



CITY OF POMONA COUNCIL REPORT

March 6, 2017

To: Honorable Mayor and Members of the City Council sitting as the Governing Board for the Pomona Housing Authority

From: Linda Lowry, City Manager and Executive Director of the Pomona Housing Authority

Submitted by: Benita De Frank, Neighborhood Services Director

Subject: **Public Hearing - Adopting a Resolution Approving the City of Pomona Housing Authority's FY 2017-2018 Annual Plan for Submission to the U.S. Department of Housing and Urban Development (HUD)**

OVERVIEW

Recommendations - That the City Council, sitting as the Governing Board of the City of Pomona Housing Authority:

1. Conduct a public hearing for the City of Pomona Housing Authority's (Housing Authority) Annual Plan for FY 2017-2018 to receive testimony and comments; and,
2. Adopt a resolution approving the Housing Authority's FY 2017-2018 Annual Plan for submission to the U.S. Department of Housing and Urban Development (HUD), including a Certification of Consistency with the Consolidated Plan for FY 2017-2018.

Fiscal Impact- There is no fiscal impact associated with this action. The Housing Choice Voucher Program is funded annually by HUD. Approving the Certification of Compliance and Consistency with the Consolidated Plan and approving the submission of the Housing Authority's Annual Plan to HUD does not commit the City to spending any additional funds.

Public Noticing Requirements – The Housing Authority must publish a notice informing the public that the Annual Plan is available for review. A 45-day period is required to allow for public comment on these documents. Notice must include the date, time and location of the public hearing. A notice of public hearing was published on January 17, 2017 in the Inland Valley Daily Bulletin.

Previous Council Action – On March 21, 2016, the City Council conducted a public hearing and adopted a resolution approving the Public Housing Agency, Annual Plan for FY 2016-2017. All approved documents were submitted to the U.S. Department of Housing and Urban Development (HUD) and were approved as filed.

EXECUTIVE SUMMARY:

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Agencies (PHA) administering the Housing Choice Voucher program to develop a PHA Plan. There are two parts to the plan: a Five-Year Plan submitted once every fifth PHA fiscal year and an Annual Plan that is submitted to HUD every year. The Five-Year and Annual Plans provide a ready source for interested parties to locate basic public housing agency policies and requirements concerning operations and services.

HUD guidelines state that the PHA Plan must be submitted seventy-five days prior to the new fiscal year (July 1, 2017). Adoption of the resolution and approval of the PHA Plan will place the Housing Authority in compliance with QHWRA, with respect to the Housing Choice Voucher Program component.

DISCUSSION:

The Housing Authority has been in operation since 1993 as a Public Housing Agency (PHA), receiving funding from HUD to provide rental assistance through the Housing Choice Voucher program to qualified lower income individuals and families within the boundaries of the City of Pomona.

Currently the Housing Authority serves an average of 918 families per month and has 1,864 applicants on the waiting list, which was last opened up in July 2014. In addition to the Housing Choice Voucher program, the Housing Authority also administers the Family Self-Sufficiency (FSS) program and the Continuum of Care-Permanent Supportive Housing (formerly Shelter Plus Care (S+C) program). There are 57 participants enrolled in the FSS program working toward mainstream housing placement and self-sufficiency and 75 families with disabilities in the Continuum of Care-Permanent Supportive Housing program receiving rental assistance with supportive services.

HUD Public Housing Agency Requirements

To be in good standing with HUD and have the ability to continue providing rental assistance through the Housing Choice Voucher program, the Housing Authority must meet HUD's requirements. There are two policies and planning documents related to the Housing Choice Voucher program that the Housing Authority is required by HUD to develop and maintain the PHA Plan.

The PHA plan is a requirement initiated by QHWRA that must articulate the Housing Authority's mission statement and spell out the agency's long-term and short term plans consistent with that mission statement. There are two parts to the PHA plan: a Five-Year Plan submitted once every fifth PHA fiscal year and an Annual Plan that is submitted to HUD every year. The PHA plan requires information on the housing needs of program applicants, the resources the local housing choice voucher program brings to meet those needs, and the policies, rules and standards that govern program participation and management. The Housing Authority must include Housing Choice Voucher program residents in plan development and must reflect residents' input in the final plan.

As part of the adoption process, the Housing Authority's Governing Board must conduct a public hearing and invite the public to comment on the Plan. Because the PHA does not administer public housing and has a continued high performing status annually, it can submit a streamlined public housing agency plan template.

The Pomona Housing Authority PHA Plan

The following is an overview of the Housing Authority's PHA Plan:

FY 2015-2020 Five-Year Plan

The Five-Year Plan includes a mission statement designed to serve the needs of low-income and very low-income families in the PHA's jurisdiction and lays out the Housing Authority's long term goals, and quantifiable objectives for achieving the mission statement. City Council, sitting as the Governing Board, conducted a public hearing and adopted a resolution approving the FY 2015-20 (Per HUD's requirement, dates covered were revised) for Five-Year Plan on April 7, 2014.

FY 2017-2018 Annual Plan

The FY 2017-18 Annual Plan, represents Year One of the 2015-2020 Five-Year Plan, providing details about the Housing Authority's participants, programs and services, and its strategy for addressing operational concerns, residents' needs, programs and services for the upcoming year.

The Annual Plan includes:

1. All PHA's Plan elements and any revisions made by the Housing Authority, since its last Annual Plan submission, if applicable.
2. The Housing Authority's general policies governing eligibility, selection, admission policies, de-concentration of lower-income families, and waiting list procedures.
3. Rent determination, including payment standards and minimum rents.
4. The Housing Authority's grievance procedures statement.
5. Civil Rights certification of compliance.
6. Recent results of the Housing Authority's fiscal year audit.
7. A description of any activities, services, or programs provided or offered, directly or in partnership, by the Housing Authority to address "Violence Against Women Act."
8. A statement of the progress in meeting the mission and goals as described in the preceding Five-Year Plan.
9. A certification that the Annual Plan is consistent with the City of Pomona's Consolidated Plan.

Resident Advisory Board

The Annual Plan must be developed in consultation with a Resident Advisory Board (RAB). The Housing Authority establishes the RAB, which includes adequate resident representation assisted by the Housing Authority. The role of the RAB is to provide input and comment on the development of the Plans. For the development of the FY 2017-2018 Plan, the RAB met on five different occasions from September 7, 2016 through November 16, 2016. A summary of their comments is included as an attachment to the Plan.

Governing Board Action Summary

The City Council, sitting as the Pomona Housing Authority Governing Board, is presented the FY 2017-2018 Annual Plan with Certification of Consistency with the Consolidated Plan for FY 2017-2018, for your consideration and approval. HUD guidelines state that the PHA Plan must be submitted seventy-five days prior to the new fiscal year (July 1, 2017). Adoption of the resolution and approval of the PHA Plan will place the Housing Authority in compliance with QHWRA and HUD policies, with respect to the Housing Choice Voucher program.

Attachment 1 – Resolution

Exhibit A – PHA FY 2017-2018 Annual Plan

Exhibit 1 - PHA Certification of Consistency with the Consolidated Plan

PHA Civil Rights Certification

PHA Certifications of Compliance

Exhibit 2 - Resident Advisory Board (RAB) Comments

Exhibit 3 - SEMAP Score for FY 2015-2016