

October 18, 2018



Mario Suarez, AICP
Development Services Director
Development Services Department

Re: Revised Draft Pomona Housing Element (2013-2021)

The Development Services Department is circulating a revised draft housing element for public review prior to completing a final revised draft housing element. The Pomona Housing Element Amendment (Case No. GPA 9043-2017) is a revision of the existing Draft Housing Element and is now available for 30 day public review commencing on October 20, 2018 through November 20, 2018 at 5:30 p.m.

The final document will be sent to the California Department of Housing and Community Development (HCD) for certification. Once the state HCD office completes their review a final copy will be brought back to the City for final approval. This document has been reviewed by the Planning Commission on September 26, 2018 and by the City Council on October 15, 2018, and incorporates comments from the public and directions from the City Council.

On February 28, 2018, the City submitted a revised Draft Housing Element for HCD review. On April 27, 2018, the City received a letter from HCD, finding the revised Draft Housing Element to be in substantial compliance with State law.

To facilitate housing development and to begin implementation of the programs and objectives in the February 2018 Draft Housing Element, the City conducted additional community outreach and made further revisions to the Draft Housing Element. The following summarizes the key revisions made to the February 2018 Draft Housing Element:

- **Emergency Shelters Overlay:** revised to incorporate the American Recovery Center to be included in the ES Overlay.
- **Credits toward RHNA:** verified the number of housing units already constructed and income distribution based on deed restrictions or other program restrictions.
- **Summary of Sites Inventory:** updated to reflect current status of parcels and recalculate development potential based on a minimum density of 40 units per acre for TOD sites in the Downtown Area, and varying minimum densities for parcels outside the Downtown Area pursuant to the General Plan transect zones.
- **Housing Programs:** revised to reflect the City's current efforts in implementation relating to ES Overlay (Program 2.18) and minimum densities (Program 2.13), and added new programs to further facilitate housing development. New programs are:
 - Program 2.14 – Lot consolidation
 - Program 2.15 – Parking standards for multi-family development in MF zones
 - Program 3.5 – Development of mobile home parks

Appendix to the Housing Element has been updated to reflect the updated status of the sites inventory and to include a summary of additional community outreach efforts.

Sincerely,

Mario Suarez, AICP
Development Services Director