

CITY OF POMONA HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) COMMENTS RECEIVED AND RESPONSE TO
PUBLIC HOUSING AGENCY
FY 2026-2027 ANNUAL PLAN

BACKGROUND

The “Quality Housing Work Responsibility Act of 1998” (QHWRA) contains a provision whereby a Housing Agency must submit an Annual Plan. The Department of Housing and Urban Development (HUD) published the Annual Plan final rule on October 21, 1998. The rule was effective on November 22, 1999. The Annual Plan serves as a strategic document that outlines how jurisdictions plan to use HUD funds. It has two elements, a Five-Year Plan and an Annual Plan, which includes the Moving to Work (MTW) Supplement. The Annual Plan submission process is a continuing planning process. The Pomona Housing Authority (PHA) must submit an Annual Plan every year. Program participants and the public have an opportunity for input before each submission to HUD.

As part of the PHA’s outreach efforts, 250-program participants received invitation letters to participate in the RAB meeting on November 4, 2025. Three (3) program participants responded. The PHA held an in-person meeting on December 2, 2025, to discuss proposed FY 2026-2027 changes and service improvements. The PHA gathered feedback and comments during the scheduled RAB meeting and addressed the comments below. The PHA thanks the FY 2026-2027 RAB members for their vital role in shaping housing policy and community development; their input plays an important role in the development of the PHA’s Annual Plan process.

PURSUANT TO CODE OF FEDERAL REGULATIONS:

Resident participation in the Five-Year and Annual Plan process Code of Federal Regulations (CFR) provisions is as follows:

1. Section 903.13, (a) states: “...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA plans.”
2. Section 903.13, (c) states: “The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Five-Year and Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations.”
3. Section 903.17 sets forth the public notification requirements: The Board of Commissioners “must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA”. The regulations also state that no later than 45 days before the public hearing is to take place, the PHA must:

4. Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and
5. Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.

ANNUAL PLAN PUBLIC PROCESS

The PHA has made the Annual Plan submission, and its approval process a public process. The PHA proved to go beyond the HUD requirements.

The following highlights how the PHA complied with regulations:

1. The PHA invited 250 program participants to participate on the Resident Advisory Board. The final RAB members formed on December 2, 2025, to participate in the PHA planning process
2. Considered recommendations and comments from participants, the public, and the Resident Advisory Board(s) in the development of the Final Annual Plan
3. On January 16, 2026, the PHA published a Notice in local newspapers that the Annual Plan Draft was available for inspection at 505 S. Garey Ave., between the hours of 7:30 a.m. to 6:00 p.m.
 - a. PHA Published Notices regarding the Annual Plan Draft and the Public Hearing in the Inland Valley Daily Bulletin on January 16, 2026
 - b. Annual Plan Draft copies made available at the PHA main administrative office
 - c. Annual Plan Draft copies provided to all RAB members at RAB meetings
 - d. Assembled documentation relevant to the non-required sections of the Annual Plan and made it available for public inspection at PHA main administrative office effective, January 16, 2026
4. Conducted Public Hearing on the Annual Plan Draft
 - a. The PHA Board of Commissioners conducted a Public Hearing regarding the Annual Plan Draft on March 2, 2026. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
5. The PHA considered all comments from the Public Hearing and the Resident Advisory Board, in drafting the Final Annual Plan.

COMMENTS ON THE PHA DRAFT ANNUAL PLAN

During the 45-day Annual Plan comment period, the PHA welcomed oral and written comments on the Plan Draft

- Written comments on the Plan Draft were to be received at the PHA’s main administrative office.

Oral comments on the Annual Plan Draft were recorded via pen and paper notes during RAB Annual Plan meeting held December 2, 2025. RAB meeting was held during this period as an in-person meeting.

2026-2027 RESIDENT ADVISORY BOARD (RAB) MEMBERS

Gallegos

Woods

Taylor

COMMENTS MADE BY RAB MEMBERS AND PHA RESPONSE:

HQS/Rent Increases

Comment: Maintenance requests with the property management company where I live tend to be left unaddressed or little to no effort is made to complete my requests.

PHA Response: The PHA recommends that tenants follow the inquiry/maintenance request process designated by the owner/management company to report an issue or request repairs. The participant should allow reasonable time for management to address and resolve their requests. If a request is not addressed by the owner/management company, the tenant can notify the PHA. The PHA staff can then reach out to management to follow up on the tenant’s concerns and hopefully assist in getting the matter resolved.

Comment: What guidelines are used for Inspections?

PHA Response: The PHA uses HQS guidelines to ensure housing units meet specific health and safety criteria, these guidelines are vital for maintaining quality living conditions for tenants and ensuring properties are safe and suitable. HQS inspection standards will sunset and a new inspection criterion will take its place, NSPIRE - National Standards for the Physical Inspection of Real Estate and Rent Reasonableness Determinations. The compliance date stands as February 1, 2027, at this moment.

Housing Programs/Needs

Comment: What are the different types of Housing Vouchers that the PHA offers to applicants?

PHA response: Currently the PHA administers the following types of Housing Choice Vouchers: Tenant-Based vouchers, Project-Based vouchers, and various Special Program vouchers such as Emergency Housing (EHV), Mainstream (MS), Foster Youth to Independence (FYI), Housing Stability (HSV), and Veterans (VASH). The PHA heavily relies on funding from HUD and can only administer what they are allotted, however, the PHA is always looking to assist more families and will continue to apply for additional vouchers whenever possible.

Comment: The Special Program, Emergency Housing Voucher program is expected to sunset in 2026, what can I expect?

PHA response: The U.S Department of Housing and Urban Development (HUD) issued a notice to all Public Housing Authorities announcing a final funding allocation to support the rental assistance payments currently being made on behalf of EHV participants. According to HUD, no additional renewal funding will be provided after this allocation. Therefore, the current funding is expected to sustain the program through June 2026. EHV families will receive assistance through June 30, 2026, as long as federal EHV funds remain available. After that date (or earlier if funds are exhausted), rental assistance payments under the EHV program will end. When that time comes, the PHA will send notices of exact end date and important steps well in advance, at least 60 days before the assistance ends.

Comment: Discussion of MTW activity 1.f Minimum Rent (HCV): Residents commented that they would be okay paying more if it meant it allowed for more families to be on the program.

PHA response: MTW flexibility helps our agency design innovative ways to develop cost effective policies. The proposed MTW activity will be included in our next Annual Plan submission, 1.f Minimum Rent (HCV) is a minimum rent amount to be charged to the participant. The long-term benefit is that the agency will pay less Housing Assistance Payments (HAP), which in turn will allow more families to be assisted on the Waiting list. Our agency is searching for ways to avoid disrupting any family's assistance and potentially losing their housing. Setting a minimum rent is a cost saving measure mentioned in PIH Notice 2025-28, where agencies are encouraged to reduce HAP expenses to prevent shortfalls in funding.

Comment: What is the Family Self- Sufficiency (FSS) program? How can I participate?

PHA response: FSS is a Section 8 program that is designed to assist current Section 8 tenants to achieve economic independence; the objective is to reduce the dependency of low-income families on welfare assistance and on Section 8, public assistance, or any Federal, State, or local rent or homeownership subsidies. Families meet with an FSS coordinator to set self-sufficiency goals that must be achieved within a 5-year period. The FSS financial incentive is the establishment of an escrow account, which becomes available to the family at the completion of its contract. The family receives their escrow balance and may invest the funds they preserved in any matter they desire.

Comment: Can an Owner reject a Section 8 family from renting a unit?

PHA response: A landlord may not refuse to rent their unit to a family just because they are a voucher recipient. Under AB 1482, this is considered an income source discrimination. If a family feels they have experienced fair housing discrimination, they should reach out to their local fair housing agency.

Other Topics

Comment: Does every city/county have its own housing authority? How do jurisdictions work??

PHA Response: Housing authorities in the US all have distinct jurisdictions based on federal, state, and local laws. The City of Pomona Housing Authority only has jurisdiction within the city limits of Pomona. However, Los Angeles County Housing Authority may encompass several cities within the county.

Comment: What is the process a builder follows to create low-income housing? How does the city select who gets to build here?

PHA Response: When available, developers seek and apply for state and federal tax credits to create affordable housing projects. In conjunction with tax credits, many developers also apply for project-based vouchers if available, from local housing agencies through a competitive process. Some may also partner with other housing entities to maximize funding streams and create partnerships to provide support to families outside of just housing needs. Through this competitive process, cities select the developer that meets the stipulated criteria and needs of the community best.

RESIDENT ADVISORY BOARD OVERALL SERVICE SATISFACTION

• Employee Service

Comments:

Members expressed their gratitude in the opportunity to share their input on the administration of the program. More importantly several participants expressed how satisfied they are with their current owner/management company and shared the positive experiences they have had with the program. One program participant cited “I was homeless before I received my voucher, so I am very thankful to this program. I don’t know where I would be if it wasn’t for all of your help.”

PHA response: Thank you all for your time. Your presence in these meetings indicates your desire to be involved in the process of keeping the program’s integrity and efficiency of service. The PHA staff make every effort to deliver exceptional service. Your suggestions and feedback are extremely important and taken into consideration for future services provided to program participants. As always, we strongly suggest you submit any concerns in writing. Should you need further assistance your case managers are always here to help with any questions. Please keep in mind, the PHA offers Open Office Hours weekly, Tuesday 9am-10am and Thursday 2pm-4pm

SUMMARY OF PUBLIC PARTICIPATION

The PHA provided the public with the opportunity to provide their input on the proposed programs and activities as follows:

Plan Development

As part of the outreach efforts by the PHA, 200-program participants received invitation letters to participate in the Resident Advisory Board (RAB) in 2024. Ten (10) program participants responded.

Public Hearing and/or Meetings

Three (3) RAB members attended the in-person meeting to address participants’ needs. The meeting was held before the Annual Plan Draft was completed and subsequently adopted.

Public Notification

The Draft Annual Plan and the Public Hearing date was published in the Inland Valley Daily Bulletin on January 16, 2026.

Access to Information/Availability to the Public

As required by Code of Federal Regulations the PHA assembled documentation relevant to the non-required sections of the Annual Plan and made it available for public inspection at PHA main administrative office effective January 16, 2026.

The PHA Board of Commissioners conducted a Public Hearing regarding the Draft Annual Plan on March 2, 2026. The Public Hearing adjourned until everyone present who wished to make comments had the opportunity to speak.

Comments Received During 45-Day Comment Period

The PHA did not receive any formal written comments during the 45-day comment period or any time thereafter, prior to the submission of the FY 2026-2027 Annual Plan. The PHA will continue to engage its stakeholders through comment periods in the future so that policies and procedures reflect the needs of the entire community. The PHA's objective is to provide affordable, decent, safe, and sanitary housing for eligible very low and extremely low-income families and individuals.