

JOINT HEARING SENATE HOUSING AND ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT

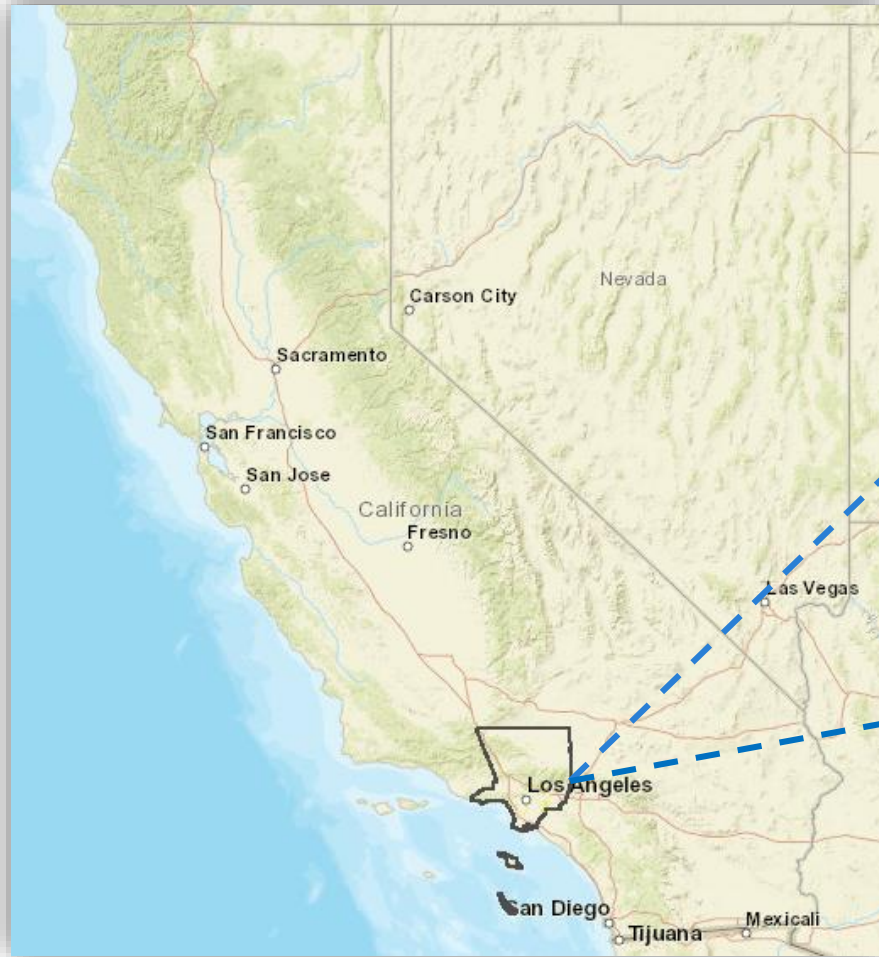
*City of Pomona
February 28, 2023*



An aerial photograph of Pomona, California, showing a dense residential area with many houses and trees. In the background, there are large, dark mountains under a clear sky. The text "About Pomona" is overlaid in the center in a large, white, sans-serif font.

About Pomona

City of Pomona



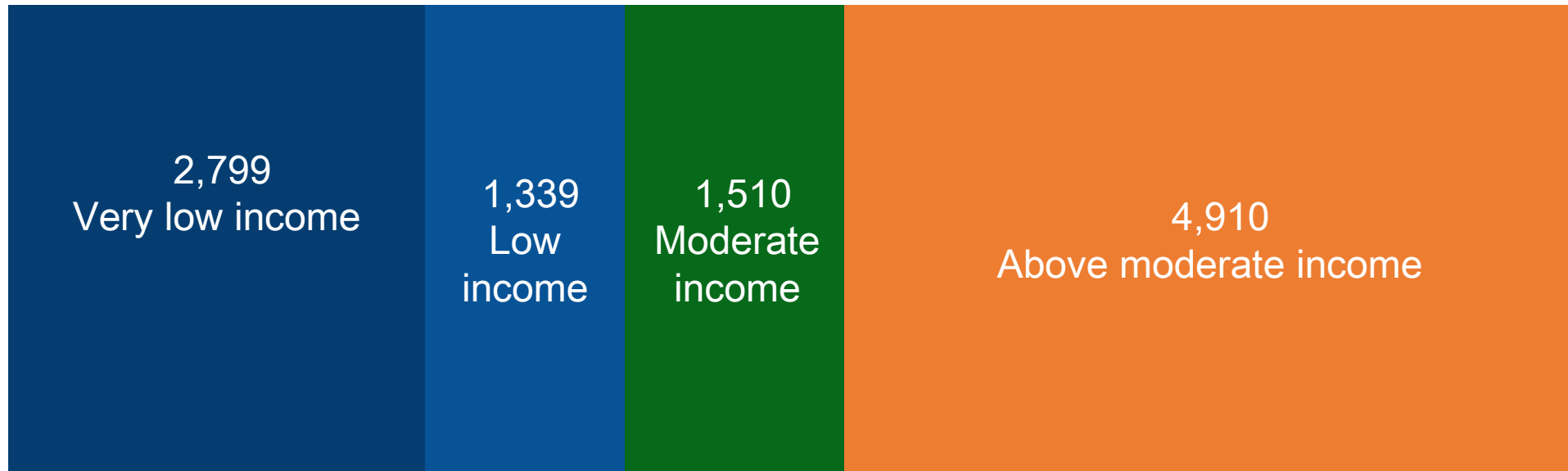
Pomona is a charter city located in Los Angeles County, California and is roughly 32.6 miles via I-10W from the city of Los Angeles.



Pomona's 6th Cycle RHNA

10,558 units total (about 1,320 per year)

6th cycle
units



Community Profile

- Population: 152,209
- Households: 39,097
- Median age: 32
- Median household income: \$60,598
- Poverty rate: 12.6%
- Homeownership: 52.7%
- Cost burdened homeowners: 35.0%
- Cost burdened renters: 62.6%
- Overcrowding: 3.77 persons per household

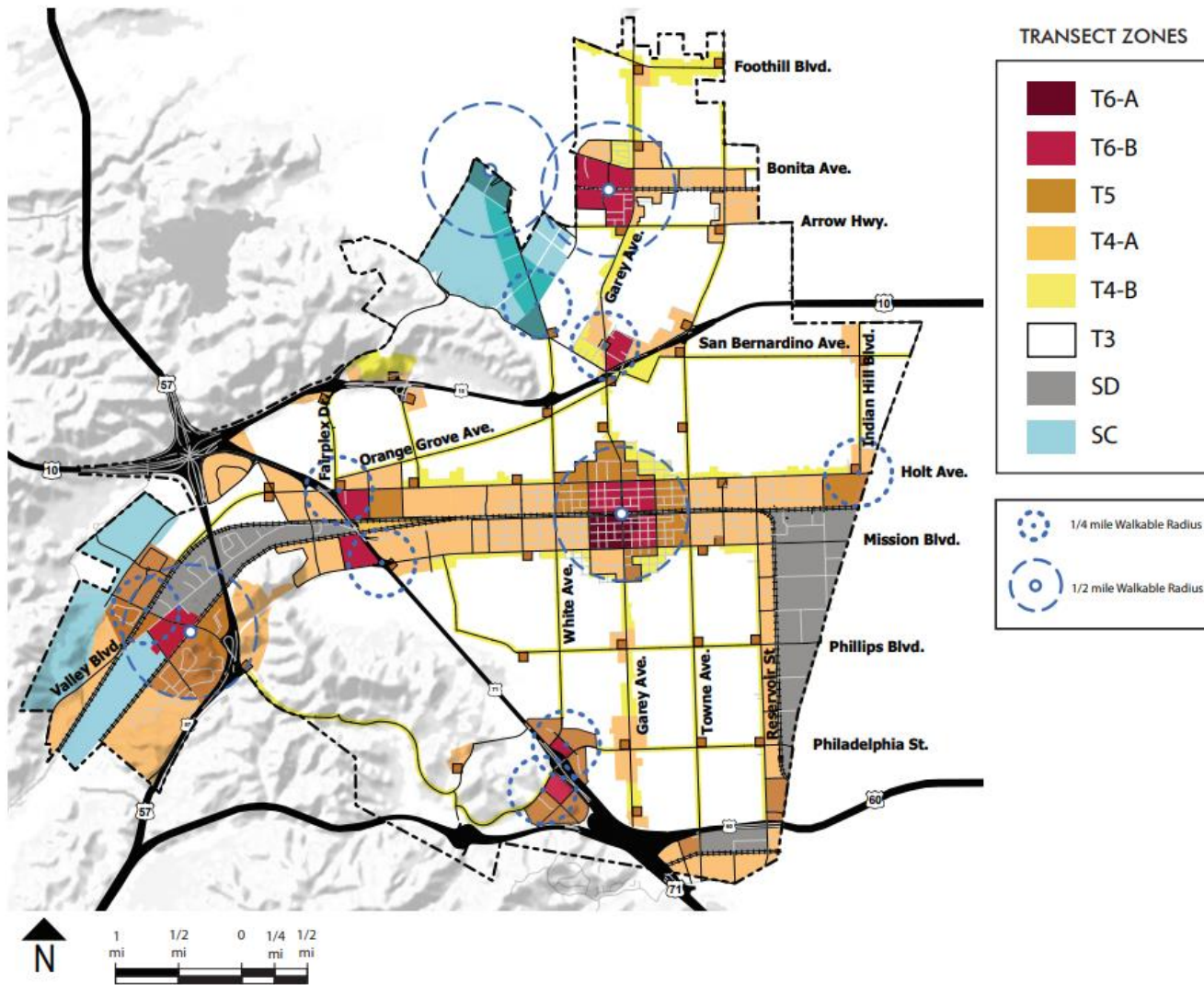
Source: SCAG, ACS 2015-2019 5-year estimates, Calif. Dept. of Finance



An aerial photograph of a city, likely Phoenix, Arizona, showing a dense urban area with various buildings and greenery. In the background, a range of mountains is visible under a clear sky. The image is slightly blurred, giving it a soft, atmospheric feel.

Availability & Affordability

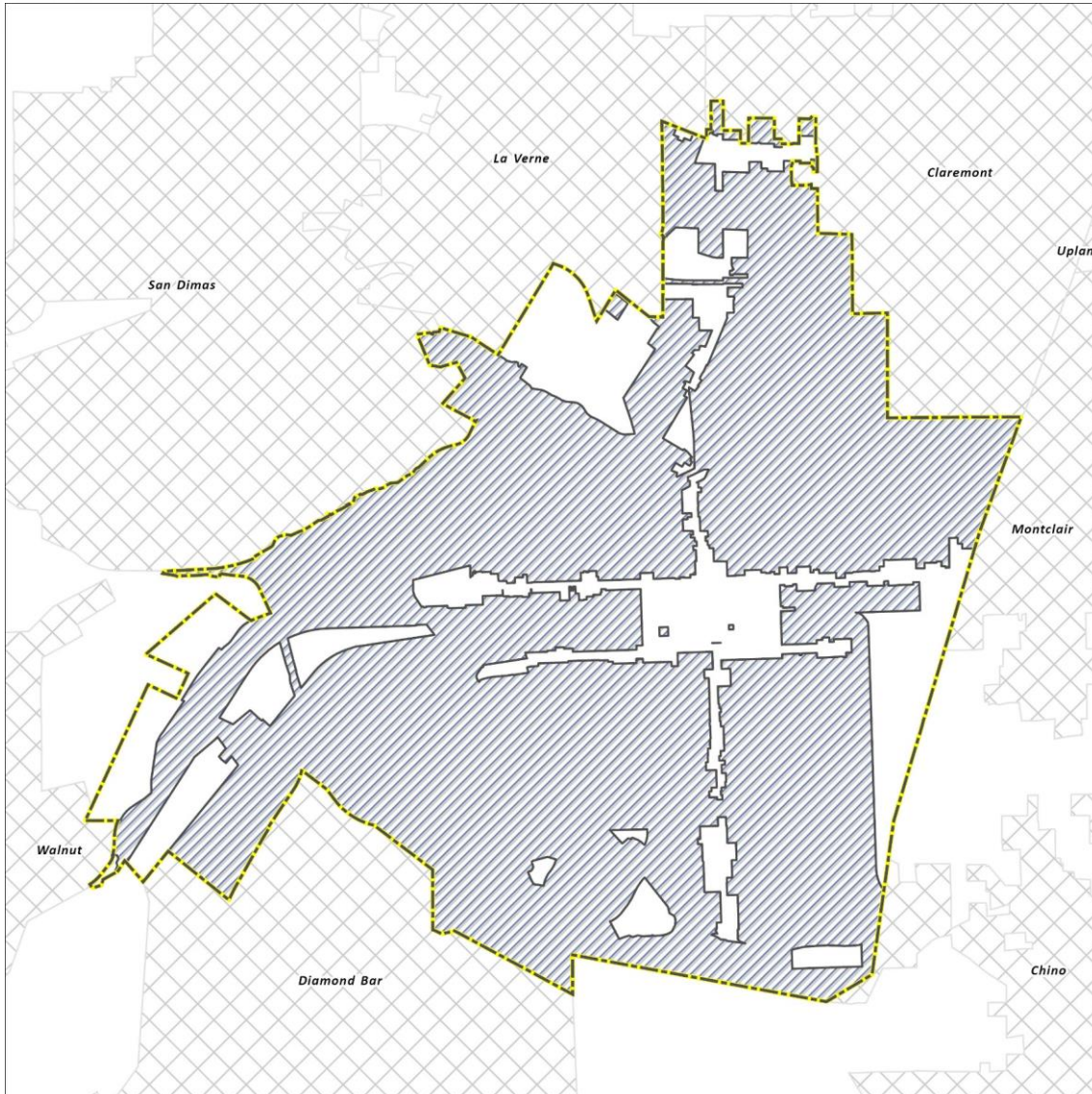
Pomona's General Plan Densities



- In 2014, Pomona enabled a pathway to 20 du/ac in single-family zones.
- Enabled 100 + du/ac in TODs.
- Zoning code effort to implement GP was delayed.



SB 330 Overlay



- Immediately enabled density through zoning
- Eliminated Conditional Use Permits for housing
- Created a pathway for objective design review
- Reduced the number of findings





SB330 Impact

Production:

Since January 1, 2020

- 29 applications for housing development projects under SB330
- 1,111 units
 - SB330 Pre-Applications, vesting 779 units
 - Approved; 12 projects; 449 units
 - In Review; 17 projects; 662 units

• Streamlining:

- Denial findings
- Eliminated zone changes
- Relief from some standards to accommodate density



Affordability Efforts

Recent Pomona Affordable Projects:

1. The Jamboree project, 57 affordable units (2020)
2. The Cesar Chavez project, 125 affordable units (2021)
3. The National Core project, 74 affordable units (2022)
4. Used Pomona's Permanent Local Housing Allocation (PLHA) + Regional Housing Trust

Inclusionary Housing Ordinance

- 7% Single Unit
- 11% Condos and Townhomes
- 13% Rental Apartments
- Established Housing City Housing Trust



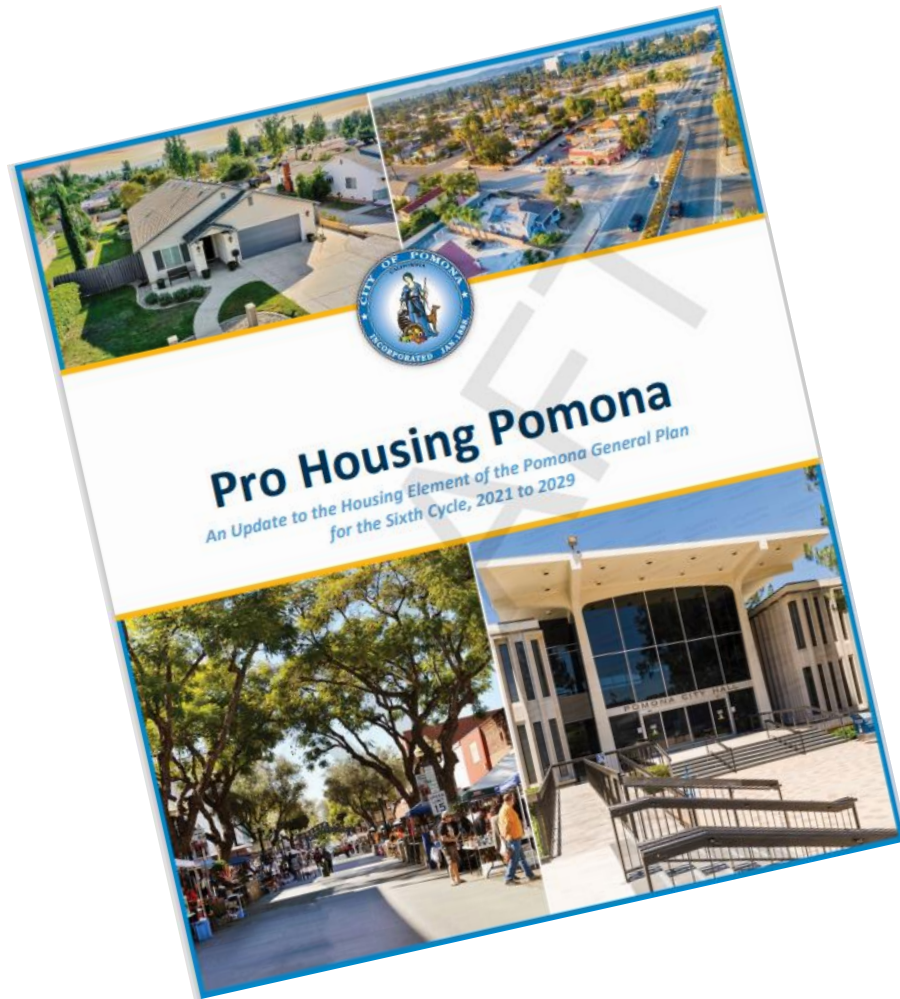


Accessory Dwelling Units

- Fully compliant with current ADU State law.
- 15-20 ADUs per month, 70% of which are garage conversions.
- UC Berkeley Innovation ranked 119 jurisdictions on their ADU ordinances and gave 25 “A” grades. Pomona received an “A-.”
- Using PLHA to support affordable ADU production through interest free loans.



Pro Housing + Housing Element



- City is seeking Pro-Housing Designation
- Current Pro-Housing Efforts include:
 - Adopted Inclusionary Ordinance
 - Applies to developments with 3 or more units
 - Partnering with non-profit developers on 100% affordable housing projects on vacant/surplus land
 - Hope for Home – 400 bed Shelter
- The Housing Element is the City's opportunity to evaluate pro-housing policies for update or modification





Legislative opportunities to support Pro Housing Pomona

Affordability

1. More flexible non-population based funding.
2. Power to assemble land.

Production

1. Flexibility to achieve the same density in a more city specific manner to be consistent with our form based Zoning and General Plan.
2. Ability to incentivize Second Units, similar to ADUs.

Infrastructure & Public Health

1. State implementation dollars for capital improvements like complete streets, VMT reduction.
2. Additional considerations in SB330 for pollution burdened cities.



Thank you



www.pomonaca.gov/prohousing

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