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# CITY OF POMONA

## COUNCIL REPORT

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November 16, 2020

To: Honorable Mayor and Members of the City Council

From: James W. Makshanoff, City Manager

Submitted By: Benita DeFrank, Neighborhood Services Director

**SUBJECT: A Public Hearing and Adoption of a Resolution Approving the City of Pomona Housing Authority's Moving to Work (MTW) Plan for Submission of Application to the U.S. Department of Housing and Urban Development (HUD)**

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### **RECOMMENDATION:**

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, take the following actions:

1. Conduct a Public Hearing for the City of Pomona Housing Authority's Moving to Work (MTW) Plan to receive comments; and,
2. Adopt the following resolution:

**RESOLUTION NO. 2020-151 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING AUTHORITY, APPROVING THE HOUSING AUTHORITY'S MOVING TO WORK PLAN FOR SUBMISSION OF APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).**

### **EXECUTIVE SUMMARY:**

On October 11, 2018, HUD issued Notice PIH-2018-17–Request for Letters of Interest and Applications under the MTW Demonstration Program for Fiscal Year 2019: COHORT #1-Overall Impact of MTW Flexibility. The Notice offers Public Housing Agencies (PHAs) the opportunity to apply for admission to the MTW Demonstration Program. The Pomona Housing Authority submitted a Letter of Interest and through the regional lottery process was randomly selected for the Treatment Group to receive MTW designation in COHORT #1 of the MTW Expansion from HUD. The PHA is now required to submit an MTW application. Adoption of the resolution and approval of the MTW Plan will allow the PHA to submit an application for consideration into the MTW Demonstration Program.

**FISCAL IMPACT:** There is no fiscal impact associated with this action.

**PUBLIC NOTICING REQUIREMENTS:**

The Housing Authority must publish a notice informing the public that the MTW Plan is available for review. At least a 30-day period is required to allow for public comment on the document. A notice of public hearing published on October 13, 2020 in the Inland Valley Daily Bulletin.

**PREVIOUS RELATED ACTION:**

In September 2020, the PHA distributed a tenant newsletter to inform Voucher Program participants that the PHA intended to participate in HUD's MTW program. The PHA conducted two virtual resident meetings on October 12, 2020 and October 14, 2020. The meetings served as opportunities for Voucher Program participants to contribute feedback and discuss innovative policies that will be instrumental to improving the overall Voucher Program structure.

**DISCUSSION:**

Authorized by HUD, the MTW program allows housing authorities to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use assistance received under Section 8 and 9 of the United States Housing Act of 1937, as amended, 42, U.S.C. 1437, et seq., (1937 Act). The MTW program provides more flexibility by allowing certain exemptions from existing public housing and Housing Choice Voucher (HCV) program rules, as approved by HUD.

MTW is a demonstration program that provides an opportunity to design and test ways to: 1) Achieve programmatic efficiency and reduce costs; 2) Promote self-sufficiency among assisted families; and, 3) Increase housing choice for low-income households. Housing Authorities selected for the demonstration are permitted to seek exemption from many existing Public Housing and Housing Choice Voucher program rules found in the United States Housing Act of 1937 in pursuit of the following three MTW statutory objectives:

Below is a list of activities that MTW PHAs have implemented, organized by statutory objective.

<b>Cost Savings</b>	<b>Self Sufficiency</b>	<b>Housing Choices</b>
Streamlining HUD processes	Linking rental assistance with supportive services	Developing mixed-income and tax credit properties
Redesigning HUD forms	Escrow accounts	Foreclosure prevention, mortgage assistance and homeownership program
Risk-based Inspections	Earned income exclusions	Increasing the percentage of project-based vouchers
Rent simplifications	Increased case management services	
	Self-sufficiency requirements	

Housing Authorities that have the MTW designation are given the flexibility and authority to develop policies outside the limitations of certain HUD regulations and provisions. This will allow the Pomona Housing Authority 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.

On October 11, 2018, HUD issued Notice PIH-2018-17 outlining the steps of applying for the MTW Demonstration. An initial step is to obtain a resolution (Attachment No. 1) signed by the PHA Governing Board affirming the PHA's desire to obtain MTW designation under the first COHORT #1 of the MTW Expansion. This resolution must be submitted along with the application.

Beginning in September 2020, the PHA began the MTW application process. The PHA notified voucher program participants of its intention to apply for and develop a MTW Plan. On October 12, 2020 and October 14, 2020, the PHA hosted two virtual resident meetings. The meetings served as opportunities for program participants to contribute feedback and recommendations on ways the PHA can improve the overall voucher program structure. The recommendations and information gathered helped the PHA set priorities for program improvements under the MTW Plan and application.

After the completion of the drafted MTW Plan, the Plan was published on October 13, 2020 for public comment. In addition, the MTW Plan was made available on the City of Pomona's website and can be found at the Housing Department's front desk. The MTW Plan is available for public inspection for at least 30 days. As part of the application process, a public hearing is required to discuss the draft MTW Plan. When the public hearing takes place thereafter, all public comments received to-date, will be incorporated into the MTW Plan where appropriate. The PHA must obtain the Board's approval of the MTW Plan by resolution.

#### The Pomona Housing Authority MTW Plan

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

##### *MTW Plan*

The MTW Plan (Attachment No. 2) provides the PHA's overall vision for its local MTW program and the unique challenges and opportunities that participation in the MTW Demonstration Program would bring. The PHA's vision, described as it relates to the three statutory objectives of the MTW Demonstration Program – cost effectiveness, self-sufficiency and housing choice.

The MTW Plan includes:

1. The reasons the PHA is participating in the MTW Demonstration Program.
2. Statement of fair housing and other civil right goals, strategies, and specific actions
3. MTW Certification of Compliance (Attachment No. 3)
4. Notice of Public Hearing (Attachment No. 4)
5. Certification of Consistency with the Consolidated Plan (Attachment No. 5)

6. Certification of Payments (Attachment No. 6)
7. Disclosure of Lobbying Activities (Attachment No. 7)
8. Plan for future community/resident engagement for low-income and affordable housing programs as well as the broader community and stakeholders, in the implementation and development of its MTW program.
9. General description of the PHA's current HCV program units and the households it serves.
10. Types of initiatives the PHA seeks to implement in its local MTW program.
11. Proposed use of MTW funds.
12. Evidence of significant partnerships.
13. Significant dates and milestones for the PHA's local MTW program.

#### **Governing Board Action Summary**

The City Council, sitting as the Pomona Housing Authority Governing Board, is presented the MTW Plan, for your consideration and approval. HUD guidelines state that the MTW Plan is due December 4, 2020 along with the required HUD MTW additional forms. Adoption of the resolution and approval of the MTW Plan will place the Housing Authority for review by HUD to receive MTW designation for the Housing Choice Voucher Program.

Prepared by:

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Homeless Programs Coordinator

#### **ATTACHMENTS:**

- Attachment No. 1 – Resolution No. 2020-151
- Attachment No. 2 – PHA MTW Plan
- Attachment No. 3 – MTW Certification of Compliance
- Attachment No. 4 – Notice of Public Hearing
- Attachment No. 5 – Certification of Consistency with the Consolidated Plan (Form HUD-2991)
- Attachment No. 6 – Certification of Payments (Form HUD 50071)
- Attachment No. 7 – Disclosure of Lobbying Activities