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

Table F-1: Housing Element Requirements

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Appendix A.1.C.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Appendix C.B.1
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Appendix A.1.D
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix C.B
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Appendix B.C
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Appendix B.B
Analysis concerning the needs of the homeless.	Section 65583.a	Appendix A.1.F.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Appendix A.1.F
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Appendix C.A.3
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Appendix D.A.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Appendix D.A.3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Pro Housing Pomona – section 5
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Pro Housing Pomona – section 5
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix C.B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Pro Housing Pomona – section 5

Table F-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix A.2
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Appendix C.B.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Appendix D.A
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix E
Source: State of California, Department of Housing and Community Development.		

3. Regional Housing Needs Assessment (RHNA)

Section 65583 of the California Government Code sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Pomona is a member agency of the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region.

HCD established the planning period for the current RHNA from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City is allocated a total of 10,558 units, including 2,799 units affordable to very low-income households, 1,339 units affordable to low-income, 1,510 units affordable to moderate-income, and 4,910 units affordable to above-moderate (market-rate) income households.

4. City Council Goals & Priorities

On June 21, 2021, the City Council adopted an updated set of Priorities and Goals. These goals are:

1. Fiscal and Operational Responsibility
2. Economic Development
3. Increased Opportunity and Housing Stability
4. Safe and Clean Community
5. Infrastructure

The Pro Housing Pomona Housing Element aligns with multiple sub-goals contained in this document, as follows:

Goal 1B: Improve efficiency and effectiveness of City services to businesses and residents.

Goal 3J: Encourage the development and maintenance of quality housing opportunities for all.

Step 1: Obtain State approval for the City's 6th Cycle Housing Element by January 2022.

Step 2: Revise the accessory dwelling unit ordinance by June 2021 in order to clarify existing ordinance and close loopholes.

Step 3: Staff will work with Council Ad Hoc Subcommittee on Housing to research and present to City Council options for rental inspection and housing stability programs.

Step 4: Complete a Feasibility Study for best use of Housing Successor Agency Owned Properties

Step 5: Identify innovative affordable housing development approaches to address homelessness and extremely low-income households.

Step 6: Educate stakeholders and facilitate the development of community-driven alternative land and housing ownership models.

Step 7: Develop an incentive program to promote the building of accessory dwelling units and using them to assist those experiencing housing displacement.

Step 8: Identify and act upon opportunities to expand and strengthen the Housing Authority's rental assistance programs.

Step 9: Increase home ownership assistance programs.

Goal 3K: Reduce the unsheltered homeless population by 10% annually and take actions to mitigate the impacts of homelessness on the Community.

5. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City has conducted extensive public outreach activities beginning in Spring 2021. These engagement efforts included virtual community workshops, City Council and Planning Commission study sessions, a community survey, online and social media outreach, tabling at community events, meetings with stakeholders, and digital information through the Housing Element Update webpage.

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

- Housing Element Update webpage with all housing materials, located at: https://www.pomonaca.gov/government/departments/development-services/ planning-division/general-plan/pro-housing-pomona.
- Virtual Community Workshop #1 on Wednesday March 31, 2021. The presentation recording is available for viewing by the public on the City's Housing Element Update Webpage.

- Online Community Survey available from April 27, 2021 to June 25, 2021.
- Stakeholder Meetings, available to the public by request for participation, on Thursday April 29 and Thursday May 6, 2021.
- Joint City Council and Planning Commission Study Session, available to the public, on Wednesday May 12, 2021.
- Public Review Draft of the Pro Housing Pomona, 2021-2029 Housing Element, released on September 30, 2021 and available for comment through November 1, 2021.
- Planning Commission Study Session, available to the public, on Wednesday October 13, 2021.
- Virtual Community Workshop #2 on October 20, 2021. The presentation recording is available for viewing by the public on the City's Housing Element Update Webpage.
- Stakeholder meeting #3 on October 21, 2021. Hosted virtually for members of the Housing Leadership Academy.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix A.2 contains a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey (U.S. Census Bureau Survey Program)
- City of Pomona Assessment of Fair Housing
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- SCAG Regional Growth Forecast, RTP/SCS
- California Association of Realtors (CAR)

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

Appendix G

Glossary of Terms

Glossary of Housing Terms

A

Above-Moderate-Income Household: A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Accessory Dwelling Unit: An attached or a detached residential dwelling unit that provides complete independent living facilities (permanent provisions for living, sleeping. eating. cooking, and sanitation) for one or more persons and is located on a lot with a proposed or existing primary residence.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

B

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

C

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

D

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

E

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

F

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

G

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

H

Historic Preservation. The identification, study, protection, restoration, rehabilitation, or acquisition of historic landmarks.

Historic Property. A historic property is any structure or site that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the department of interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the secretary of the interior or directly by the secretary of the interior in states with approved programs.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

I

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

J

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

L

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. An area comprised of one or more rooms or floors in a building originally designed for industrial or commercial occupancy which has been or will be remodeled or altered to include:

1. Cooking space and sanitary facilities;
2. Sleeping space; and
3. Working space reserved for persons residing therein.

Low-Income Household. A household with an annual income usually no greater than51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

M

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Unit Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

O

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

P

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

R

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Unit. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Unit. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

S

Second Unit. A separate living quarters containing a maximum of one kitchen and one bedroom. Such a unit may be attached or detached on a single lot containing a legal single-family residence as the primary use. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Unit Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Unit Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

T

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

U

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

AFFH: Affirmatively Furthering Fair Housing
AI: Analysis of Impediments to Fair Housing
ACS: American Community Survey
BMPs: Best Management Practices
CALTRANS: California Department of Transportation
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CIP: Capital Improvement Program
DDS: Department of Developmental Services
DIF: Development Impact Fee
DU/AC: Dwelling Units Per Acre
EDD: California Employment Development Department
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
HCD: Department of Housing and Community Development
HCV: Housing Choice Voucher
HOA: Homeowners Association
HUD: Department of Housing and Urban Development
HMDA: Home Mortgage Disclosure Act
LACFD: Los Angeles County Fire Department
LACSD: Los Angeles County Sanitation Districts
LAFCO: Local Agency Formation Commission
MFI: Median Family Income
MSA/MD: Metropolitan Statistical Area/Metropolitan Division
NPDES: National Pollutant Discharge Elimination System
R/ECAP: Racial/Ethnic Concentrated Areas of Poverty
RTFH: Regional Task Force on the Homeless
RTP: Regional Transportation Plan
SCAG: Southern California Association of Governments
SCE: Southern California Edison
SPA: Sectional Planning Area
STF: Summary Tape File (U.S. Census)
TCAC: Tax Credit Associate of California
TOD: Transit-Oriented Development
TDM: Transportation Demand Management
TSM: Transportation Systems Management
WCP: Water Conservation Plan

City of Pomona
HCD Comment Matrix – January/February 2022

HCD Comment	Section/ Page Number	City Response
A. Housing Needs, Resources, and Constraints		
1. Affirmatively further[ing] fair housing in accordance with Chapter 15		
Outreach: Outreach specifically related to affirmatively furthering fair housing (AFFH) is foundational to a complete analysis and formulating appropriate goals and actions to overcome patterns of segregation and foster more inclusive communities. The City has made a tremendous outreach effort but must summarize and relate this input to all components of the AFFH analysis and modify or add goals and actions as appropriate. Further, the element mentions the analysis of impediments to fair housing choice (AI), including outreach but should also tailor and summarize that outreach relative to fair housing issues and formulate appropriate programmatic response.	Appendix D.A.1	The needs assessment was updated to include a more detailed overview of the City's housing element outreach efforts and a summary of comments and key themes from community engagement. Following the summary of comments, a summary of programs to address key themes is provided. **Page D-4-6.** Additionally, **Page D-2-4** provides a summary of key fair housing issues identified through the AFH outreach and analysis.
Assessment of Fair Housing: The element reports and maps data on some components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) but it must also analyze the information such as evaluating patterns, trends, conditions and circumstances, coincidence with other components of the assessment of fair housing and the effectiveness of past and current strategies to promote inclusive communities and equitable. This analysis should be complemented by local data and knowledge, including input from commenters, and other relevant factors as described below.	Appendix D	Each section of the fair housing analysis has been updated to include trend, development patterns, census data and regional/geographic analysis.
Enforcement: The element mentions local capacity for fair housing education and outreach, but is should also discuss the ability to investigate complaints, obtain remedies, or engage in fair housing testing and address any trends and characteristics of fair housing complaints and enforcement. In addition, the element should address compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. Based on the outcomes of this evaluation, the element should summarize issues, identify contributing factors and formulate meaningful goals and actions as described below.	Appendix D.B.2 and Appendix D.B.6	Additional analysis has been added to the Fair Housing Enforcement and Outreach Capacity section. Including: • Compliance with fair housing laws • Potential solutions for fair housing complaints and lawsuits • Data regarding fair housing complaints, reported issues, and resolutions through 2017 • Fair housing issues/lawsuits/complaints and settlements or findings added in **Table D-1** Additionally, Programs/Goals were added to Local Contributing Factors section.

Integration and Segregation: The element provided some information on integration and segregation across racial groups, persons with disability, familial status and income, but must relate further analyze the effects on fair housing issues in the jurisdiction and in the region. The element must discuss and analyze this data for trends over time and patterns across census tracts.	Appendix D.B.4 and 5	Additional analysis displaying trends and data over time, local indicators and an overall regional analysis of data has been added to the following sections:
		• Appendix D.B.4 "Integration and Segregation"
		• Appendix D.B.5 "Existing Needs"
		  ○ Disability – data for 2010 through 2019 provided, including a regional analysis of persons with disability
		  ○ Familial Status – data for 2010 through 2019 added to understand patterns and housing needs over time
		  ○ Income – data and maps to show median income from 2010-2019 provided to develop trends across time. Additional analysis related to race and income disparities provided to support the analysis of integration and segregation.

City of Pomona
HCD Comment Matrix – January/February 2022

HCD Comment	Section/ Page Number	City Response
Racial/Ethnic Areas of Concentration of Poverty (R/ECAP): The element identifies a R/ECAP and addresses concentrated areas of affluence but should also analyze the R/ECAP, such as evaluating trends, conditions, comparisons to other neighborhoods and effectiveness or absence of past strategies related to equitable quality of life. The element must add or modify programs based on the outcomes of this analysis.	Appendix D.B.4	Additional analysis evaluating the demographic conditions of the R/ECAPS has been included and compared to a non-R/ECAP census tract. Programs to support fair housing and affordable housing has been included. Additional locally gathered data regarding redlining's potential effects of the development of RECAPs in Pomona added.
Access to Opportunity: While the element provides analysis for the transportation and environmental analysis factors, the element must include a similar analysis for education and access to economic opportunity.	Appendix D.B.4	Opportunity Indicators – Education and Opportunity Indicators – Economy sections have been added to provide additional analysis. TCAC/DCH Opportunity Maps for Education and Economic scores has been added to supplement analysis.
Disproportionate Housing Need: While the element provides information regarding displacement risks, the element must provide analysis as described above and also address substandard housing and homelessness. For substandard housing, the element could discuss housing conditions and location or utilize information from code enforcement. For homelessness, the element should evaluate impacts on protected characteristics and disparities in access to opportunities.	Appendix D.B.5	A further analysis of substandard housing and units in need of repair is provided in Appendix D.B.5 "Housing Stock in Pomona" – **Page D-58** An analysis regarding the needs of those who are unhoused in Pomona was added to Appendix D.B.5 "Housing Needs in Pomona – **Page D-39**
Sites Inventory: While the element provides information regarding the placement of sites relative to race and income and R/ECAP, additional analysis is required. For example, the element, for all components of the assessment of fair housing, should address the number of units by income group, location, magnitude of impact on local patterns, any isolation of the regional housing needs allocation (RHNA) by income group and address the concentrations of sites in key areas and corridors.	Appendix D.B.7	Analysis of the sites inventory relative to integration and segregation, access to opportunity, and disproportionate housing needs has been included along with the impacts the sites would have on fair housing throughout the City.
Local Data and Knowledge, and Other Relevant Factors: The element does not address this requirement. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.	Appendix D.B.4	A section title "Local Data and Knowledge" added to the fair housing analysis. The section outlines development trends, incorporation and annexation of land and redlining practices as potentially effecting or exacerbating fair housing conditions in the City of Pomona.
Contributing Factors: The element identifies many contributing factors to fair housing issues. In addition, the element should re-assess and prioritize these factors based on the outcomes of a complete analysis to better formulate policies and programs and carry out meaningful actions to further fair housing.	Appendix D	Additional analysis was included in Appendix D: AFFH, no additional local contributing factors were identified through the process.

HCD Comment	Section/ Page Number	City Response
Goals, Actions, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.	Pro Housing Pomona – Section 5	Additional Analysis was included in Appendix D: AFFH. The new analysis further confirms the currently identified contributing factors to fair housing issues, therefore, no new programs were added. However, Programs 5.1A and 5.1B were updated with discrete timeframes for implementation and completion.
2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)		
Extremely Low-Income (ELI) Households: While the element quantifies the existing housing needs of extremely low-income (ELI) households, it must still quantify projected ELI housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of very low-income households qualify as ELI households. In addition, the element should analyze the unique and disproportionate housing needs of ELI households, including evaluating tenure, overpayment and other household characteristics, resources and strategies available to address housing needs and the magnitude of the gap in addressing housing needs to better formulate appropriate policies and programs.	Appendix A.F.6	Projected ELI housing need added (1,400 units) ELI household tenure data added in the form of Table A.1-26 Key Challenges and Resources to Address Extremely Low-Income Needs section added
3. Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)		
Housing Costs: The element includes information from the American Community Survey (ACS) on housing costs; however, it should include current information on sales prices and rents to reflect market conditions and better evaluate housing needs and formulate appropriate policies and programs.	Appendix A.G.5	Table A.1-32: Median Home Value by Community updated to reflect Zillow estimates. Zillow estimates may reflect more realistic housing costs. Additional analysis added for home and rent prices.
4. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)		
Realistic Capacity: The element notes the calculation of residential capacity was based on various factors, including a review of pending projects. However, the element should also include information (Table C-10) on built densities versus maximum allowable densities for listed projects to support this methodology. In addition, the element appears to assume residential development on sites with zoning that allows 100 percent nonresidential uses, but to support this assumption, the element must analyze the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs.	Appendix C – Projects in the Pipeline and Appropriateness of Mixed-Use zones	**Table C-10** was updated to include the max density permitted for the project and the density built, the average of max density in percentage is provided at the bottom of the table. The average percentage of max density build it 66%. An analysis of development in mixed use zones was added to Appendix C, the analysis show that 100 percent of development over the last 10 years is either fully residential or has a primarily residential component.

City of Pomona
HCD Comment Matrix – January/February 2022

HCD Comment	Section/ Page Number	City Response
Suitability of Nonvacant Sites: While the element includes analysis regarding common type of site and provides a general analysis, additional information is necessary to detail the suitability of nonvacant sites for residential development. For example, the description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element should analyze the extent that existing uses may impede additional residential development. While the element summarizes past experiences converting existing uses to higher density residential development, it should also discuss development trends to support listed factors (e.g., maximum buildout through floor area ratio (FAR) and density and percentage of maximum buildout opportunity in use). In addition, as noted in the housing element, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.	Appendix C – Nonvacant Sites (C-10)	An analysis of existing use, maximum build out through density or FAR and percent to which the use uses the sites full potential is outline in Table C-5. Additionally, existing use analysis and extent to which existing use impedes future development has been updated in Table C-5. Additionally, a summary of analysis for existing use and buid out capacity is outlined on Page C-10.
City-Owned Sites: The element should include additional discussion of the City-Owned sites identified to accommodate the RHNA. Specifically, the analysis should address whether existing uses impeded additional development, any known conditions that preclude development in the planning period, the potential schedule for development and necessary actions to facilitate development (e.g., consolidation) as intended in the sites inventory. In addition, the housing element must include a description of whether there are any plans to dispose of the properties during the planning period, how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Government Code section 54220) and add or modify programs as appropriate.	Appendix C.B.6	A section providing analysis and compliance for city owned sites is provided in Appendix C.
Environmental Constraints: While the element generally discusses environmental constraints, it should evaluate how these factors related to identified sites and also discuss any other known conditions that may preclude development on identified sites and if necessary, reconsider identified sites or include programs as appropriate.	Appendix B.E.4.	The Element currently includes a Flood zone map and a fire hazards map, which both portray the sites identified throughout the City. An analysis which discusses the overall findings has been added to Appendix B.E.4.
Infrastructure: The element must clarify whether there is sufficient existing or planned dry utility and water capacity to accommodate the City's RHNA or include programs, if necessary. For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should demonstrate compliance with these requirements and include programs if necessary. For additional information and sample cover memo, see the Building Blocks at	Appendix C.B.8	Appendix C currently includes an analysis of water and dry utility capacity. It also states that all sites are currently connected to the City's infrastructure grid, and therefore, all sites will be full supported for water, sewer and dry utilities.

HCD Comment	Section/ Page Number	City Response
http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.		
Accessory Dwelling Units (ADUs): ADUs may be counted toward the RHNA based on past permitted units and other factors. In the element, the City projects 2,184 ADUs to be constructed over the planning period, averaging 273 units per year. This projection was based on figures provided based on increase of 17 percent year-over-year of ADU annual permit figures of 80, 107, and 108 for 2018, 2019 and 2020, respectively. However, these figures are inconsistent with HCD records and should be based on permitted units, instead of approved units. Further, the analysis does not support a year-to-year increase. In short, the City must reduce its ADU projections and establish a realistic target for the planning period.	Appendix C.B.6	Accessory dwelling unit estimates are adjusted to include a withdrawal and expiration rate multiplied by the City's most recent ADU applications for 2021. The total of this analysis is 137 per year from 2022-2029. Additionally, Program 3.1A was updated, to bridge the gap between approval and permit issuance by designating a staff member are included in Section 5 of Pro Housing Pomona.
Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.		This will be completed post adoption and resubmittal of the Housing Element.
Zoning for a Variety of Housing Types (Emergency Shelters): The element generally describes the City's overlay zone, but it must include an analysis of capacity and the zone. The element should also clarify shelters are permitted without discretionary action and discuss available acreage in the overlay zone, including typical parcel sizes and the presence of reuse opportunities. In addition, the analysis should address proximity to transportation and services and any conditions inappropriate for human habitability. Finally, the element should identify and analyze development standards as potential constraints, including parking requirements in compliance with Government Code section 65583, subdivision (a)(4)(A).	Appendix B	Additional analysis of the emergency shelter overlay and hope for home shelter have been added to Appendix B.C.6 "Homeless/Emergency Shelter". The analysis includes acreage and bed capacity of zones with the ES overlay, and total capacity of the hope for home shelter. The analysis also provides an overview of current unhoused count in Pomona.
5. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)		
Land-Use Controls: The element must analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobile homes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing.	Appendix B.B.4 Appendix B.C.2	Appendix B, Section B, Part 4: Local Ordinances added, and more analysis included. Minimum and Maximum Densities section added to Appendix B.C.2 which determines that there are no scenarios in which maximum densities would not be feasible.
Processing and Permit Procedures: While the element several steps in the review process, particularly leading up to a complete application, it should also analyze the rest of the typical process for single family and multifamily development. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information such as the time from initial application to issuing building permits. The analysis should address impacts on housing cost, supply, timing and approval certainty.	Appendix B.C.11	The section analysis local permit and process procedures was updated to include average time frames, approval bodies, and findings.

HCD Comment	Section/ Page Number	City Response
Housing for Persons with Disabilities: The element indicates group homes for seven or more persons are excluded from some residential zones, unlike single family uses, and subject to a conditional use permit (CUP). The element must analyze the lack of zones and CUP procedure as constraints on housing for persons with disabilities and add or modify programs to promote objectivity and approval certainty for these housing types.	Pro Housing Pomona - Section 5	**Program 1.2A** was updated to include revisions to Group Care Facilities and Conditional Use Permits to remove barriers, and increase certainty in approval and support housing access.
Streamlining Provisions: The element should clarify whether the City has procedures consistent with streamlining procedures pursuant to Government Code section 65913.4 (Sb 35) and include programs as appropriate.	Pro Housing Pomona – Section 5	The City does not currently have formal SB 35 procedures. The City updated **Program 1.3B - Housing Permit Streamlining and SB 35 Provisions** to include the following action item: • The City will develop streamlining procedures and objective standards for qualified projects, under SB 35 , to be approved ministerially. The City will make the procedures available to the public on the City's webpage and at the public counter.
B. Housing Programs		
1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)		
Discrete Timelines: To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines, including for Program 5.1A (Fair Housing in Land Use Regulations). For example, many programs have timing for initiating actions but not completing actions. Examples of programs that should be modified with specific commitment and implementation timelines include: • Program 1.4A (Inclusionary Housing) • Program 1.3B (Housing Permit Streamlining) • Program 2.1A (Strategic Plan to Combat Homelessness) • Program 2.1B (Interim and Transitional Rental Assistance) • Program 2.1C (Housing for Persons with Developmental Disabilities) • Program 2.3B (Housing Improvement Program) • Program 2.3C (Homeowner Rehabilitation Loan Program) • Program 2.4A (Community Land Trust) • Program 2.4B (Public Assembly Sites) • Program 2.4C (Housing Development on City-Owned Parcels) • Program 2.5A (Community Housing Development Organization Assistance) • Program 2.5B (Affordable Housing Trust Funds and Targeted Investments) • Program 5.1A (Fair Housing in Land Use Regulations) • Program 5.1B (Fair Housing in Government and Nongovernment Financing)	Pro Housing Pomona – Section 5	The following programs have been updated: • **Program 1.4A** (Inclusionary Housing) - implement all monitoring annually and complete evaluation by 2024 • **Program 1.3B** (Housing Permit Streamlining) – this program currently has a completion timeline of 2024 • **Program 1.4B** (Program 1.4B: Affordable Housing Incentives) - Complete 24 Months of Adoption of Pomona Zoning Ordinance, provide information annually • **Program 2.1A** (Strategic Plan to Combat Homelessness) - Begin implementation upon adoption, implement outreach and coordination annually. Support residents on a case-by-case basis and complete program evaluation by 2025. • **Program 2.1B** (Interim and Transitional Rental Assistance) - Begin implementation upon adoption, implement annually on an ongoing case-by-case basis • **Program 2.1C** (Housing for Persons with Developmental Disabilities) - Begin implementation upon adoption, implement annually on a case-by-case basis per requests. Seek funding annually. • **Program 2.3B** (Housing Improvement Program) - Begin implementation upon adoption, implement annually to residents on a case-by-case request basis.

HCD Comment	Section/ Page Number	City Response
		• **Program 2.3C** (Homeowner Rehabilitation Loan Program) - Begin implementation upon adoption,. Funding will be provided on a case-by case, the program will be implemented annually. Review of existing policy and subsequent updates to be completed by 2024. • **Program 2.4A** (Community Land Trust) - Initiate Within 24 Months of Adoption, complete feasibility study by 2025. Annually partner with local organizations and seek funding. • **Program 2.4B** (Public Assembly Sites) - Initiate and establish contacts within 6 months of adoption, complete inventory by within 24 months of initiation. Complete informational materials by December 2023. • **Program 2.4C** (Housing Development on City-Owned Parcels) - Initiate within 18 months of adoption, complete program by 2025. Implement actions annually. • **Program 2.5A** (Community Housing Development Organization Assistance) - Begin implementation upon adoption. Review projects on a case-by-case basis and provide technical assistance on a case-by-case basis. Complete proposal requests by 2023. • **Program 2.5B** (Affordable Housing Trust Funds and Targeted Investments) - Initiate upon adoption. Complete actions for Pomona Affordable Housing Trust Fund by 2024. Implement actions for San Gabriel Valley Regional Housing Trust annually. Supplement investments in affordable housing production annually, on a case-by-case basis. • **Program 5.1A** (Fair Housing in Land Use Regulations) - Begin within 12 Months of Adoption and complete by 2026 Zoning Code Review and update by July 2023. Complete program actions related to Racially/Ethnically Concentrated Areas of Poverty (R/ECAP Areas) by 2025. Complete program actions related to Environmental Justice by 2026. • **Program 5.1B** (Fair Housing in Government and Nongovernment Financing) - Begin within 12 Months of Adoption and complete assessment by 2024. Work with financial institutional partners annually, implement programmatic results of analysis and coordination by 2026.
2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)		
Sites Adequacy: As noted in Finding A4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	Pro housing Pomona – Section 5	Additional analysis and adjusted ADU counts were developed in Appendix C. Program 3.1A was updated to increase support for ADU applications and permits.

HCD Comment	Section/ Page Number	City Response
3. The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)		
Program 1.4B (Affordable Housing Incentives): The program should be revised to incorporate explicit actions for the development of extremely low-income households and special needs households.	Pro housing Pomona – Section 5	To address housing for low and extremely low-income households, the City added **Program, 1.4C Development of Housing for Extremely Low and Lower-Income Housing**
Program 1.4B (Affordable Housing Incentives): As noted on page B-7, program should include specific commitment and a discrete timeframe for amending an ordinance pursuant to Government Code section 65915 (State Density Bonus Law).	Pro housing Pomona – Section 5	Timeline for this program is update to the following: • Complete ordinance within 24 Months of Adoption of Pomona Zoning Ordinance (July 2025), provide information annually.
4. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)		
Governmental Constraints: As noted in Finding A5, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	NA	Additional analysis of governmental constraints was provided in Appendix B. A program to remove the subjective language for the CUP for large group homes was added, no additional constraints were found and no additional programs were added.
5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics ... (Gov. Code, § 65583, subd. (c)(5).)		
AFFH Analysis: As noted in Finding A1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.	Section 5 of Pro Housing Pomona	Additional local data and analysis was provided in Appendix D, Fair Housing. No additional programs were added, the existing fair programs were updated/modified.
6. The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)		
Program 2.6A (Preserve and Monitor At-risk Units): Should incorporate preservation notice law (Government Codes 65863.10, 65863.11, 65863.13) as well as include proactive outreach to owners beginning three years before expiration of rental agreements. The Program should also commit to coordinate with entities qualified to preserve at-risk units, assist with funding or support funding applications and education and assist to tenants.		**Program 2.6A (Preserve and Monitor At-risk Units)** updated to include the following actions: • Require property owners to notify tenants and local governments of the impending loss of affordability 12 and 6 months prior. • Proactively outreach to property owners at least three (3) years prior to expiration of covenant. • Identify organizations qualified to preserve at-risk units and coordinate with them annually. • Assists with funding applications and provided support to tenants when funding is available on a case-by-case basis. • Create, and keep up to date, a fact sheet with education and information on available affordable housing opportunities.
7. Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)		

HCD Comment	Section/ Page Number	City Response
Program 3.1A (Express Permitting for Additional Units): While the Program now monitors ADU production and affordability annually, it must include alternative action more than once in the planning period (e.g., every two years) if trends are not consistent with assumptions. In addition, alternative actions should not be limited to incentives. For example, if trends are far from assumptions, alternative actions such as rezoning may be necessary.	Pro housing Pomona – Section 5	Program updated to include incentive implementation every 2 years, rather than once throughout the cycle.