

CITY OF POMONA

HOUSING AUTHORITY



MOVING TO WORK (MTW) PROGRAM

THE POMONA HOUSING AUTHORITY

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POMONA HOUSING AUTHORITY MOVING TO WORK PLAN 2020

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PART I: VISION FOR LOCAL MTW PROGRAM

On October 11, 2018, Housing and Urban Development (HUD) offered public housing agencies the opportunity to apply for admission to the Moving to Work Demonstration Program, which would implement innovative changes to the way affordable housing and self-sufficiency programs are administered locally. The three (3) main goals are to achieve programmatic efficiency and reduce costs, promote self-sufficiency among assisted families, and increase housing choice for low-income households

As an MTW Agency, the Pomona Housing Authority (PHA) will be given the flexibility and authority to develop policies outside the limitations of certain HUD regulations and provisions. This will allow the PHA to achieve its mission and program goals at a higher level by leveraging the unique needs and concerns of the community and residents of Pomona.

The PHA is a high performing housing authority that provides safe, decent and affordable housing to hundreds of Pomona residents through special programs serving families, individuals, senior citizens, Veterans, the disabled and homeless households. The PHA's mission is to improve the quality of life for our diverse community. The PHA provides financial assistance through the Housing Choice Voucher and Project-Based Voucher (also collectively known as the Section 8) Programs, and through the Housing and Urban Development Veteran Affairs Supportive Housing, Mainstream, and Foster Youth Initiative Tenant Protection Voucher Programs.

The PHA works with property owners and housing developers, and collaborates with various agencies to provide housing and supportive services to as many eligible families as possible. In addition, the City of Pomona administers the Community Development Block Grant, HOME Investment Partnerships, Community Planning and Development, Emergency Solutions Grant, Continuum of Care and other housing programs. In December 2018, the City of

Pomona opened Hope for Home Homeless Services Center, a twenty-four hour homeless shelter and service center that assists up to 200 homeless adults, and includes an Access Center.

As the PHA presents this MTW Plan, for review and adoption, the PHA envisions using its MTW designation to continue to expand its role in the process of providing affordable housing opportunities to Pomona residents. The PHA will successfully achieve its mission and program goals, as well as enhance its ability to serve the needs of low-income people and the Pomona community through this MTW designation.

Through the MTW program, the PHA aims to accomplish the following established goals and objectives:

Goal 1 – Achieve programmatic efficiency and reduce costs – Reduce costs and achieve greater cost-effectiveness in Federal expenditures.

- Ensure excellent and efficient stewardship of resources and programs
- Develop a more efficient and effective operation by simplifying and streamlining administrative regulatory requirements.
- Improve PHA's policies and procedures in order to support program integrity, reduce bureaucracy, process efficiency, and promote fiscal responsibility.

Goal 2 – Promote self-sufficiency among assisted families: Facilitating opportunities for families and individuals to become self-sufficient and financially independent, to transition from dependency on housing subsidy through the following objectives:

- Work in partnership with local community organizations to develop a comprehensive approach to ending homelessness and promote self-sufficiency.
- Collaborate with external organizations to support clients in acquiring life skills, education, and training.

- Promote self-sufficiency and increase household income to the extent possible among participants

Goal 3- Increase housing choice for low-income households: Provide quality affordable housing opportunities with access to quality of life services through the following objectives:

- Increase the PHA's ability to increase and preserve the supply of quality housing choices throughout the City of Pomona
- Have an increasingly diverse number of funding sources to provide the programs and services
- Take affirmative measures to support equal opportunity in housing for all families participating in the PHA's programs.

Fair Housing and Civil Rights Statements

The PHA will comply fully with all Fair Housing and Civil Rights laws and regulations in the Administration of the HCV program and the functions and responsibilities of PHA staff shall comply with the PHA's personnel policy and HUD's Section 8 regulations as well as all federal, state and local fair housing laws and regulations.

PLAN FOR FUTURE COMMUNITY/RESIDENTS/PARTICIPANT PARTICIPATION

The PHA is committed to the mission of providing excellent service to program participants, both households and property owners. The PHA plans to continue utilizing existing outreach and community engagement efforts to ensure Pomona residents and local organizations are well informed on the implementation and development of the MTW Plan. The PHA is committed to ensuring all information on the MTW Plan is inclusive and meets the needs of the various represented groups residing in Pomona. The PHA's materials and documents on the

MTW program and policies will be drafted with the consideration of persons with limited English proficiency, persons with disabilities and groups representing such persons.

The PHA will continue giving public notice on any new plans or programs, like the MTW Plan, by publishing the relevant information in suitable media outlets. These outlets include, but are not limited to: Inland Valley Daily Bulletin, La Opinion or La Voz, City of Pomona's Public Information Resources, City of Pomona's Library, community outreach through local non-profit agencies, and through the City of Pomona's Housing Authority website or newsletter. Publishing a public notice provides the opportunity to increase public awareness and expand the levels of engagement from families, property owners, and community to support the PHA in accomplishing the MTW Plan and overall PHA mission.

Currently, the PHA analyzes the various kinds of contacts it has with the public to assess language and disability needs in order to decide what reasonable steps should be taken to make information accessible. For example, the PHA commonly assists Spanish-speaking individuals and families. The PHA accommodates this need by training and hiring bilingual staff who are available to act as interpreters and translators. Documents related to the HCV programs are translated in both English and Spanish.

The PHA also makes accommodations for people with disabilities to have full access to the PHA's programs and services. An example being, the PHA displays informational posters and signage in locations throughout the PHA's office in a manner easily readable for a person in a wheelchair. If there are additional accommodations, the PHA does encourage residents to request for reasonable accommodations for information to be received through phone, email, or mail. Additionally, the PHA has developed partnerships with local non-profit agencies that provide services to persons with disabilities.

Lastly, the PHA works closely with local agencies to meet the needs of the homeless community. With the City's homeless shelter program, Hope for Home Homeless Services Center, the PHA is able to share information with the site operator, Volunteers of America Los Angeles (VOALA) and other Hope for Home site partners such as Tri-City Mental Health Services. It may be difficult for individuals who are experiencing homelessness to retrieve information on upcoming programs, but with the partnership of VOALA and Tri-City, outreach efforts can be made possible.

PHA OPERATING AND INVENTORY INFORMATION

The PHA administers over 1,000 units of housing assistance consisting of Tenant Based Vouchers and Permanent Supportive Housing throughout the City of Pomona.

Section 8 HCV Program and Permanent Supportive Housing

-The PHA is authorized to lease 905 units under the **HCV** Program. In addition to the HCV Program, the PHA administers the following housing programs:

-Veteran's Affairs Supportive Housing (VASH) Vouchers – The HUD-VASH Program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran Affairs. Of the 60 VASH Vouchers allocated to the PHA, 47 are Project Based.

-Mainstream Vouchers – This program is designed to provide rental assistance to non-elderly persons with disabilities to enable them to find suitable and accessible housing in the private market. The PHA currently administer 23 Vouchers and recently applied for an additional 40.

-Foster Youth Initiative Tenant Protection Vouchers (FYITPV). The FYI TPV provides rental assistance to eligible youth leaving or who have left foster care. The PHA currently administers 5 FYI TPV Vouchers.

-Permanent Supportive Housing (PSH). This program provides rental assistance for hard to serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. At the end of FY 2020, 73 persons were assisted under this program.

-Tenant Based Rental Assistance (TBRA) – This program is funded by HOME funds and serves families experiencing homelessness or at risk of becoming homeless. The assistance is for security deposits, utilities and rental assistance. The rental assistance is tiered and for a one year term.

-Other Affordable Rental Housing – The PHA owns 36 Authority Owned (Non-HUD) residential units. The units are affordable as a result of Redevelopment Housing Set-Aside funds.

The Section 8 HCV Program is currently over leased and anticipates being at 100% lease-up/utilization. The PHA currently maintains a Housing Choice Voucher wait list. In July 2014, the PHA opened the wait list for the HCV Program. Currently the PHA's Section 8 HCV wait list includes 561 eligible registrants. The PHA will continue to maintain the lease-up rate by processing 150 registrants per year from the current wait list. The PHA anticipates opening the wait list to new applicants in FY2021.

PLAN FOR LOCAL MTW PROGRAM

The MTW Program will allow the PHA to combine resources permitting the use of HUD funds to better address local program priorities and needs. In addition, the PHA will streamline its business processes to operate more cost effectively and efficiently by implementing innovative business solutions, redesign processes, and amend policies that will reduce administrative complexity, costs and staff time. The PHA plans to consider and assess a range of

potential options in subsequent phases of MTW, with a goal of structuring its programs in ways that will assist families achieve financial self-sufficiency over time. The following strategies will help improve the quality of lives of program participants:

- Work in partnership with local community organizations to develop a comprehensive approach to ending homelessness and promote self-sufficiency.
- Assist in the implementation of the City of Pomona's "A Way Home: Community Solutions for Pomona's Homeless Strategic Plan" by creating a program to assist the homeless and chronically homeless achieve self-sufficiency. The PHA proposes to explore its means of assisting these families to access and maintain permanent housing through further coordination with agencies who provide supportive services.
- Work on expanding the success of providing Landlord incentives.

PROPOSED USE OF MTW FUNDS

Under this MTW Plan, the PHA's intends to combine funding awarded by HUD into a single agency-wide funding source. The PHA will use these funds to carry out the purposes of the MTW Demonstration program and administer the funds using a block grant method to budgeting and implementation of approved MTW activities. Some of those activities will include increasing Family Self-Sufficiency support services for program participants and integrating "A Way Home Strategic Plan" strategies in order to assist families experiencing homelessness/chronic homelessness.

EVIDENCE OF SIGNIFICANT PARTNERSHIPS

The City works closely with non-profit, faith based, local government and regional partners to plan and implement programs addressing the needs of Pomona residents and clients. The organizations and services in Pomona reflect the spirit of collaboration initiated since the

PHA was established. The PHA's system has always been a combination and/or partnership of government, non-profits, faith organizations and community members working together.

The PHA has built significant local partnerships with community-based agencies. The PHA has remained an active partner with VOALA, Tri-City Mental Health Services, and other Los Angeles County departments such as Los Angeles County Development Authority (LACDA). The PHA envisions that existing partnerships will continue to expand under the MTW Program. The City of Pomona has utilized these partnerships in several capacities on programs such as the Mainstream Voucher program, Family Self-Sufficiency (FSS), Homeless Incentive Program (HIP), and property owner and tenant outreach.

For the mainstream voucher program, the PHA assists VOALA and Tri-City to identify individuals experiencing homelessness found in the Coordinated Entry System (CES) who are enrolled with Anthem Blue Cross. By using CES and Medicaid data, partners have been able to track who qualifies as an eligible household. The partner agencies are responsible for assisting clients to identify and secure housing that is suitable to their needs. VOALA and Tri-City case managers work with clients to develop a housing stability plan focused on connecting the client with permanent supportive housing as quickly as possible. The housing stability plan will reflect the participant's supportive housing needs, circumstances, and personal goals. During the application process and during program participation, the PHA offers reasonable accommodations and resources to individuals with disabilities including home visits, application assistance, and supports to help access the program. PHA Housing Specialists locate property units and new property owners in the community who have ADA accessible units and accommodates various disabling conditions. The agencies involved provide transportation services to assist clients with their housing search and medical appointments.

The PHA administers the Family Self Sufficiency (FSS) program, a 5-year, voluntary program designed to help families on the HCV program to increase their earnings and build financial capability and assets. The FSS program forms partnerships with service providers in Pomona and then refer FSS participants to those partners to access the needed services. The FSS Coordinator outreaches at different meetings that take place monthly in Pomona such as the local shelter program, Hope for Home Homeless Services Center, leadership meeting. Additionally, the FSS Coordinator attends the Pomona Continuum of Care Coalition (PCOCC) meetings, where local, regional, and county level entities meet to discuss efforts on addressing homelessness and affordable housing.

The PHA has partnered with LACDA to administer the Homeless Incentive Program (HIP). The program provides incentives to property owners to rent to families experiencing homelessness. The PHA offers to pay a holding fee to hold a unit for a family, as well as paying for rental application fees. Additionally, the program provides move-in assistance such as security deposits, utility assistance, and furniture essentials. The program provides financial assistance to property owners to mitigate damage that may be caused by tenants during their occupancy.

The PHA engages with property owners often and hosts workshops. At the workshops, property owners are given the opportunity to learn further about the Section 8 HCV program and receive updates on program policies. The workshops cover topics such as Request for Tenancy Approval (RFTA), Housing Assistance Payment (HAP) Contract, Housing Quality Standards Inspections, contract rent increases, direct deposit, and lead-based paint program as well as building relationships with staff. The PHA informs property owners and the Pomona community about upcoming workshops or webinars through the City's website, local Pomona Continuum of

Care Coalition (PCOCC), social media postings on partner agency accounts, email, and direct mailings.

The PHA intends to leverage existing funding in the implementation of the MTW Plan for its programs. The PHA administers the PSH Program to provide tenant-based rental assistance in eligible housing units located within the geographic boundaries of the City of Pomona. The PHA partners with Foothill Aids Project (FAP), VOALA, Prototypes and Tri City Mental Health Services. The partnership provides the supportive services component of the CoC PSH Program. Additionally, City of Pomona's Rapid Rehousing-Pomona Operation Porchlight program is operated through VOALA and provides short to mid-term rental assistance for homeless individuals and families in Pomona. The program also provides housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, moving cost assistance, and case management. The PHA plans to expand this model of partnerships to our Section 8 program participants.

| Date | Activity/Milestone |
|-------------------------|--|
| Aug-20 | Operation Notice for the Expansion of the MTW Program Published |
| Oct-20 | Establish Resident Advisory Board and facilitate at least two meetings Draft MTW Plan Available for Public Comment |
| Nov-20 | Conduct Public Hearing for Draft MTW Plan Approval of MTW Plan |
| Dec-20 | Submit Full MTW Application to HUD |
| January- March 21 | Develop a more efficient and effective operation by simplifying and streamlining administrative regulatory requirements by implementing <ul style="list-style-type: none"> · Alternative Re-examination schedules · Self-Certification of Assets Analyze ways of providing Landlord Leasing Incentives |
| April – June 21 | Revise and update policies for Board Approval |
| July-21 | Implementation |