

CITY OF POMONA HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) COMMENTS RECEIVED AND RESPONSE TO
PUBLIC HOUSING AGENCY
FY 2018-2019 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 has two elements, a Five-Year Plan and an Annual Plan. 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, 500-program participant received invitation letters to participate in the Resident Advisory Board (RAB) in 2017. Fifteen (15) program participants responded. The PHA held an introductory meeting on September 20, 2017 to discuss proposed FY 2018-2019 changes and or service improvements. Comments came during RAB scheduled meetings. Comments received are addressed below. The PHA thanks the FY 2018-2019 RAB members for their comments and playing 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 states 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 public process for the Annual Plan began in September 2017.

The PHA complied with regulations, its process included:

1. Final RAB members formed in September 2017 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. 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 AM – 6:00 PM
 - a. PHA Published Notices regarding the Annual Plan Draft and the Public Hearing in the Inland Valley Daily Bulletin on January 16, 2018
 - 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, 2018
4. Published a Notice regarding the Public Hearing and invited public comment
 - a. Published Notices regarding Public Hearing in: the Inland Valley Daily Bulletin
5. Conducted a Public Hearing on the Annual Plan Draft
 - a. The PHA Board of Commissioners conducted a Public Hearing regarding the Annual Plan Draft on March 5, 2018. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
6. 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 FIVE-YEAR AND ANNUAL PLAN

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

- Written comments on the Annual 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-related meetings held September 20, 2017 and September 27, 2017. RAB meetings were held during this period at PHA main administrative office.

2018-2018 RESIDENT ADVISORY BOARD (RAB) MEMBERS

Rita Jefferson
Pauline Brown
Ngoc Nguyen
Cherie Pope
Christina Lange
Margaret Felix

Bertha Chavira
Alfred Espinoza
Carolyn Bennett
Rose Chey
Cecil Hise Stubbs
Carrie Young

Christine Aguirre
Beverly Willis
Sandra Guzman

COMMENTS MADE BY RAB MEMBERS AND PHA RESPONSE:

• Rental Properties

Comment: Can the PHA acquire more low income apartment complexes that accept the HCV vouchers to help low income families?

PHA response: There are several low income apartments in Pomona, which accept the program. There are two new complexes that were recently constructed; The Olivera Apartments and Mosaic Gardens Apartments.

Comment: Can the apartment complexes put more emergency parking zone. Seniors are being picked up by family to take to the hospital or doctor and the emergency parking zone are not enough.

PHA response: This is something that has to be addressed with the apartment complex management and they would make sure that the complex meets Fire Department requirements.

• Owner Outreach

Comment: Can there be more tenant outreach meetings to talk about services that can be offered to senior and single parents?

PHA response: As the New Year approaches, the Housing Authority is in the process of organizing these meetings. There is one owner outreach meeting scheduled in the month of March 2018. Tenant outreach meeting dates to be determined.

- **HQS Inspections**

Comment: Can the PHA help out the seniors in moving their furniture when their carpets are being replaced? Most of the seniors are alone and do not have families.

PHA Response: Unfortunately the PHA is not involved with this type of service. Please contact local Church organizations, which may assist with this type of service. Many agencies have expressed the concern of having insurance and liability situations that prevented them from continuing with this service.

Comment: Is it possible to pass the unit for inspection without the refrigerator present in the unit? It is too much burden for seniors who are moving.

PHA Response: Unfortunately this is a PHA policy and among other requirements, in order to pass initial inspection a working refrigerator present in the unit. The PHA will still conduct an inspection without the refrigerator however it will not pass inspection. The inspector will reschedule an inspection date, to confirm that the refrigerator is in good working condition.

RESIDENT ADVISORY BOARD OVERALL SERVICE SATISFACTIONS

- ***Employee Service***

- ***Comments:***

Members continuously express their gratitude to the program for helping them create a better life for themselves and their children. The members also mentioned the RAB is another opportunity to express their concerns.

PHA response: Thank you for all 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. We will continue giving the best service to all the HCV participants. The PHA staff makes every effort to deliver exceptional service. Your suggestions are extremely important and taken into consideration for future services being provided to the participants. We only request for your added patience and understanding. As always, we strongly suggest you submit any concerns in writing. Your case managers are always here to help with any questions.

SUMMARY OF PUBLIC PARTICIPATION

The PHA provided the public opportunities for input on the proposed programs and activities as follows:

Plan Development

As part of the outreach efforts by the PHA, 500-program participant received invitation letters to participate in the Resident Advisory Board (RAB) in 2017. Fifteen (15) program participants responded.

Public Hearing and/or Meetings

Two (2) RAB meetings held in the PHA main office in order to address participants' needs. All meetings held before the Annual Plan Draft was completed and subsequently adopted.

Public Notification

Published Notices regarding the FY 2018-2019 Annual Plan Drafts and the Public Hearing date published in the Inland Valley Daily Bulletin on January 16, 2018.

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, 2018.

The PHA Board of Commissioners conducted a Public Hearing regarding the Draft Annual Plan on March 5, 2018. 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 2018-2019 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.

PHA comments:

1. The PHA opened its HCV waiting list in July 2014 and received a total of 6,068 requests for HCV applications. Of those requests, 3,893 applications were received. The HCV waiting list currently consists of 1,100 total applicants.
2. PHA performs criminal background checks for all new admissions or family composition additions, ages 18 and over. Less than .5 percent of the background checks reported a drug-related or violent criminal activity on record.
3. Reasonable accommodations apply to all activities of the PHA in accordance with Federal law. In addition, the PHA Administrative Plan, Section 2, states its right and ability to, at its sole discretion, consider all circumstances surrounding a case when making a determination regarding termination or denial.