

CITY OF POMONA HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) COMMENTS RECEIVED AND RESPONSE TO
PUBLIC HOUSING AGENCY
FY 2019-2020 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, 200-program participant received invitation letters to participate in the Resident Advisory Board (RAB) in 2018. Four (4) program participants responded. The PHA held a meeting on December 6, 2018 to discuss proposed FY 2019-2020 changes and or service improvements. Comments came during the RAB scheduled meeting. Comments received are addressed below. The PHA thanks the FY 2019-2020 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 October 2018.

The PHA complied with regulations, its process included:

1. Final RAB members formed in December 2018 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 24, 2019
 - 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 28, 2019
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 18, 2019. 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 meeting held December 6, 2018. RAB meeting was held during this period at PHA main administrative office.

2019-2020 RESIDENT ADVISORY BOARD (RAB) MEMBERS

John Hinton

Martha Rachal

Juanna Ross

Alice Terrell

COMMENTS MADE BY RAB MEMBERS AND PHA RESPONSE:

• Housing Needs

Comment: Unit availability continues to be in shortfall. How can participants locate new units?

PHA response: The Housing Authority continues to keep an in-office unit rental listing that is available to all participants. The Housing Authority recommends the use of the GoSection 8 website, to assist with finding available rental units.

Comment: The rental costs are on the rise. What does the Housing Authority do in reference to the approval of rent increases?

PHA response: The Housing Authority reviews the payment standards on a yearly basis, to keep up with the Fair Market rents. Rent Increases are approved based on the Fair Market Rent values, as well as the rent comparable in the area.

Comment: Individuals getting off the waiting list need more shopping and transportation resources. What does the City offer for these types of needs?

PHA response: The City of Pomona has new shopping developments, which have helped our participants with both new job opportunities and shopping availability. In reference to transportation, there are services from Get About and Access transportation available to the community.

- **Owner Outreach**

Comment: Owners are not interested in renting to participants of the program. How can the Housing Authority assist?

PHA response: The Housing Authority has yearly Owner Outreach meetings to promote the program. The Housing Authority suggests that you contact your assigned case worker, to explain to new owners how the program works. Staff is always available to assist in these matters.

- **HQS Inspections**

Comment: Owners do not want to comply with inspection requirements. What does the Housing Authority suggest that the participants do?

PHA Response: The Housing Authority requests that the participants notify the owner of any deficiencies and allow owners the opportunity to correct them. If the owner does not respond, the Housing Authority will conduct a special inspection in order to ensure that the unit continues to meet the programs Housing Quality Standards. The PHA also conducts HQS inspections of all assisted units at least annually. If owners fail to comply with the requirements their payments will be abated.

- **Other Topics**

RAB members inquired about the process for requesting portability transfer. The PHA elaborated on the procedures that involve requesting portability.

The PHA presented the subject of revising existing PHA policies, waiting list preferences, and rent determination. The RAB members were in agreement with the existing preferences that are in place for the waiting list. All members were satisfied with the program policies and procedures.

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 families. The members also mentioned the RAB is another opportunity to express their concerns.

PHA response: Thank you 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. 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 provided to program 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, 200-program participants received invitation letters to participate in the Resident Advisory Board (RAB) in 2018. Four (4) program participants responded.

Public Hearing and/or Meetings

One (1) RAB meeting was held in the PHA main office in order to address participants' needs. The meeting was held before the Annual Plan Draft was completed and subsequently adopted.

Public Notification

Published Notices regarding the FY 2019-2020 Annual Plan Drafts and the Public Hearing date published in the Inland Valley Daily Bulletin on January 24, 2019.

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 28, 2019.

The PHA Board of Commissioners conducted a Public Hearing regarding the Draft Annual Plan on March 18, 2019. 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 2019-2020 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 1,027 total applicants.
2. 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.