



CITY OF POMONA

COUNCIL REPORT

September 20, 2021

To: Honorable Mayor Chairperson and Governing Board of the City of Pomona
Housing Authority

From: James W. Makshanoff, Executive Director

Submitted By: Benita DeFrank, Neighborhood Services Director

**SUBJECT: CONDUCT A PUBLIC HEARING ON THE CITY OF POMONA HOUSING
AUTHORITY'S MOVING TO WORK SUPPLEMENT TO THE POMONA
HOUSING AUTHORITY ANNUAL PLAN**

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" Supplement to the Pomona Housing Authority Annual Plan to receive testimony and comments.

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) has selected the Pomona Housing Authority (PHA) to participate in the Moving to Work (MTW) Demonstration Expansion Program to design and test new ways of providing housing policies, assistance and services to low-income households. The PHA has officially executed its Annual Contributions Contract (ACC) Amendment, the first step, to officially becoming an MTW agency. The PHA must now complete a public hearing process to receive public comment and feedback on the MTW Supplement to the PHA Annual Plan prior to the submission of the plan (Attachment No. 1) which outlines the activities the PHA plans to implement.

FISCAL IMPACT: No fiscal impact with this action.

PUBLIC NOTICING REQUIREMENTS:

The PHA must notify current Housing Choice Voucher (HCV) households of its intention to implement HUD's MTW Demonstration Program and encourage households to engage in dialogue with the PHA on proposed program policies and activities. The PHA hosted two resident meetings on August 18, 2021. After the resident meetings, the PHA published a notice for a public hearing on the MTW Supplement to the PHA Annual Plan. A 45-day period is required to allow for public comment on the MTW Supplement to the Annual PHA Plan before submission to HUD.

PREVIOUS RELATED ACTION:

On December 17, 2018, the City Council authorized staff to submit an application to HUD requesting admission to the MTW Demonstration Program for Fiscal Year 2019-2020. During the November 16, 2020 City Council meeting, the PHA conducted a public hearing on the MTW Plan and the City Council adopted a resolution approving the City of Pomona Housing Authority's MTW Plan which was submitted to HUD on December 4, 2020. The PHA received admission to the MTW Demonstration Expansion Program on January 7, 2021. On May 3, 2021, the City Council authorized the PHA to execute the MTW Annual Contributions Contract (ACC) Amendment. On June 1, 2021, the Pomona PHA received the signed MTW Annual Contributions Contract (MTW ACC) Amendment from HUD designating the Pomona PHA as a MTW Agency.

DISCUSSION:

As an official designated MTW Agency, the PHA must complete and submit the MTW Supplement to the PHA's Annual Plan, a HUD-50075 fillable form. The MTW Supplemental collects information about policies implemented by MTW expansion agencies. It communicates the PHA's plans to residents and to the community through the required public comment processes, and HUD uses the information collected to monitor and evaluate the MTW Program. It provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. All information collected will be stored in a database to be analyzed by HUD. Once HUD approves the PHA's MTW Supplement, HUD will post it to the MTW website for public viewing.

The PHA must conduct a public hearing process. The PHA hosted two resident meetings on August 18, 2021 to receive feedback from HCV households on proposed program policies and activities. The PHA submitted a public notice to the Daily Bulletin (Attachment No. 2) to review the draft plan. The draft plan must be available for public comment for 45 days before submission to HUD. The PHA has proposed several activities that meet the three MTW statutory objectives: **Cost Effectiveness**, **Self-Sufficiency**, and **Housing Choice**. The following table indicates each proposed activity, activity goal, and which statutory objective the activity meets.

Proposed MTW Activity	Activity Summary	Statutory Objective
Biennial Re-Certifications	All HCV households who have a minimum of \$1,200 per year in annual income. For HCV households who report below the minimum of \$1,200 in annual income, will remain on an annual recertification cycle.	Self-Sufficiency
Elimination of Deductions	Implement the elimination of childcare and dependent deductions for non-elderly, non-disabled households. Elderly and disabled households are exempt from this activity.	Cost Effectiveness
Tenant Self-Certifications of Assets	Households will have the opportunity at the time of re-certifications to self-certify assets up to \$50,000.	Self-Sufficiency
Alternative Utility Allowance Schedule	Establish one streamlined utility allowance for all HCV units based upon bedroom size and types of utilities paid by the household,	Cost Effectiveness

	and reduce the administrative burden of calculating multiple utility allowances based on unit type and streamline recertification processing time.	
Elimination of Utility Reimbursements	Households will continue to receive a utility allowance, but will not receive additional monies if the utility allowance is greater than the total tenant payment.	Cost Effectiveness
Payment of Damage Claims	Allow landlords to submit a damage claim of up to one month's contract rent (minus any amounts paid in security deposit) for damages to the unit above and beyond normal wear and tear.	Housing Choice
Other Landlord Incentives	Propose a one-time \$250 signing bonus for each new HAP contract executed in Pomona to increase owner participation in the HCV program.	Housing Choice
Housing Development Programs	Utilize MTW funding to acquire, renovate and/or build affordable housing units that are not public housing units. Eligible activities may include gap financing for non-PHA development of affordable housing, development of project based voucher units or tax credit partnerships.	Housing Choice

All activities will help improve the quality of lives of HCV program participants, work in partnership with community organizations to develop a comprehensive approach to ending homelessness, and promote self-sufficiency and assist in the implementation of activities stated in the City of Pomona's Strategic Plan on Homelessness.

COUNCIL PRIORITIES & GOALS: This item supports City Council Goal K: – to reduce the unsheltered homeless population by 10% annually and take actions to mitigate the impacts of homelessness on the community.

Prepared by:

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Homeless Programs Coordinator

ATTACHMENTS:

Attachment No. 1 – DRAFT HUD-50075 MTW Supplement to the Annual PHA Plan

Attachment No. 2 – Daily Bulletin Notice of Publication