

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577- 0226 Expires: 03/31/2024</b>
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																		
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority City of Pomona</u> <b>PHA Code:</b> <u>CA123</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA published Notices regarding the Draft 5-Year Plan and Public Hearing in the Inland Valley Daily Bulletin Newspaper.</p> <p>PHA Plan Supporting Documents are made available for review at:</p> <ul style="list-style-type: none"> <li>- Main Administrative Office of the PHA: City Hall, 505 South Garey Ave. Pomona, CA 91769</li> <li>- Public Library: Pomona Library, 625 South Garey Ave. Pomona, CA 91769</li> <li>- PHA’s website: <a href="https://www.pomonaca.gov/government/departments/neighborhood-services/pomona-housing-authority-pha">https://www.pomonaca.gov/government/departments/neighborhood-services/pomona-housing-authority-pha</a></li> </ul> <p>Interested public were invited to attend a Public Hearing on April 7, 2025, in the Council of Chambers located at 505 South Garey Ave. Pomona, CA 91769, to provide comments concerning the 5-Year Plan for 2025-2030.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.																		
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the PHA is to provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently.</p> <p>The PHA will collaborate with non-profit, private, and public entities to create healthy communities and to empower able residents to achieve financial independence. The PHA will maintain strong internal controls, develop and maintain a strong culture of mutual respect, fiscal responsibility, and ethical behavior, by our employees and other key stakeholders.</p>																		

**B.2**

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**1. Expand Housing Choice**

- a. Apply for additional vouchers including Special Purpose vouchers
- b. Form partnerships with housing developers to increase the number of affordable housing units
- c. Use MTW flexibilities to expand housing choice including exploring Local Non-traditional (LNT) activities
- d. Seek to leverage private and other public funds and programs to create additional housing opportunities
- e. Encourage property owners with units in higher opportunity areas to participate in the PHA programs
- f. Explore special housing types such as shared, student, and manufactured Housing etc.

**2. Strengthen existing housing provider relationships and create new ones in effort to increase housing stock**

- a. Offer housing provider workshops to keep them abreast of program changes/updates
- b. Participate in outreach events to market our programs to new housing providers
- c. Streamline program processes to reduce barriers in housing families
- d. Preserve existing relationships with housing providers
- e. Create activities under MTW focused on incentivizing housing providers
- f. Continue to offer exceptional customer service

**3. Promote self-sufficiency and asset development of assisted households**

- a. Increase enrollment in our FSS program
- b. Work alongside customers and staff to identify resource needs, gaps, and priorities to focus our pursuit of partnerships that most effectively address our customers' needs
- c. Form community partnerships and leverage City resources that will aid families to move towards self-sufficiency
- d. Utilize MTW designation to create activities that will promote self-sufficiency
- e. Provide homebuyer education to encourage homeownership

**4. Increase operational efficiency through innovation**

- a. Evaluate and update policies and procedures to ensure compliance, consistency, and efficiency in operations
- b. Research, implement and maintain technology to improve service delivery and enhance external communication
- c. Use technology to enhance, streamline, and increase productivity
- d. Use Moving to Work flexibilities to drive and expand innovation
- e. Move towards becoming a paperless entity by creating a digital archive
- f. Improve website layout to enhance accessibility to PHA resources

B.3

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

**PHA Goal: Maximize funding eligibility**

**PHA Objectives:**

- Apply for additional vouchers if made available by HUD.
- Acquire or build units or developments.
- Apply for additional VASH vouchers if they become available
- Apply for additional Mainstream vouchers if they become available

**Progress:**

Applied and received Mainstream (63), Foster Youth to Independence Initiative (15), Housing Stability (11), and Emergency Housing (78) vouchers

Project based units at Veterans Park Apartment (30 PBV-VASH), Villa Esperanza (8 PBV-VASH), Chris Hartmire Plaza (8 PBV-VASH & 16 PBV-HCV), and Prisma Artist's Lofts (8 PBV-HCV) developments

The PHA has applied and is waiting to hear of the award for additional VASH vouchers. In addition, the PHA will be applying for Family Unification vouchers and additional vouchers as they come available.

**PHA Goal: Increase the quality affordable housing.**

**PHA Objectives:**

- Maintain high voucher management by sustaining a "High" performance SEMAP score status.
- Increase customer satisfaction by: continuing to respond to complaints within 24 hours, process RFTA requests within 10 working days.
- Maintain hardware & software systems updated to comply with HUD's reporting requirements.
- Concentrate on efforts to improve specific management functions related to HCV unit inspections.

**Progress:**

PHA no longer reports SEMAP, since it was designated a Moving to Work agency.

PHA continues to meet this goal by offering effective and reliable customer service. The PHA has modified operations related to COVID-19 pandemic and has reduced RFTA requests from 10 working days to 5 days. The PHA continues to work with its software vendor to automate operations such as implementation of tenant and landlord portals.

Even with the COVID-19 restrictions, the PHA managed to conduct physical inspections to ensure quality affordable housing and conducted Quality Control inspections in excess of the minimum required.

**PHA Goal: Increase assisted housing choices**

**PHA Objectives:**

- Provide voucher mobility counseling by continuing to improve briefing procedures to ensure that new applicants and current participants receive the most updated information on unit availability and on portability options and rights.
- Conduct yearly outreach efforts to potential voucher property owners.
- Review voucher payment standards and revise as necessary.

**Progress:**

Program applicants and participants continue to receive mobility counseling to inform them of their housing choices and opportunities

The PHA continues to preserve and expand relationships with housing providers by offering incentives, conducting periodic workshops, and streamline program processes. The PHA's monetary incentives to housing providers are to encourage participation, conduct workshops to keep housing providers abreast of program changes and automate processes in an effort to streamline operations.

The PHA continuously reviews and updates payment standards to ensure families are not rent burdened

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

**PHA Objectives:**

- Increase the number and percentage of employed persons in the assisted families.
- Provide or attract supportive services to improve assistance recipients' employability.
- Provide or attract supportive services to increase independence for elderly or families with disabilities.
- Improve marketing of the Family Self-Sufficiency program to all clients, businesses, educational, and training facilities in the jurisdiction of Pomona.

**Progress:**

FSS Coordinator maintains active participation in various committees such as the Pomona Continuum of Care Coalition, Pomona Promise, Task Force, AmericanJob Center of California (Pomona Valley AJCC), and Family Solution Center with Union Station Homeless Services (SPA3). The FSS coordinator fosters a relationship with various agencies and committees to obtain information and connect families to resources that can improve their quality of life, such as mental health, employment, training, education, financial literacy, parenting classes, workshops, First Time Homebuyer workshops, in order to remove barriers to become self-sufficient.

Currently the FSS program has an enrollment of 55 families and it continues to grow. We anticipate that new Foster Youth to Independence (FYI) voucher holders will enroll in the program, and efforts to reach out to families in Section 8 who receive Cash Aid assistance (TANF) to apply are ongoing.

Comprehensively, the FSS program has been successful in graduating families from the program, from the start of the program in 1989 to present, 51 families have graduated and the Pomona Housing Authority has released a total of \$665,040.49 in escrow funds. In the last five years, 16 families have graduated and the PHA has released a total of \$270,858.

Marketing for the FSS program is generally done through the Housing Choice voucher briefings. Flyers and notices are all great tools to encourage enrollment but client testimonials tend to be the most effective in gathering interest.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for everyone**

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

**PHA Objective:**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability by conducting annual workshops for participating and prospective owner within the HA's jurisdiction. The Fair Housing Agency will continue to do presentations, inform, and educate on laws, and regulations governing fair housing.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required.

**Progress:**

The PHA continues to ensure equality opportunity in housing.

The mission of the PHA continues to provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA collaborates with non-profit, private, and public entities to create healthy communities and to empower able residents to achieve financial independence. The PHA maintains strong internal controls, develops and maintains a strong culture of mutual respect. Our employees and stakeholders maintain a high level of responsibility and ethical behavior.

In achieving the PHA goals, the PHA is maximizing funding eligibility by maintaining a 98% minimum lease up rate. The PHA sustains High Performance SEMAP score. The PHA maintains high customer satisfaction by responding to complaints within 24 hours. The PHA continues to improve its briefing procedures for program participants by providing the most updated information in compliance with HCV program regulations.

**Other PHA Goals and Objectives**

**The waiting list is expected to open for new applicants in late 2020;**

The PHA opened its Waiting List 2021 and currently has over 1,300 applicants

**Utilize and maximize funding eligibility;**

PHA continues to meet this goal by maintaining a leasing rate between 98% and 100% for the HCV program to maximize funding

**Continue to provide LEAD awareness to the participants, owner, and general public;**

In partnership with the City of Pomona, the PHA continues to meet this goal by providing lead awareness pamphlets to residents and financial assistance to abate lead-based paint hazards in their unit

**The Pomona HA has maintained the quality of assisted housing by maintaining a "High" performance SEMAP status;**

PHA no longer reports SEMAP, since it was designated a Moving to Work agency.

Increase customer satisfaction;

○ PHA met this goal by:

- Responding to inquiries within 24-48 hours
- Providing an online platform to apply for housing
- Creating accessibility to assigned Specialist during assigned walk-in hours
- Implementing a check-in system for in-person office visits
- Assigning a Housing Specialist to assist vulnerable populations
- Using technology to provide participants with easier access to program forms, requirements, resources, documents etc.

**Maintain high emphasis on the staff training and education on current program regulations that pertain to policies and procedure that affect family program eligibility;**

The PHA prioritizes staff development by providing training opportunities on relevant housing topics.

**Maintain a leasing rate between 98% and 100% for the HCV program to maximize funding and assist as many families as possible; PHA will strive to use 98% to 100% of available funding for programs it administers;**

The PHA consistently monitors utilization to ensure maximization of available funding

**Continue to recertify in a timely manner to achieve and maintain a reporting rate of 98%;**

The PHA recertified and maintained a reporting rate of 98%

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA will provide all applicants with information about VAWA at the time they request an application for housing assistance. The PHA will also include information about VAWA in all notices of denial of assistance. The PHA will provide all participants with information about VAWA at the time of admission and at annual reexamination. The PHA will also include information about VAWA in notices of termination of assistance. The VAWA information provided to applicants and participants will consist of the notices in Exhibit 16-1 ‘Notice of Occupancy Rights under the Violence Against Women Act’ and 16-2 Certification Of Domestic Violence, Dating Violence, Sexual Assault, Or Stalking And Alternate Documentation’ (HUD Form – 5382).</p> <p>Whenever the PHA has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the PHA may decide not to send mail regarding VAWA protections to the victim’s unit if the PHA believes the perpetrator may have access to the victim’s mail, unless requested by the victim. When discussing VAWA with the victim, the PHA will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room. The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.</p> <p>The PHA will provide owners and managers with information about their rights and obligations under VAWA when they begin their participation in the HCV program and at least annually thereafter. The VAWA information provided to owners will consist of the notice in Exhibit 16-2 and a copy of form HUD- 5382, Certification of Domestic Violence, Dating Violence, and Stalking and Alternative Documentation.</p> <p>Any request for documentation of domestic violence, dating violence, sexual assault, stalking, or human trafficking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline. The PHA may, in its discretion, extend the deadline for 10 business days. In determining whether to extend the deadline, the PHA will consider factors that may contribute to the victim’s inability to provide documentation in a timely manner, including cognitive limitations, disabilities, limited English proficiency, absence from the unit, administrative delays, the danger of further violence, and the victim’s need to address health or safety issues. Any extension granted by the PHA will be in writing. Once the victim provides documentation, the PHA will acknowledge receipt of the documentation within 10 business days.</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>No significant Amendment or Modification was made to the 5-Year plan.</p>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>	

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Inapplicable**

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Inapplicable**

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Inapplicable**

## Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. Plan Elements.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

### C. Other Document and/or Certification Requirements.

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

#### C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

#### C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

#### C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

### D. Affirmatively Furthering Fair Housing.

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.