



CITY OF POMONA COUNCIL REPORT

March 18, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Benita DeFrank, Neighborhood Services Director

**SUBJECT: CONDUCT A PUBLIC HEARING AND ADOPT A RESOLUTION
APPROVING THE CITY OF POMONA HOUSING AUTHORITY'S FY
2019-2020 ANNUAL PLAN FOR SUBMISSION TO HUD**

RECOMMENDATION:

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, open the Public Hearing and after receiving testimony and public comment adopt the following resolution:

**RESOLUTION NO. 2019-28 A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF POMONA, SITTING AS THE GOVERNING BOARD
OF THE POMONA HOUSING AUTHORITY, APPROVING THE
PUBLIC HOUSING AGENCY CERTIFICATION OF CONSISTENCY
WITH THE CONSOLIDATED PLAN AND CERTIFICATION OF
COMPLIANCE WITH THE PUBLIC HOUSING AUTHORITY
ANNUAL PLAN SUBMISSION TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD)**

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 and an Annual Plan. Both are submitted to the U.S. Department of Housing and Urban Development (HUD). Prior to submission the PHA must hold a public hearing to receive testimony and public comment. The PHA plan provides a ready source for interested parties to locate basic public housing agency policies and requirements concerning operations and services.

FISCAL IMPACT:

There is no fiscal impact associated with this action. 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 24, 2019 in the Inland Valley Daily Bulletin.

PREVIOUS RELATED ACTION:

On March 5, 2018, the City Council conducted a public hearing and adopted a resolution approving the Public Housing Agency, Annual Plan for FY 2018-2019. All approved documents were submitted to HUD and were approved as filed.

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 943 families per month and has 1,027 applicants on the waiting list, which was last opened in July 2014. In addition to the Housing Choice Voucher program, the Housing Authority also administers the Family Self-Sufficiency (FSS) program, HUD Veteran Affairs Supportive Housing Program (HUD-VASH), the Continuum of Care Permanent Supportive Housing Program, and the Continuum of Care Rapid Re-Housing Program.

There are 51 participants enrolled in the FSS program working toward mainstream housing placement and self-sufficiency, three homeless veterans being assisted through the HUD-VASH Program and 80 families with disabilities in the Continuum of Care programs 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 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 PHA FY 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 2019-2020 Annual Plan

The FY 2019-20 Annual Plan (Attachment No. 2), 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. A certification that the Annual Plan is consistent with the City of Pomona's Consolidated Plan. (Attachment No. 2a)
6. Civil Rights certification of compliance. (Attachment No. 2b)
7. PHA Certifications of Compliance. (Attachment No. 2c)
8. Resident Advisory Board (RAB) comments. (Attachment No. 2d)
9. Recent results of the Housing Authority's fiscal year audit.

10. 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.”
11. A statement of the progress in meeting the mission and goals as described in the preceding Five-Year Plan.
12. Section Eight Management Assessment Program (SEMAP) Score for Fiscal Year 2017-2018. (Attachment No. 2e)

Governing Board Action Summary

The City Council, sitting as the Pomona Housing Authority Governing Board, is presented the FY 2019-2020 Annual Plan with Certification of Consistency with the Consolidated Plan for FY 2019-2020, for your consideration and approval. HUD guidelines state that the PHA Plan is due seventy-five days prior to the new fiscal year (July 1, 2019). 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.

Prepared by:

George Montano, Housing Authority Manager

ATTACHMENT(S):

Attachment No. 1 - Resolution No. 2019-28

Attachment No. 2 - PHA FY 2019-2020 Annual Plan

Attachment No. 2a - PHA Certification of Consistency with the Consolidated Plan

Attachment No. 2b - PHA Civil Rights Certification

Attachment No. 2c - PHA Certifications of Compliance

Attachment No. 2d - Resident Advisory Board (RAB) Comments

Attachment No. 2e - Section Eight Management Assessment Program (SEMAP) Score for
Fiscal Year 2017-2018