A Community Centered Approach to Housing Stability and Anti-Gentrification in Pomona

Day One Organization – Transformative Climate Communities

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CLIENT PROJECT: A Community-Centered Approach to Housing Stability and Anti-Gentrification in Pomona: Day One Organization - Transformative Climate Communities

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ABSTRACT

As climate-oriented development accelerates across California, cities like Pomona face mounting risks of gentrification and involuntary displacement. This research explores how community-centered strategies and zoning reform can support long-term housing stability, using the city of Ontario's Transformative Climate Communities (TCC) program as a guiding case study. Ontario's approach—anchored in inclusive land-use policies, tenant protections, and stakeholder engagement—demonstrates how climate resilience and equitable development can be pursued together.

This study identifies zoning tools, planning practices, and community engagement strategies from Ontario that can inform Pomona's Displacement Avoidance Plan (DAP). Special attention is given to the Euclid Avenue Corridor, where zoning overlays and mixed-use districts have supported economic revitalization without sacrificing affordability. By evaluating these efforts, the project offers targeted recommendations to strengthen Pomona's housing framework and mitigate the unintended consequences of sustainability-driven redevelopment.

In partnership with the nonprofit organization Day One, the project also introduces a Google Maps-based interactive resource map that highlights essential services—such as food pantries, medical facilities, schools, and civic centers—within Pomona's TCC project boundary. This tool is designed to be user-friendly and accessible to residents of all ages and digital skill levels, serving as a public

resource for navigating housing support, neighborhood services, and community engagement opportunities.

By integrating lessons from Ontario with real-time, accessible mapping, this research advances a model of participatory, data-informed planning. It centers equity and empowerment as foundational to climate justice and provides practical tools to help communities resist displacement and thrive amid transformation.

Keywords: housing stability, anti-displacement, zoning policy, equitable development, Transformative Climate Communities, community engagement, Google Maps tool, Pomona

INTRODUCTION

Facing the twin challenges of climate change and housing instability, the city of Pomona finds itself at a pivotal turning point. On one hand, state-level investments like the Transformative Climate Communities (TCC) program offer unprecedented resources for sustainability, green infrastructure, and economic revitalization. On the other, these very improvements risk accelerating gentrification and displacement if not paired with intentional protections for long-standing communities. This report emerges from that tension, asking not only how Pomona can grow greener, but how it can grow more justly.

Building on these concerns, this project frames the following Research Problem or Central Question: In what ways can Pomona leverage community resources and zoning strategies to enhance housing stability and counteract gentrification, drawing insights from Ontario's experience? By examining Ontario's implementation of the TCC grant—particularly its zoning reforms, community engagement models, and anti-displacement tools, this research distills applicable lessons for Pomona's own efforts. It also centers the work of Day One, a nonprofit deeply embedded in local advocacy, whose role in developing accessible digital tools and community partnerships underscores the potential of place-based planning. Through comparative analysis, mapping, and targeted recommendations, this project aims to bridge the gap between environmental ambition and housing equity—ensuring that Pomona's transformation is one its residents can stay to witness.

ROLE OF DAY ONE

Day One is a Pasadena-based nonprofit dedicated to uplifting youth and families through programs that promote health, wellness, and community engagement. With a longstanding commitment to place-based advocacy, the organization leads a range of initiatives focused on public health, youth leadership, and equitable development. In Pomona, Day One serves as a key partner in the Transformative Climate Communities (TCC) initiative, using its community-centered approach to support sustainable and socially just outcomes. At the core of Day One's mission is the belief that lasting change stems from empowering individuals— especially young people and families—with the tools and knowledge to shape their communities. The organization advances this mission through strategic advocacy, education, and policy work designed to promote safer, healthier, and more inclusive neighborhoods. Its efforts to reduce substance abuse, expand youth development opportunities, and engage residents in civic processes closely align with Pomona's Displacement Avoidance Plan (DAP), which seeks to prevent the displacement of low-income residents amid redevelopments. Day One's proactive community engagement model ensures that local voices are at the forefront of planning and decision-making. Through programs tailored to support sustainable housing, economic resilience, and resource equity, the organization plays a vital role in addressing the structural challenges tied to gentrification and housing instability.

As a lead collaborator in Pomona ACTS under the TCC grant, Day One helps safeguard against the unintended consequences of revitalization—

specifically rising housing costs and displacement. Their work focuses on ensuring that climate investments directly benefit current residents. This includes integrating housing stability strategies, providing education on tenant rights, connecting people with affordable housing resources, and expanding access to green job opportunities. By embedding equity into every stage of implementation, Day One helps ensure that Pomona's transformation is inclusive, sustainable, and community driven.

CHALLENGES IN PREVENTING DISPLACEMENT AND ENSURING EQUITABLE DEVELOPMENT

While Pomona's participation in the Transformative Climate Communities (TCC) program presents a significant opportunity for sustainable investment, it also brings pressing challenges that must be addressed to avoid the unintended consequence of community displacement. Without proactive measures, the very infrastructure and environmental upgrades meant to improve quality of life could inadvertently contribute to rising housing costs, threatening the stability of long-time, low-income residents (UCLA Luskin Center for Innovation, 2024).

One of the most critical challenges is the risk of gentrification. As neighborhoods undergo revitalization— through streetscape improvements, green infrastructure, and climate-resilient housing—property values tend to rise. This often results in increased rents and cost of living, placing pressure on vulnerable households. Without strong tenant protections and affordability requirements, existing residents may be forced to leave. Day One works to counter this risk by advocating for tenant rights, supporting inclusive housing policies, and uplifting community-led housing models such as land trusts and cooperatives. These efforts align with Pomona's Displacement Avoidance Plan (DAP), which prioritizes stabilizing at-risk communities during urban reinvestment (City of Pomona, n.d.).

Another key barrier to equitable development is limited awareness of available housing and climate resilience resources. Many residents are unfamiliar with programs such as rental assistance, solar rebates, or energy efficiency upgrades that could alleviate cost burdens. Day One addresses this gap through public workshops, outreach campaigns, and the development of a digital resource

map highlighting affordable housing, public services, and community amenities within the TCC project area. Unlike traditional GIS platforms, the tool uses a user-friendly Google Maps interface designed for accessibility, especially for digitally underserved populations (Day One, 2024).

Additionally, ensuring equitable access to green jobs presents another challenge. While the TCC initiative supports job creation through sustainable infrastructure, workforce development efforts often fail to prioritize vulnerable communities. Day One seeks to change this by collaborating with workforce training partners and advocating priority hiring practices that focus on low-income residents. These partnerships help create meaningful employment opportunities in solar installation, environmental remediation, and green construction—industries central to the climate transition (Karpman et al., 2024).

Finally, long-term sustainability is a concern as initial grant funding phases out. The TCC program offers critical upfront investment, but without continued support, many programs risk losing momentum. To address this, Day One has cultivated partnerships with government agencies, universities, and philanthropic organizations to secure ongoing funding and ensure project longevity. These collaborations are essential to embedding equity within Pomona's broader climate resilience and housing strategies (Day One, 2024; UCLA Luskin Center for Innovation, 2024). Through targeted advocacy, community education, digital access tools, and employment support, Day One plays a central role in making sure Pomona's climate investments uplift—not displace—its most vulnerable residents.

LITERATURE REVIEW
Community-Driven Climate Action: The Role of Participatory Approaches

Across the literature, a clear consensus emerges that community participation is essential to effective, equitable climate action. The Transformative Climate Communities (TCC) program exemplifies this principle by requiring direct resident involvement in shaping climate resilience strategies (California Strategic Growth Council, n.d.; UCLA Luskin Center for Innovation, n.d.). This commitment to participation aligns with broader scholarship arguing for place-based, participatory solutions as key to addressing both environmental and social challenges (Schreuder & Horlings, 2022). Schreuder and Horlings emphasize that localized approaches—such as neighborhood greening or community-owned energy projects—outperform top-down interventions by aligning with the unique social and cultural contexts of each community.

However, while the TCC framework and participatory approaches are widely praised, multiple studies reveal significant implementation barriers. Turner et al. (2023) and Karpman et al. (2024) document bureaucratic delays, funding shortfalls, and regulatory hurdles in TCC-funded projects in Watts and Ontario. Similarly, Schreuder and Horlings (2022) identify power asymmetries and institutional gatekeeping as obstacles to scaling community-led initiatives. These findings suggest that even programs designed to empower communities are constrained by larger structural forces.

Balancing Climate Action and Displacement Risks

A major point of convergence across sources is the tension between neighborhood revitalization and displacement risk. Improvements tied to climate investments—such as green infrastructure, energy-efficient housing, and public space enhancements—can inadvertently increase property values, making neighborhoods less affordable for existing residents (California Strategic Growth Council, n.d.; Turner et al., 2023; UCLA Luskin Center for Innovation, 2024). Both the Ontario Together and Watts Rising reports highlight this paradox: while TCC projects aim to support environmental justice, they can unintentionally trigger gentrification unless robust anti-displacement policies are embedded (Karpman et al., 2024; Turner et al., 2023). This tension is not unique to TCC. Shanahan's (2021) study of Ontario's Euclid Avenue revitalization echoes similar concerns: urban improvements aimed at enhancing walkability, sustainability, and local commerce also risk displacing long-term residents if affordability measures are not prioritized. Burch (2022) expands this critique globally, showing how climate action plans in Ontario, Canada, suffer from policy discontinuity, funding constraints, and weak community engagement mechanisms, ultimately threatening their equity goals. Together, these studies illustrate a critical pattern: without structural protections, sustainability efforts can reproduce or exacerbate socio-economic inequities.

Integrating Housing Stability, Economic Empowerment, and Climate Goals

The literature also shows emerging efforts to bridge climate, housing, and economic development goals. The Ontario Together TCC report (UCLA Luskin Center for Innovation, 2024) highlights Displacement Avoidance Plans that integrate affordable housing development, tenant protections, and workforce development as strategies to align environmental and social outcomes. Similarly, Watts Rising invests in green job training, creating economic opportunities tied to sustainability investments (Turner et al., 2023). These examples reflect a growing recognition that climate action must be coupled with anti-displacement strategies and economic empowerment initiatives to ensure long-term community benefits.

Yet, scholars caution that these integrative strategies face limits without sustained political and institutional support. Schreuder and Horlings (2022) warn that community-driven projects often lack sufficient funding and struggle to secure institutional backing, while Burch (2022) emphasizes the fragility of climate policies subject to political turnover. Both critiques underscore the need for multi-level governance and policy stability to sustain integrative, equity-focused climate initiatives over time.

Toward Equitable Climate Resilience

Overall, the literature presents a nuanced understanding of the possibilities and pitfalls of equity-driven climate action. The TCC program represents a promising model for integrating environmental sustainability, community leadership, and social equity. Yet the real-world experiences in Ontario reveal ongoing challenges: balancing revitalization and affordability, navigating bureaucratic complexities, and sustaining community power amid structural inequities.

Scholars converge on the idea that climate resilience cannot be achieved through environmental interventions alone; rather, it must embed anti-displacement protections, economic inclusion, and participatory governance at its core (Schreuder & Horlings, 2022; Turner et al., 2023; UCLA Luskin Center for Innovation, 2024). Moving forward, the literature suggests that policy frameworks must not only fund physical improvements but also actively mitigate the social risks of transformation to ensure that sustainability benefits truly accrue to the communities they aim to serve.

Methods
Research Design

This study adopts a qualitative case study methodology to investigate how zoning strategies and community resource networks can be leveraged to promote housing stability and reduce displacement risks in Pomona, California. Ontario's implementation of the Transformative Climate Communities (TCC) grant serves as a reference case, offering practical insights into climate-responsive urban planning. The project also integrates the development of a Google Maps-based interactive resource tool in collaboration with the nonprofit Day One, aimed at improving resident access to essential services within Pomona's TCC project area.

Data Collection

Case Study Analysis: Ontario

Ontario was selected as the primary case study for its early adoption and comprehensive application of the TCC framework. Source materials included:

- Ontario Together: 2024 Progress Report (UCLA Luskin Center for Innovation)

- The City of Ontario's zoning map and planning documentation

- Academic studies on zoning, displacement, and climate planning (e.g., Shanahan, 2021; Burch, 2022).

These materials were used to identify specific zoning tools, land use strategies, and community engagement practices that helped mitigate displacement.

Planning and Policy Document Review

Key documents from Pomona's local government were reviewed to evaluate existing regulatory structures:

- Pomona Zoning and Development Code and municipal planning resources

- Displacement Avoidance Plan (DAP)

- Housing Opportunities and Land Use Policies

The review focused on how local codes either support or hinder equitable development and housing access, particularly in areas undergoing climate-driven investment.

Interactive Map Development with Google Maps

To support Day one's outreach and advocacy work, a custom interactive map was created using Google Maps, highlighting community assets within the Pomona TCC project site. This user-friendly platform enables residents to locate nearby services such as:

1. Public libraries and civic centers.

2. Community parks and wellness hubs.

3. Medical clinics and urgent care facilities.

4. Food pantries and grocery stores.

5. K–12 schools and educational resources.

Unlike a GIS platform, this Google Maps interface prioritizes accessibility and ease of use, ensuring that residents of all ages and technical abilities can navigate the map. The map includes clickable layers, service categories, and links to official websites for further information.

Community Collaboration

This project was carried out in active partnership with Day One, ensuring alignment with ongoing advocacy and housing stability efforts. Informal interviews and check-ins with nonprofit staff were also conducted to validate findings, highlight implementation challenges, and refine map content.

Data Analysis

The collected data were analyzed using a multi-pronged qualitative approach:

- Case Study Synthesis: Ontario's zoning and development strategies were coded thematically to identify policies relevant to Pomona's displacement concerns.

- Policy Gap Analysis: Pomona's planning framework was assessed for its strengths and limitations in supporting equitable land use and housing protections.

- Service Access Mapping: The interactive Google Map was used to visualize the distribution of key services across Pomona's project area, identifying potential gaps in accessibility and coverage.

- Collaborative Validation: Findings and tools were reviewed with Day One to ensure cultural and contextual relevance, and to tailor recommendations for maximum community benefit.

Ethical Considerations

No personal or sensitive data were collected in the course of this research. All map data were drawn from publicly available online sources and were verified for accuracy at the time of development. The Google Map is freely accessible and will be shared with community members and stakeholders to ensure transparency and support future planning.

Limitations

While the study is grounded in a robust case study, it does not aim for direct comparability between Ontario and Pomona. Rather, it focuses on the transferability of Ontario's strategies to Pomona's local context. The Google Maps platform, while accessible, is limited in its ability to perform complex spatial analysis typically offered by GIS software. Some informal or undocumented community resources may be underrepresented in public datasets, and future updates to the map will be required as local services change.

CHAPTER 1: Case Study Synthesis (Ontario)
Historical Context

Ontario, California, founded in 1881 by George and William Chaffey as a "model colony," was designed with a unique infrastructure prioritizing water access and agricultural productivity. The Chaffey brothers' land acquisition secured proportional water rights for settlers, setting Ontario apart from neighboring communities that struggled with irrigation and water scarcity (City of Ontario, n.d.). Under the leadership of Charles Frankish after the Chaffeys' departure, Ontario expanded urban infrastructure, including the launch of a gravity mule car transit system along Euclid Avenue in 1887. Ontario incorporated as a city in 1891, adopting a council-manager form of government (City of Ontario, n.d.).

Initially an agricultural powerhouse centered on citrus production, Ontario gradually transitioned toward industrial and transportation sectors through the mid-20th century. Today, it remains a key urban node in California's Inland Empire, facing environmental, economic, and public health challenges linked to rapid urbanization, air quality issues, and housing affordability (City of Ontario, n.d.; Data USA, n.d.).

Introduction: Ontario's TCC Grant and Participatory Framework

Ontario's selection as a recipient of a $33.25 million Transformative Climate Communities (TCC) grant in 2018 marked a pivotal moment in its urban development trajectory. Administered by California's Strategic Growth Council (SGC), the TCC program required funded cities to implement climate action strategies explicitly aligned with environmental justice, participatory planning, and equitable development principles (California Strategic Growth Council, n.d.).

Ontario adopted a multi-sector, community-driven planning process, assembling stakeholders from housing, transit, environmental justice, economic development, and public health sectors. This participatory framework informed the selection and design of a portfolio of projects aimed at reducing greenhouse gas emissions, improving local air quality, expanding affordable housing, and fostering economic opportunity (Karpman et al., 2024; UCLA Luskin Center for Innovation, 2024).

Key outcomes by 2024 included:

- 101 new affordable housing units, reserved for households earning below 80% of the Area Median Income (AMI).

- Enhanced public transit frequency and free transit passes for low-income residents.

- Over 5 miles of new bike lanes and 3 miles of sidewalk improvements.

- 365 trees planted and multiple solar panel installations on affordable housing developments.

- A cumulative reduction of 19,700 metric tons of CO_2-equivalent emissions since baseline (Karpman et al., 2024).

Ontario's TCC project exemplifies how integrated, community-led initiatives can

balance climate action, equity, and neighborhood revitalization.

Key Strategies and Analysis
Community-Driven Planning

Ontario's TCC success was deeply rooted in its institutional commitment to participatory planning well before receiving the grant. Through programs like the Healthy Ontario Initiative and prior environmental justice coalitions, the city had developed formal mechanisms for sustained resident input, including neighborhood councils, community visioning workshops, and participatory mapping sessions (Shanahan, 2021). When applying for the TCC grant, Ontario already had an operational framework for community-driven priority setting. Residents helped define the geographic focus area (centered along Euclid Avenue and adjacent underserved neighborhoods), identified key needs (affordable housing, tree planting, green job pathways), and co-created project proposals in workshops co-facilitated by the city and community-based organizations (Karpman et al., 2024).

This approach reflects findings from Schreuder and Horlings (2022), who argue that participatory processes foster not only project legitimacy but more durable, adaptive implementation. Unlike jurisdictions where participation is limited to public comment periods, Ontario embedded resident voices at every phase—needs assessment, project scoping, budgeting, and evaluation.

Integrating Affordable Housing with Climate Action

Ontario prioritized affordable housing projects that achieved dual goals of affordability and climate performance. Developments like Vista Verde Apartments combined permanent affordability (below 80% AMI) with green

building certifications (LEED Gold), solar photovoltaic systems, drought-tolerant landscaping, high- efficiency HVAC systems, and on-site stormwater retention infrastructure (Karpman et al., 2024). By aligning funding from the TCC grant with Low-Income Housing Tax Credits (LIHTC) and California's Affordable Housing and Sustainable Communities (AHSC) program, Ontario stacked financing streams to deliver deeper affordability while meeting aggressive energy efficiency targets (Burch, 2022). This reflects broader best practices: integrating affordable housing with decarbonization efforts ensures that climate investments do not inadvertently drive displacement by raising property values without protections (UCLA Luskin Center for Innovation, 2024).

Targeted Green Infrastructure in Environmental Justice Zones

Ontario's environmental strategy under the TCC grant prioritized equitable distribution of green infrastructure by overlaying CalEnviroScreen 3.0 data to identify neighborhoods with the highest pollution burden, heat vulnerability, and asthma prevalence (Shanahan, 2021; Karpman et al., 2024).The project planted 365 new shade trees along low-canopy streets, built 1.2 miles of bioswales, and implemented permeable paving in flood- prone alleys—all within identified environmental justice census tracts (UCLA Luskin Center for Innovation, 2024). This spatial targeting ensured environmental benefits flowed to communities historically excluded from urban greening investments. The process aligns with Schreuder and Horlings (2022), who advocate mapping- based prioritization to correct structural inequities.

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Embedding Workforce Development in Climate Strategies

Ontario embedded workforce equity into TCC implementation by requiring developers and contractors on funded projects to meet local hiring goals (minimum 30% of hires from the TCC project area) and to partner with community colleges and workforce boards to deliver green job training pipelines (Karpman et al., 2024). Training was linked directly to TCC-funded infrastructure: trainees gained paid apprenticeships installing solar panels, constructing bioswales, performing tree maintenance, and retrofitting buildings for energy efficiency (UCLA Luskin Center for Innovation, 2024). This model follows Burch's (2022) call for "just transition" pathways that couple decarbonization with local economic stabilization, reducing displacement pressure by improving residents' earning capacity.

Zoning Reforms to Enable Compact, Climate-Resilient Development

Ontario revised zoning along the Euclid Avenue Corridor to include Mixed-Use and Transit-Oriented Development (TOD) overlays, legalizing higher-density housing and mixed-use projects by right, paired with a form-based code prioritizing building form and pedestrian orientation over strict land use separation (Shanahan, 2021). These reforms removed discretionary approvals for projects compliant with the overlay, reducing entitlement timelines by 6–12 months, accelerating affordable and sustainable development (Karpman et al., 2024). The form-based code enforced minimum transparency standards (ground-floor windows), pedestrian- oriented entries, reduced parking minimums, and minimum floor-area ratios to ensure an active streetscape compatible with historic preservation (City of Ontario, n.d.). Ontario's TCC implementation provides a

holistic, place-based model of climate resilience, housing equity, participatory

governance, and economic inclusion. Its success reflects not just project outputs

but structural integration of equity and sustainability principles into zoning,

capital planning, and community engagement mechanisms. Cities aiming to

replicate Ontario's model must invest in long-term participatory infrastructure,

codify equity goals into zoning and development codes, and tie climate

investments to anti-displacement and workforce strategies.

CHAPTER 2: Strategic Zoning Policies and Their Rationale: A Comparative Analysis of Ontario and Pomona along the Euclid Avenue Corridor

The Euclid Avenue Corridor, stretching across Ontario and Pomona, is more than just a roadway—it's a historic spine, an architectural showcase, and increasingly, a proving ground for zoning innovations aimed at tackling today's most pressing urban challenges: housing affordability, climate resilience, and economic revitalization. Both Ontario and Pomona have strategically used zoning as a lever to shape the future of this corridor, yet they've done so through distinct approaches, tools, and priorities.

Mixed-Use and Transit-Oriented Zoning

In Ontario, zoning along Euclid Avenue reflects a decisive shift toward Mixed-Use (MU) zoning districts, intentionally designed to support integrated neighborhoods where people can live, work, shop, and gather within walkable distances. The city's zoning map, maintained by the Community Development Department, identifies large stretches of Euclid Avenue under MU designations that permit residential, commercial, and limited civic uses within the same parcel or building envelope (City of Ontario, n.d.). This flexibility encourages the vertical integration of uses, allowing, for example, apartments over ground-floor retail or small offices next to neighborhood cafés.

Notably, Ontario pairs these Mixed-Use zones with form-based codes, which prioritize the physical form and pedestrian experience of the street rather than strictly segregating uses. This means that the code focuses on things like building height limits, façade transparency requirements, and setback standards to

ensure buildings relate well to the street, enhance walkability, and support an active public realm (Shanahan, 2021). Developers along Euclid Avenue are incentivized to include features like ground-floor retail with large windows, shaded sidewalks, and pedestrian plazas, reinforcing the street's historic charm while accommodating higher-density living (Shanahan, 2021).

In Pomona, the Zoning and Development Code similarly designates sections of Euclid Avenue with Transit- Oriented Development (TOD) overlays, especially near existing or planned transit hubs. These overlays allow for higher residential densities, encourage mixed-use infill projects, and reduce minimum parking requirements, making it easier to build housing within walking distance of transit (City of Pomona, n.d.). Unlike Ontario's form-based approach, however, Pomona's TOD overlays retain more of a traditional use-based framework: projects must comply with specific use tables, though they benefit from density bonuses and streamlined approvals if they meet affordability or transit-proximity criteria.

The key difference is that Ontario's zoning enables corridor-wide transformation through flexible, form- centered standards, while Pomona's zoning focuses on node-based intensification around transit stops— resulting in pockets of density rather than a continuous mixed-use fabric (Karpman et al., 2024).

Inclusionary Housing and Affordable Housing Incentives

Ontario and Pomona have both woven affordable housing goals into their zoning strategies, yet their mechanisms differ in structure and scope. In Ontario, zoning changes are tied directly to the goals of the city's Transformative Climate Communities (TCC) grant, which set ambitious benchmarks for equitable development. The city enacted upzoning provisions for underutilized parcels along Euclid Avenue, allowing for multifamily housing by right in areas previously zoned for lower density uses (Karpman et al., 2024). This moves significantly increased housing capacity while reducing entitlement barriers for developers. Moreover, Ontario's adoption of form-based codes made it possible to integrate Accessory Dwelling Units (ADUs), co-housing models, and small multi-unit projects with less procedural red tape—expanding affordable options without sacrificing neighborhood character (Karpman et al., 2024).

In contrast, Pomona's zoning approach relies more heavily on formal Inclusionary Zoning requirements. Under these provisions, developers of new residential projects above a certain size must either include a set percentage of affordable units onsite or pay into a housing trust fund (City of Pomona, n.d.). This ensures that even as new market-rate developments arise along Euclid Avenue, a portion of housing remains accessible to low- and moderate-income residents. However, these inclusionary requirements apply project-by-project and are not embedded in the base zoning itself, meaning affordability is achieved through conditional compliance rather than structural zoning incentives.

Ontario's approach, by contrast, integrates affordability directly into the zoning fabric by legalizing more housing types and densities across a broader

geography, reducing reliance on negotiated project approvals (Shanahan, 2021).

Climate-Responsive Zoning

One of the standout features of Ontario's zoning along Euclid Avenue is its integration of climate resilience standards directly into development requirements. Through provisions linked to its Climate Action Plan, Ontario's zoning code mandates measures such as:

- Permeable paving for parking lots and hardscapes to reduce stormwater runoff.

- Minimum tree planting quotas per linear foot of street frontage to enhance shade and mitigate heat.

- Requirements for cool roofs and solar readiness in new construction.

- Development restrictions in areas identified as flood-prone or heat-vulnerable zones.

These measures are codified into the zoning ordinance itself, meaning developers must comply as part of any approved project—not as an optional green building add-on (Burch, 2022).

Pomona has begun to incorporate climate considerations, but to date, these remain more incentive-based than mandatory. For example, the city offers fast-track permitting and modest density bonuses for projects that voluntarily include green roofs, solar panels, or enhanced stormwater systems (Day One, 2025). While laudable, these measures lack the regulatory strength of Ontario's climate-responsive zoning mandates.

Historic Preservation and Adaptive Reuse

Both Ontario and Pomona recognize the historic and architectural significance of the Euclid Avenue Corridor, but Ontario has more fully embedded Historic Preservation Overlays into its zoning framework. Ontario's overlays explicitly allow for adaptive reuse of historic structures while setting clear guidelines for façade preservation, window proportions, materials, and signage. For example, an early 20th-century commercial building along Euclid might be converted into a co-working space or boutique café, provided it retains its original storefront design, cornices, and window patterns (Shanahan, 2021). This balance of preservation and adaptive flexibility has helped revitalize underutilized buildings without erasing their character (Shanahan, 2021).

In Pomona, historic preservation efforts along Euclid Avenue tend to focus on individual landmark designations rather than corridor-wide overlays. As a result, adaptive reuse projects may require case-by-case approvals or variances, creating a more fragmented and procedural pathway for repurposing historic properties (City of Pomona, n.d.). Ontario's zoning makes adaptive reuse a by-right possibility within designated overlays, reducing barriers to creative redevelopment while safeguarding cultural heritage.

Neighborhood Stabilization and Equity

Ontario's zoning reforms have been deeply integrated with its TCC program's anti-displacement goals. By embedding affordability mandates, supporting small-scale housing types like ADUs, and prioritizing local hiring in climate infrastructure projects, Ontario's zoning acts as a multi-tool for stabilizing tenure and expanding opportunity. According to the Ontario Together Progress Report, over 35% of new housing units in the TCC target area were affordable to households earning below 80% AMI—a direct product of zoning- enabled capacity increases (Karpman et al., 2024).

Pomona's stabilization strategies rely more heavily on external policies like the Displacement Avoidance Plan (DAP) and the advocacy work of partners like Day One, which support tenants' rights, educate residents, and facilitate community mapping tools (Day One, 2025). While Pomona's zoning code allows ADUs and has adopted TOD incentives, it lacks the same corridor-wide affordability targets and structural density reforms Ontario implemented.

A Tale of Two Approaches

Ontario and Pomona have both leveraged zoning along Euclid Avenue as a tool for revitalization, equity, and sustainability. Yet Ontario's approach has been more structurally embedded, corridor-wide, and codified into zoning mandates, while Pomona's reforms are more incentive-based, project-specific, and reliant on external policy layers like the DAP. As Pomona continues its transformation under the TCC grant, Ontario's experience offers valuable lessons in embedding affordability, climate resilience, and historic preservation directly into zoning ordinances. The Euclid Avenue Corridor stands as both a shared history and a

shared challenge—one that calls for zoning policies as flexible, inclusive, and adaptive as the communities they serve.

CHAPTER 3: Background and History of Pomona, California

Pomona, located in eastern Los Angeles County, California, was established in the late 19th century on land formerly part of the Rancho San José. The area initially thrived as an agricultural hub, with early settlers cultivating vineyards and citrus orchards that became central to the region's economy (Lehman, 1972). One of its prominent early landowners, Louis Phillips, played a pivotal role in the city's development as a rancher, real estate investor, and community leader—his name lives on in local landmarks such as Phillips Boulevard (Stern, 1983). The city's growth accelerated during the late 19th-century Southern California real estate boom, spurred by transportation innovations like mule-drawn street railways that connected neighborhoods to its bustling downtown (Aronson, 1965). Over time, Pomona's landscape evolved into a mix of urban and suburban development, shaped by its geographic location on an alluvial plain at the base of the San Gabriel Mountains, with its land use historically divided among agricultural, residential, and industrial zones (Miller, 1935). Today, Pomona continues to reflect its rich agricultural roots and complex urban history, while grappling with modern challenges in housing, environmental sustainability, and equitable development (Hackenberger & Miller, 2017).

CHAPTER 4: SWOT Analysis
Analysis

To assess the internal dynamics and external pressures shaping our community-centered housing initiative, a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis was conducted. This approach is widely used across fields for strategic planning due to its flexibility in framing both assets and challenges in complex environments (Thomas, 2019). Furthermore, SWOT can be paired with decision-prioritization tools such as Importance-Performance Analysis to align project strategies with community needs (Phadermrod, Crowder, & Wills, 2019). In evaluating external factors like emerging technologies or political shifts, SWOT has also proven useful in shaping policy responses in similarly dynamic settings (Mukeshimana, Zhao, & Nshimiyimana, 2021).

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S — Strengths
- Strategic Collaboration with Local Nonprofits
- Data Driven Decision Making
- Local Zoning Knowledge
- Historical and Community involvement

W — Weaknesses
- Complexity and rigidity of local Zoning Laws
- Risk of insufficient community buy in
- Dependency on Grant Continuity

O — Opportunities
- Expansion of Anti Displacement Measures
- Technological enhancements
- Policy Advocacy

T — Threats
- Economic volatility
- Political Instability
- Gentrification Pressures

Strengths

The projects major strengths are

1. Comprehensive Community Engagement: A strong focus on involving local stakeholders at all stages ensures that the project is well-aligned with community needs and expectations, fostering higher levels of local support and participation.

2. Partnership with Established Nonprofit: Collaboration with Day One, a recognized nonprofit, not only boosts project credibility but also leverages existing community relationships and resources.

3. Advanced Use of Technology: Utilization of interactive Google Maps-based resource mapping offers an innovative and accessible way for residents to engage with and benefit from the project.

4. Evidence-Based Approach: Extensive data collection and analysis provide a solid foundation for understanding local needs and tailoring interventions accordingly.

Weaknesses

1. Reliance on External Funding: Heavy dependence on state and grant funding could pose risks to project continuity in case of funding cuts or policy changes.

2. Complex Regulatory Environment: Navigating zoning laws and land-use policies in Pomona might slow down project implementation due to bureaucratic hurdles.

3. Resource Intensiveness: High demand for staff time and resources to maintain

intensive community engagement and manage technological tools may strain project capacity.

Opportunities

1. Potential for Scaling and Replication: Success in Pomona could serve as a model for similar initiatives in other urban areas, potentially leading to broader policy changes and adoption.

2. Emerging Funding Sources: Opportunities to tap into new governmental and private funding streams focused on climate resilience and sustainable urban development.

3. Technological Advancements: Integration of newer technologies like AI for data analysis and VR for community engagement could further enhance project impact and efficiency.

4. Strengthening Public-Private Partnerships: Opportunity to forge or expand partnerships with local businesses and industries to secure additional support and resources.

Threats

1. Economic Downturns: Financial instability, both locally and nationally, could impact funding availability and community support.

2. Political Shifts: Changes in local or state government could lead to shifts in policy that may not favor climate community initiatives.

3. Public Skepticism or Opposition: Parts of the community might resist changes due to fears of gentrification or dissatisfaction with the interventions.

4. Technological Disruptions: Risks associated with data security and privacy concerning the use of interactive maps and other digital tools.

CHAPTER 4: Demographics

Racial and Ethnic Shifts: Signs of Cultural Vulnerability

Pomona's population has experienced significant demographic changes over the past decade. The proportion of residents identifying as "Other (Hispanic)" increased dramatically from 16.1% in 2013 to 38% in 2023, highlighting the growth of the Latinx community (Data USA, n.d.-a). Conversely, the proportion of Black non-Hispanic residents sharply declined from 11.2% to 5%, while White non-Hispanic residents decreased to 10% over the same period (Data USA, n.d.-a). These shifts mirror broader statewide trends of resegregation and the displacement of Black communities from urban centers. They underscore the urgent need for cultural preservation strategies and housing policies that protect existing communities instead of displacing them.

Total Population

City	2013	2023
Pomona, Ca	151,349	148,391
Ontario, Ca	167,496	181,224

Race & Ethnicity

Ethnicity & Race	2013	2023
Other (Hispanic)	16.1%	38%
White (non-Hispanic)	12.9%	10%
Black (non-Hispanic)	11.2%	5%

Homeowner vs. Renter (homeowners with mortgage)

City	Homeowner		Renter	
Pomona, CA	2013	53.6%	2013	45%
	2023	54.6%	2023	73.8%
Ontario, CA	2013	56.5%	2013	31.9%
	2023	57.3%	2023	70.6%

Homeownership vs. Renting: A Growing Imbalance

One of the most significant housing trends in Pomona is the rapid increase in renters. In 2013, renters made up 45% of residents; by 2023, they represented a staggering 73.8% (Data USA, n.d.-a). This surge indicates a growing vulnerability to housing instability, as renters—particularly those in older, lower-income properties— are more susceptible to eviction, rising rents, and redevelopment pressures. Without robust tenant protections and requirements for affordable housing, Pomona's majority-renter population is at heightened risk for involuntary displacement. Ontario, CA, shows a parallel trend, with renter rates increasing from 31.9% in 2013 to 70.6% in 2023 (Data USA, n.d.-b). However, Ontario's implementation of tenant protections and mixed-use zoning appears to have helped stabilize renter communities, offering a potential model for Pomona's Displacement Avoidance Plan (DAP).

CHAPTER 5: Lessons from Ontario's Successes and Challenges
The Importance of Community-Driven Planning

Ontario's success with the Transformative Climate Communities (TCC) program was not incidental; it stemmed from a deliberate, multi-year investment in community engagement infrastructure. Through initiatives like the Healthy Ontario Initiative, launched in the early 2010s, the city established participatory planning mechanisms that brought together residents, neighborhood associations, youth groups, small businesses, and civic organizations to collaboratively identify local priorities (Shanahan, 2021). These forums emphasized environmental justice, public health, access to services, and economic opportunity.

By the time Ontario applied for the TCC grant, it had already cultivated a culture of participatory governance that positioned the city to satisfy the program's community engagement mandates (Karpman et al., 2024). Residents were not merely invited to "comment" on pre-made plans—they were involved in co-creating project proposals, identifying target neighborhoods, and shaping program design. This resulted in deep alignment between funded projects and community needs, including affordable housing, expanded transit, and green infrastructure.

In contrast, Pomona's participatory planning efforts have historically been more NGO-led than institutionalized, with groups like Day One serving as primary facilitators (Day One, 2025). Ontario's experience underscores that community participation must move beyond public input sessions into embedded decision-making power within formal planning structures—something Pomona

could expand to strengthen equitable outcomes (Karpman et al., 2024).

Strategic Zoning as a Tool for Housing Equity

Ontario utilized Mixed-Use (MU) zoning and Transit-Oriented Development (TOD) overlays along the Euclid Avenue Corridor to address housing affordability while advancing sustainability goals. The city's zoning reforms allowed higher-density residential and mixed-use developments by right in transit-adjacent areas, reducing procedural hurdles that often stall affordable housing projects (Shanahan, 2021). These zoning tools were paired with inclusionary housing policies requiring a percentage of new units to be affordable to low- and moderate-income households, ensuring that affordability wasn't optional but embedded in new developments (Karpman et al., 2024).

Importantly, Ontario's form-based code overlay along Euclid allowed flexibility in building types and uses while emphasizing pedestrian-friendly urban design—encouraging ground-floor commercial, transparent façades, and public-facing spaces (Shanahan, 2021). This code made it possible to densify without undermining the street's historic character or livability.

Pomona's zoning code also uses TOD overlays near transit hubs to incentivize density, but coverage is more node-based and project-specific rather than corridor-wide, and inclusionary zoning operates as a separate policy layer rather than embedded within base zoning (City of Pomona, n.d.). Ontario's example suggests that Pomona could benefit from expanding TOD overlays and integrating affordability directly into the zoning ordinance for stronger structural housing equity (Burch, 2022).

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Integrating Affordability and Environmental Sustainability

Ontario's Vista Verde Apartments, developed under the TCC program, demonstrate the city's ability to deliver housing that is both affordable and climate resilient. This project incorporated solar energy systems, energy- efficient appliances, low-flow fixtures, and drought-tolerant landscaping—design features that reduced operating costs for tenants while contributing to citywide carbon reduction goals (Karpman et al., 2024). Critically, these units were reserved for households earning below 80% of the Area Median Income (AMI), directly advancing anti-displacement objectives.

By linking affordability mandates with environmental performance in zoning and funding agreements, Ontario prevented the common tradeoff between sustainability upgrades and rising rents that can displace vulnerable residents (Burch, 2022). Pomona, as it implements TCC-funded housing, could adopt similar performance standards to ensure climate investments don't inadvertently exacerbate gentrification pressures (UCLA Luskin Center for Innovation, 2024).

Prioritizing Environmental Investments in Vulnerable Neighborhoods

Ontario strategically concentrated urban greening projects—tree planting, permeable paving, stormwater infrastructure—within neighborhoods identified as environmentally burdened (Shanahan, 2021). Using environmental vulnerability data (e.g., heat maps, air quality indices), the city targeted interventions to areas suffering from higher asthma rates, poor air quality, and limited green space (Karpman et al., 2024).

This place-based equity strategy not only improved physical infrastructure but reduced health disparities and improved residents' quality of life. Pomona

could follow Ontario's lead by overlaying environmental vulnerability assessments onto zoning and capital planning to prioritize investments where they're most needed (Schreuder & Horlings, 2022).

Creating Local Economic Opportunities through Green Jobs

Ontario integrated workforce development into its zoning and infrastructure strategies by requiring local hiring goals and workforce training partnerships tied to TCC-funded projects (Karpman et al., 2024). Programs offered job training in solar installation, environmental remediation, green construction, and energy efficiency retrofitting, directly connecting underemployed residents to career pathways in sustainability sectors.

By embedding workforce provisions into planning processes—not as voluntary add-ons but as program requirements—Ontario linked climate goals to income stabilization and anti-displacement. Pomona's TCC implementation can build on this model by formalizing local hiring provisions and expanding green job training partnerships (UCLA Luskin Center for Innovation, 2024).

Enhancing Access Through Technology

Ontario's GIS-based mapping tools provided residents with visual access to housing, transit, and green infrastructure improvements, enhancing transparency and participation (Shanahan, 2021). Inspired by this approach, Pomona's partnership with Day One resulted in a Google Maps-based interactive resource map highlighting food pantries, clinics, civic spaces, and housing services (Day One, 2025). Ontario's experience underscores that such tools must be updated regularly and accompanied by digital literacy outreach to ensure equitable use, especially among seniors and lower-income residents with limited

tech access. Pomona's future planning efforts should institutionalize map maintenance and promotion through community networks to maximize impact [(Day One, 2025)].

Preserving Cultural Identity through Adaptive Reuse

Ontario's zoning overlays allowed historic buildings along Euclid Avenue to be adaptively reused as cafés, galleries, co-working spaces, or mixed-income apartments while preserving key architectural features like façades, cornices, and window openings (Shanahan, 2021). This approach prevented the "blank slate" redevelopment that often erases neighborhood identity, instead fostering incremental revitalization rooted in cultural heritage.

Pomona's preservation tools rely more on individual landmark designations and less on corridor-wide overlays. Ontario's model shows how adaptive reuse incentives can be structurally embedded in zoning codes to encourage preservation without sacrificing development potential (Shanahan, 2021).

Sustainable Transportation as a Path to Equity

Ontario's zoning reforms and TCC investments produced over five miles of new bike lanes, three miles of sidewalk improvements, and a transit pass program for income-qualified residents, reducing vehicle miles traveled (VMT) and improving affordable mobility (Karpman et al., 2024). These investments reduced transportation cost burdens while increasing access to employment, education, and services.

For Pomona, prioritizing similar sustainable transportation infrastructure in lower-income neighborhoods could advance both climate and equity goals.

Ontario's example shows that zoning and capital investments must work hand-in-hand to embed active and public transportation into neighborhood design [(UCLA Luskin Center for Innovation, 2024)].

Ontario's TCC implementation demonstrates that equitable, climate-resilient development requires structural integration of affordability, environmental justice, historic preservation, and workforce strategies into zoning, planning, and community engagement systems. Each success was underpinned by policies embedded in codes, not dependent on discretionary approvals or voluntary compliance. For Pomona, Ontario's experience provides a roadmap for embedding equity not just in project outcomes, but in the very processes and ordinances that shape who benefits from urban transformation.

CHAPTER 6: Actionable Recommendations Derived from Ontario's Experiences
Expand Mixed-Use and Transit-Oriented Zoning Overlays

Pomona should extend its existing Transit-Oriented Development (TOD) overlays beyond immediate station areas to include entire corridors like Euclid Avenue, enabling broader coverage of higher-density, mixed-use development. Ontario's approach shows that corridor-wide TOD overlays, rather than node-based overlays, promote more consistent walkable urbanism and better housing-production outcomes (Shanahan, 2021).

Additionally, Pomona's overlays should be amended to include mandatory inclusionary zoning requirements within TOD zones—for example, setting a minimum of 15–20% affordable units at below 80% AMI for all new residential projects in TOD areas, modeled after Ontario's integrated affordability benchmarks under the TCC program (Karpman et al., 2024). This ensures affordability is structurally tied to upzoning rather than left to project-by-project negotiations (Karpman et al., 2024).

Pomona's Zoning and Development Code currently allows density bonuses for affordable housing but does not require affordability within TOD overlays (Pomona Zoning and Development Code, 2024). Shifting from incentives to mandates would align zoning with Pomona's anti-displacement and housing equity goals.

Incorporate Climate-Responsive Zoning Tools

Ontario embedded climate resilience requirements directly into zoning ordinances by requiring permeable pavements, minimum tree planting per linear foot of frontage, cool roofs, and solar readiness in designated redevelopment zones (Burch, 2022).

Pomona's current approach relies on voluntary green building incentives via partnerships with GRID Alternatives and CHERP under the TCC grant (Day One, 2025, p. 11–12). To institutionalize these goals, Pomona should codify these practices as zoning requirements for new construction and major renovations in TOD and Mixed-Use zones.

Specific zoning amendments could include:

- Requiring 30% canopy cover within 10 years for all new developments.

- Mandating EV charging infrastructure in all new multi-family and commercial parking areas.

- Setting a minimum solar generation capacity (e.g., 1–2 kW per residential unit) for projects over 10 units.

- Requiring 50% of impervious surface in large projects to use permeable materials (Burch, 2022).

This approach turns green features from voluntary enhancements into baseline design standards.

Institutionalize Community Participation in Planning

Ontario's success was tied to institutionalizing participatory mechanisms like neighborhood advisory committees and community steering groups that had formal roles in shaping TCC-funded project scopes and outcomes (Karpman et al., 2024).

Pomona should build on its partnerships with Day One by establishing formal, ongoing structures for resident participation, such as:

- A permanent Resident Advisory Council for zoning and development decisions affecting TOD areas.

- Legally binding Community Benefit Agreements (CBAs) are required for any public land disposition or major development of over 20 units.

- Participatory budgeting processes for allocating infrastructure and housing-related public funds in vulnerable neighborhoods (Schreuder & Horlings, 2022).

These structures create accountable and transparent governance channels that extend beyond public hearings or outreach sessions.

Establish Green Workforce Development Pathways

Ontario embedded workforce training into its TCC implementation by linking green infrastructure projects to job training and local hiring mandates (Karpman et al., 2024). Pomona's TCC already funds similar training in solar installation and retrofitting (Day One, 2025, p. 10), but these programs could be expanded through:

1. A zoning requirement or city policy setting a 30% local hire minimum for all city-funded or city- approved development projects.

2. A Green Jobs Task Force to coordinate apprenticeship pipelines with public

    and private employers in renewable energy, sustainable construction, and

    environmental remediation.

3. Mandating "first source hiring agreements" giving Pomona residents priority

    access to construction and maintenance jobs for TCC-funded projects

    (Karpman et al., 2024).

Maintain and Expand the Interactive Resource Map

The Google Maps-based interactive resource tool created by Pomona and Day

One is a critical digital infrastructure asset for residents accessing services (Day

One, 2025, p. 43–49). To maximize its utility, the city should:

1. Establish an annual update cycle managed by a designated staff role or
    contract with Day One.

2. Add multi-language accessibility (Spanish, Tagalog, Mandarin, etc.).

3. Integrate mobile notifications for service changes (e.g., food pantry hours,
    pop-up clinics).

4. Expand map layers to include real-time transit data and environmental hazard
    zones

Ontario's GIS-based public resource maps highlight the importance of

keeping such tools current, inclusive, and cross-sector integrated (Shanahan,

2021).

Pursue Diverse and Long-Term Funding Streams

Ontario leveraged TCC funds to catalyze investments but also aligned its zoning and capital improvement plans with ongoing funding sources like state climate grants and green bonds (Karpman et al., 2024). Pomona should diversify beyond the TCC grant by:

- Applying for California's Sustainable Transportation Planning and Affordable Housing & Sustainable Communities (AHSC) funding.

- Issuing local Green Infrastructure Bonds to finance tree planting, stormwater retrofits, and bike infrastructure.

- Establishing a city-level Housing Trust Fund with inclusionary in-lieu fees, developer impact fees, and philanthropic contributions (UCLA Luskin Center for Innovation, 2024).

This multi-stream approach reduces dependency on any single grant cycle.

Incentivize Adaptive Reuse and Cultural Preservation

Ontario's Historic Preservation Overlays allowed buildings along Euclid Avenue to be reused for housing, co-working, small businesses, and arts spaces while preserving architectural features (Shanahan, 2021). Pomona should expand preservation incentives through:

- Creating a Cultural Preservation Overlay Zone covering historically significant blocks along Euclid.

- Offering property tax abatements for adaptive reuse that meets historic design guidelines.

- Providing pre-approved design templates or a streamlined review process for adaptive reuse projects that maintain designated architectural elements.

- Linking adaptive reuse incentives with affordable housing production via

density bonuses or fee waivers for projects that convert historic buildings into affordable units (Shanahan, 2021).

Create a Climate and Displacement Impact Scorecard

Ontario embedded equity into climate action by aligning investments with environmental justice and displacement risk data (Karpman et al., 2024). Pomona's Displacement Avoidance Plan offers a valuable framework, but a formal Climate + Displacement Scorecard could operationalize evaluation of future projects. Such a scorecard could require:

- A numerical scoring system combining environmental vulnerability, displacement risk, and affordability outcomes.

- Mandatory evaluation of any rezoning, public land disposition, or city-funded infrastructure project using the scorecard before approval.

- Annual public reporting of cumulative scores by neighborhood to track equity impacts over time [(Day One, 2025, p. 34)].

This institutionalizes equity and resilience metrics into land-use decisions, rather than relying solely on narrative justification.

CHAPTER 7: Interactive Map

For my client, I developed an interactive map designed to be an accessible tool not only for the client's immediate use but also as a valuable resource for the residents of Pomona. This map is crafted with user- user-friendliness at its core, accommodating a diverse range of users, including the elderly, children, and those with disabilities. It provides an intuitive interface that allows all community members to easily locate essential resources nearby. You can access this interactive tool directly through the following link, which offers instant navigation and engagement with the map. Accompanying this link is a detailed photograph that outlines the project's boundary. This visual guide clearly marks the areas where the grant funds are being allocated, helping users understand the geographic focus of our investment. This boundary delineation is crucial for residents to identify the scope of enhancements and resources available within their vicinity.

https://www.google.com/maps/d/edit?mid=1WxbjbPPZed7EyoWvuTKPF4IWzWBGsSw&usp=sharing

Civic Centers

One of the featured layers on the map highlights community-centered public spaces that play a vital role in promoting connection, support, and well-being within the neighborhood. This layer showcases three key landmarks: the Pomona Public Library & Civic Center, Palomares Park Community Center, and the Lopez Urban Farm. Each of these locations serves as a vital hub for civic engagement, education, recreation, and nourishment.

Located just southwest of the project site, the Lopez Urban Farm stands out as a dynamic space dedicated to community gardening, food access, and local sustainability. This urban farm not only provides fresh, nutritious produce for residents—particularly those facing food insecurity—but also serves as a vibrant gathering space for public events, cultural celebrations, and community programs.

Further southwest, along Garey Avenue, is the Pomona Public Library, a critical civic resource offering far more than books. Residents can access free internet, public computers, passport services, and an array of educational programs including librarian-led classroom visits, children's literacy events, and academic support services for students and teachers alike.

To the north, along Arrow Highway in North Pomona, lies the Palomares Park Community Center. This facility is a cornerstone of the city's commitment to public service, offering a wide range of youth development programs, recreational opportunities, and senior citizen services. It's a space designed to encourage inclusion, wellness, and intergenerational connections within the community.
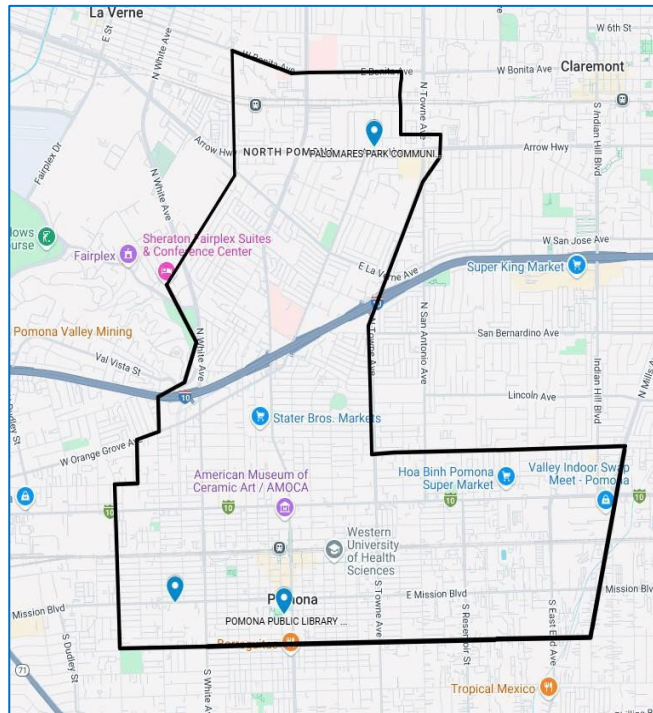
PUBLIC LIBRARY & CIVIC CENTER

📍 POMONA PUBLIC LIBRARY & CIVIC CENTER

PALOMARES PARK COMMUNITY CENTER

📍 PALOMARES PARK COMMUNITY CENTER

LOPEZ URBAN FARM

📍 LOPEZ URBAN FARM

Medical Services within the project site

The map above highlights several important medical service resources in Pomona. Some of these facilities are located along Park Street, north of downtown Pomona, while others are situated along Holt Avenue to the south. The facility located on Holt Avenue is Pomona's Free Clinic. Nearby on Holt, you'll also find Pomona Urgent Care, Planned Parenthood, and California Pediatric Care—each offering essential services for a range of healthcare needs. It is crucial that community members are made aware of these accessible resources to help ensure equitable healthcare for all residents.

MEDICAL SERVICES

- POMONA FREE CLINIC
- Planned Parenthood - Pomona Health Center
- Pomona Urgent Care
- California Pediatric Care
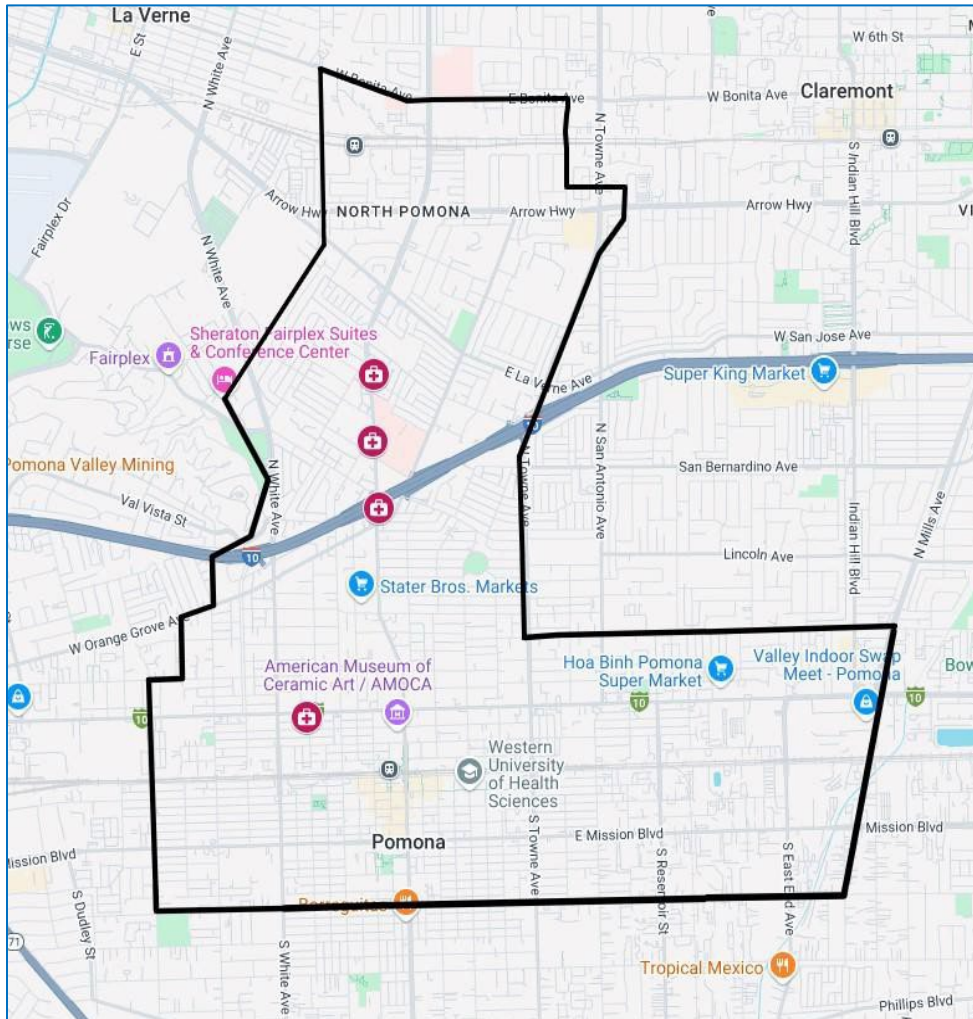
Food pantries within the project site

This layer of the map will include food pantries. We notice how they are pretty much located south of Pomona and a few in North Pomona. The food pantries which are LA Care & Blue Shield Promise Community resource center in Pomona, God's Pantry, New Direction Community Church- Food Distribution, Inland Valley Hope Partners and Sowing seeds for life are distributed throughout the project site. Food is an essential part of life, and everyone deserves access to it.
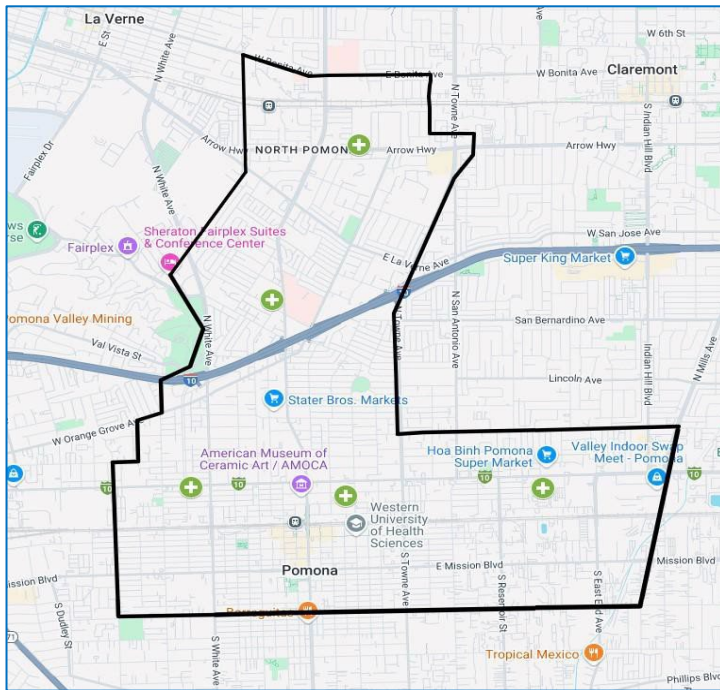
FOOD PANTRIES

- LA Care & Blue Shield Promise Community ...
- God's Pantry
- New Direction Community Church - Food Dis...
- Inland Valley Hope Partners
- Sowing Seeds For Life

Grocery stores within project site

This map layer highlights the locations of grocery stores accessible to residents within the defined project boundaries. At the client's request, major grocery store locations have been clearly identified to ensure visibility and ease of use. The map reveals a total of five grocery stores, which are spread out sporadically across the area—underscoring the importance of understanding where essential food resources are available in relation to community needs.
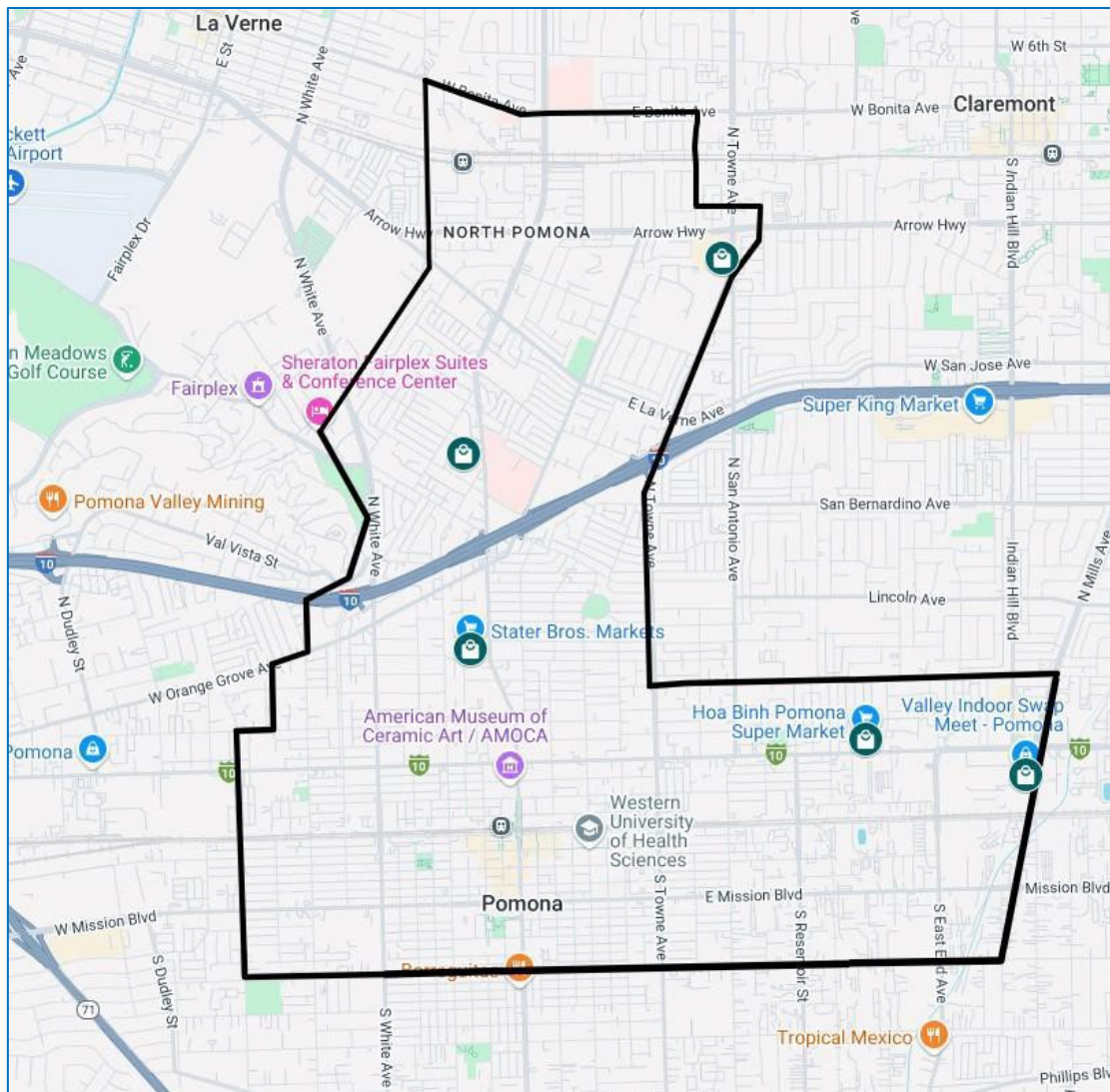
GROCERY STORES

- Stater Bros. Markets
- Hoa Binh Pomona Super Market
- Valley Indoor Swap Meet - Pomona
- Walmart Neighborhood Market
- Smart & Final

All services within the project Boundary

This interactive map showcases a variety of essential services, along with their proximity to one another. Designed with layered filters, users can easily sort and view specific categories—making it simple to locate the exact type of support they need. The map is user-friendly and includes direct links to each service's official webpage, providing quick access to vital information. While primarily created with residents in mind, its broader goal is to reduce the stress and uncertainty of finding affordable healthcare, food assistance, and academic support. It's a practical tool built to empower the community through accessible, organized information.
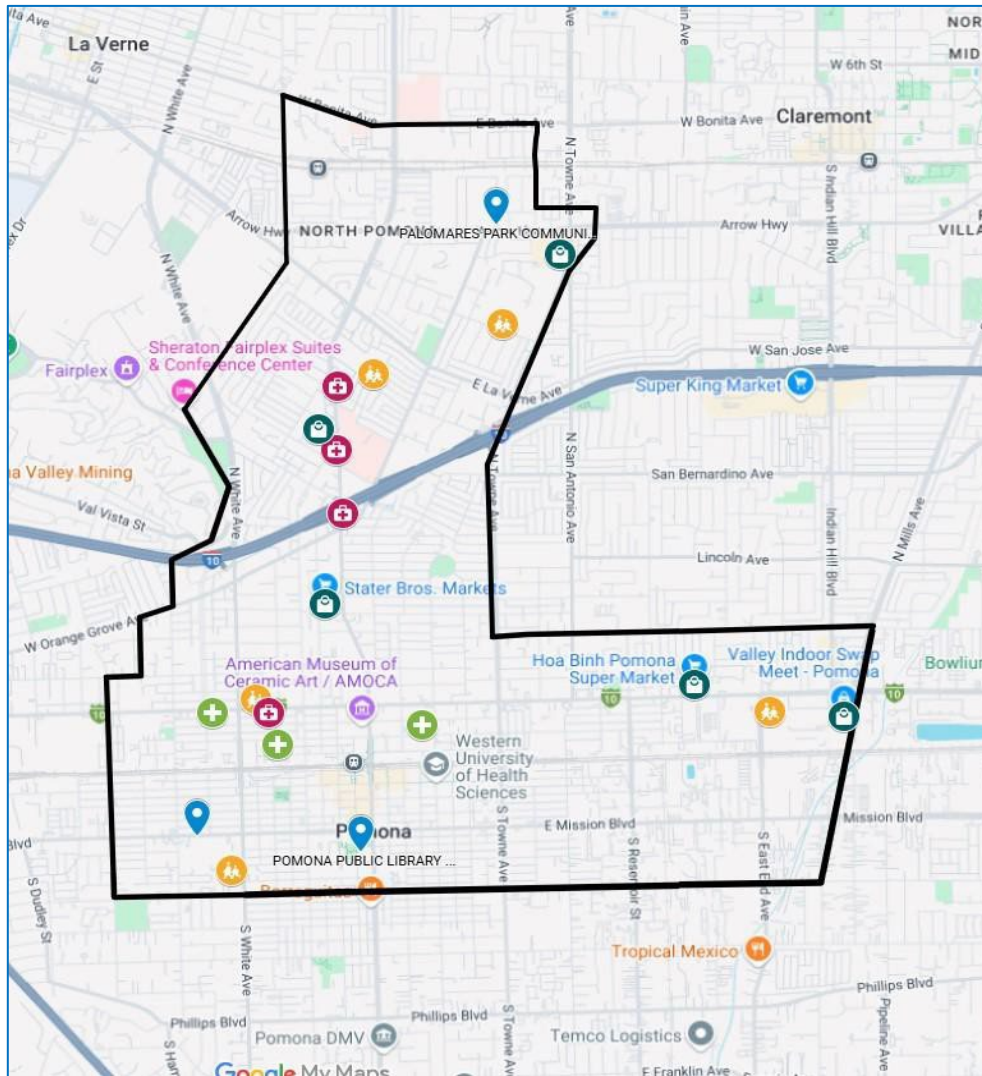
Analysis of Service Concentration and Outreach Opportunities

The interactive mapping tool developed by Day One reveals a concentration of key services—including food pantries, medical facilities, and public institutions—primarily in the southern and central parts of Pomona.

These areas benefit from proximity to established corridors like Holt Avenue and Garey Avenue, which host clusters of food access points (such as God's Pantry and Inland Valley Hope Partners), medical clinics (e.g., Pomona Free Clinic and Planned Parenthood), and civic institutions like the Pomona Public Library and the Lopez Urban Farm. This suggests that residents in these zones are relatively well-supported by essential services, particularly those tied to food security, healthcare, and public engagement.

In contrast, North Pomona appears to have more limited access to these services. Although the Palomares Park Community Center provides critical recreational and senior services, the overall density of medical clinics and food distribution centers is notably thinner in the northern zone. This geographic disparity points to a potential gap in service equity and highlights an area where targeted outreach and resource expansion could be impactful. Day One may wish to partner with local organizations to establish satellite food access points, host mobile health clinics, or enhance transportation links to existing resources for residents in North Pomona.

Another pattern of note is the dispersed nature of grocery stores across the project site. While there are five major grocery stores identified within the boundaries, their locations are somewhat sporadic, making reliable access to affordable, nutritious food uneven across neighborhoods. Day One could explore

options such as community-supported agriculture (CSA) drop sites, pop-up farmers markets, or culturally specific food distribution events in under-served areas.

The map's layered format, which includes service categories and clickable links, is a strength that facilitates navigation. However, its continued usefulness depends on regular updates and community awareness campaigns. Day One should consider expanding digital literacy efforts and conducting outreach to ensure residents know how to access and use the map—particularly among seniors, immigrants, and low-income families who may not be tech-savvy.

In terms of physical and cultural assets, the presence of the Lopez Urban Farm and the Pomona Public Library serves as a reminder of how multi-use, place-based resources can anchor a community. These spaces not only provide direct services but also serve as gathering places for social connection, civic participation, and environmental education. Future investments might explore replicating such hybrid spaces in other parts of the city.

Key Takeaways for Day One's Outreach Strategy

1. Strengthen services in North Pomona, particularly food access and health clinics.
2. Enhance promotion and training around the use of the digital resource map, especially for digitally underserved populations.
3. Explore mobile or pop-up services in areas with limited grocery or pantry coverage.
4. Leverage civic hubs like libraries and urban farms as platforms for outreach,

program delivery, and community building.

5. Use transportation planning to better connect residents in service-poor zones to resource-rich areas, aligning with the broader goals of the Displacement Avoidance Plan (DAP).

By strategically addressing the geographic disparities in resource availability, Day One can ensure a more equitable and resilient community infrastructure, aligned with its mission and the goals of the TCC program.

CHAPTER 8: Conclusion

Pomona's path forward is not without its challenges, but it is also filled with promise. The lessons drawn from Ontario's success with the Transformative Climate Communities program illustrate that equitable development is not only possible—it's achievable when cities commit to transparency, grassroots involvement, and policy alignment. From mixed-use zoning and green infrastructure to digital access tools and tenant protections, the strategies explored in this report reveal a roadmap that balances climate action with community preservation. What makes Pomona's approach especially meaningful is its emphasis on collaboration. Day One's integration of education, outreach, and technology demonstrates how local organizations can act as both bridge and catalyst, connecting policy with people in ways that foster resilience and trust. The interactive map, for instance, is more than a tool—it's a testament to what's possible when information is democratized, and residents are empowered to shape their futures.

Ultimately, the fight against displacement is not just about housing—it's about belonging. As Pomona continues to invest in sustainable infrastructure and environmental justice, the city must ensure that those who have built its neighborhoods are not priced out of their own communities. With continued attention to equity, Pomona can become a model not just for climate resilience, but for climate fairness.

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