

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0 PHA Information
 PHA Name: **CITY OF POMONA HOUSING AUTHORITY** PHA Code: **CA123**
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): **07/2010**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: **0** Number of HCV units: **894**

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only
2010-2014

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below)
Not applicable

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:
"The HA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently."
The HA will collaborate with non-profit, private, and public entities to create healthy communities and to empower able residents to achieve financial independence. The HA will maintain strong internal controls and develop and maintain a strong culture of mutual respect, fiscal responsibility, and ethical behavior by our employees and other key stakeholders.

5.2 Goals and Objectives Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.
 PHA Goal: Expand the supply of assisted housing
 PHA Objectives:
 • Apply for additional HCV vouchers if made available by HUD.
 • Acquire or build units or developments.
 PHA Goal: Improve the quality of assisted housing
 PHA Objectives:
 • Maintain high voucher management by sustaining a "High" performance SEMAP score status.
 • Increase customer satisfaction by: continuing to responds to complaints within 24 hours, process RFTA request within 10 working days, and process owner rent increase request within 10 working days.
 • Maintain hardware & software systems to comply with HUD's reporting requirements.
 • Concentrate on efforts to improve specific management functions related to HCV unit inspections.
 PHA Goal: Increase assisted housing choices
 PHA Objectives:
 • Provide voucher mobility counseling by continuing to improve briefing procedures to ensure that new applicants and current participants receive the most updated information on unit availability and on

portability options and rights.

- Conduct yearly outreach efforts to potential voucher property owners.
- Increase voucher payment standards in accordance to HUD guidance to maintain competitive with private market.
- Implement a voucher homeownership program.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

PHA Objectives:

- Increase the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to improve assistance recipients' employability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Improve marketing of the Family Self-Sufficiency program to all clients, businesses, educational, and training facilities in the jurisdiction of Pomona.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for everyone

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

PHA Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability by conducting annual workshops for participating and prospective owners within the HA's jurisdiction. The Fair Housing Agency will continue to do presentations, inform, and educate on laws, and regulations governing fair housing.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other PHA Goals and Objectives:

- Implement the HCV Homeownership program in partnership with the City of Pomona by developing a program that addresses affordable housing units;
- Maintain the quality of assisted housing by maintaining a "High" performance SEMAP status;
- Increase customer satisfaction;
- Maintain housing management efficiency thru the information technology upgrades and software upgrades;
- Maintain high emphasis on the staff training and education on current program regulations that pertain to policies and procedure that affect family program eligibility;
- Maintain a leasing rate of between 98% and 100% for the HCV program to maximize funding and assist as many families as possible; PHA will strive to use 98% to 100% of available funding for programs it administers;
- Reduce cost in strategic areas; and,
- Continue to recertify in a timely manner to achieve and maintain a reporting rate of 98%.

Please see Section 10 on page 9 for PHA progress in meeting the goals and objectives described in the previous 5-Year Plan.

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

NO REVISION

2. Financial Resources

Sources

Planned \$

Federal Grants (CY 2009 grant)	
Annual Contribution for Section 8 Tenant Base Assistance	\$ 9,090,310
Family Self-Sufficiency Coordinator Grant	\$ 68,000
Shelter Plus Care Grant	\$ 989,808

Total Resources \$10,148,118

3. Rent Determination

- Payment Standards: *reevaluated annually for adequacy*
- Minimum Rent: **NO REVISION**

4. Operational and management

NO REVISION

5. Grievance Procedures

NO REVISION- Applicants and participants are encouraged to submit concerns or complaint in writing to PHA main office.

6. Designated Housing for Elderly and Disabled Families

NO REVISION

7. Community Service and Self-Sufficiency

DOES NOT APPLY

8. Safety and Crime Prevention

DOES NOT APPLY

9. Pets

DOES NOT APPLY

10. Civil Rights Certification-

City of Pomona HA is in compliance. PHA Certifications of Compliance with the PHA Plans and Related Regulations is included; Board Resolution to accompany the Plan(s) which is submitted to the Field Office as an attachment in an electronic format and followed by a hard copy.

11. Fiscal Year Audit

The audit for fiscal year 2008-2009 is being prepared.

12. Asset Management

DOES NOT APPLY

13. Violence Against Women Act (VAWA)

NO REVISION – PHA is in compliance with current regulations

Progress: The City of Pomona HA continues to disseminate information flyers to all program property owners and program participants to promote VAWA awareness. VAWA information is presented during orientation with written information included in their briefing packages to all new HCV program participants. Information is available at City of Pomona HA’s main local administrative office and city’s official website to inform the public of law requirements regarding VAWA.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- **Main administrative office the PHA: City Hall, 505 S. Garey Ave. Pomona, CA 91769**
- **Public Library: Pomona Library, 625 S. Garey Ave., Pomona, CA 91769**
- **PHA’s website: www.ci.pomona.ca.us under City Departments/Planning & Housing/Housing/Section 8 HCV**

PHA Plan Supporting Documents are available for inspection at:

- **Main administrative office the PHA: City Hall, 505 S. Garey Ave. Pomona, CA 91769**
- **Public Library: Pomona Library, 625 S. Garey Ave., Pomona, CA 91769**

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

(a.) Hope VI or Mixed Finance Modernization or Development

DOES NOT APPLY

(b) Demolition and/or Disposition

DOES NOT APPLY

(c) Conversion of Public Housing
DOES NOT APPLY

(d) Homeownership:

The Pomona HA plans to administer a Section 8 HCV Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982. The Pomona HA is currently developing a HCV Homeownership Program. The Pomona HA will limit the initial number of eligible families from participating in the Section 8 Homeownership option to five (5) participants its first year of operation, and may increase the number in the future. The Pomona HA will establish the following additional eligibility criteria for participation in the Section 8 HCV Homeownership Program.

- The Pomona HA shall establish minimum income requirements per household size and reserves the right to make changes to these requirements based on current housing prices and available additional sources of funding.
- The Pomona HA shall have a preference in the following priority order with date and time of application the deciding factor among priority groups: (1) Family Self-Sufficiency (FSS) program participants with escrow accounts or FSS graduates who have sufficient earnings (as determined by the Pomona HA) to qualify for an appropriate loan amount. (2) HCV program participants with sufficient earnings (as determined by the Pomona HA) to qualify for an appropriate loan amount.
- Pomona HA requires that participant families have been employed for a minimum 12 months continuously to qualify. However, preference will be given to families whom have been employed for 24 months or more.
- Families will be considered “continuously employed” if the break in employment does not exceed two months.
- The family must have been on the Pomona HA’s Section 8 HCV Program for at least 18 months.
- The family must be in “good standing” with the Section 8 HCV Program.
- The family has not committed any serious or repeated violations of a Pomona HA-assisted lease within the past year.
- The family must not owe any monies to any housing authority.
- The family must be able to obtain standard fixed moderate rate financing from an approved financial institution.
- The family must complete a Pomona HA-sponsored or approved homeownership and housing counseling training program.

The Pomona HA plans to promote program visibility to potential candidates and coordinate with internal departments and external partners to provide necessary homeownership and housing counseling. It will also coordinate with internal departments to identify and possibly secure funds to assist with down-payment assistance and closing costs through their respective homeownership programs.

The Pomona HA will demonstrate its capacity to administer the program by:

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 2 percent of the purchase price come from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 Homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Collaborating with a qualified agency or agencies to administer the program (names list and number of years experience):
 - City of Pomona (whom administers a successful First Time Homebuyer Program)- since 1989
 - City of Pomona Grants Division for any additional available assistance resources- 10+ years
 - Local Lenders familiar with the establish First Time Homebuyers Program- 10+ years

(e) Project-based Vouchers-
DOES NOT APPLY

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

DOES NOT APPLY- HA Administers Section 8 HCV only

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>DOES NOT APPLY- HA Administers Section 8 HCV only</i></p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>As stated in the City’s Consolidated Plan, the City of Pomona represents a wide variety of attributes and lifestyles, and the housing stock includes a range of ages, qualities, and arrangements. Certain overarching trends and facts are important in considering the City’s future housing needs.</p> <p><u>Population Growth</u>-The California Department of Finance (DOF) estimates Pomona’s population as of January 2007 to be 162,140. Population growth in the City of Pomona between 1990 and 2007 has averaged around 1.4% per year. After a significant population increase during the 1980s (42.0%), the City’s growth moderated somewhat, with its population increasing by 13.5% during the 1990s and by another 8.4% between 2000 and 2007. The City has been growing faster than Los Angeles County as a whole, especially during the 1980s when the county population increased 18.5%. Based on historic growth trends for Pomona and the surrounding region, average annual growth of approximately 1.7% is anticipated, resulting in an estimated 2010 population of approximately 176,040 persons.</p> <p><u>Race and Ethnicity</u>-The racial makeup of Pomona is generally consistent with that of the County of Los Angeles. The 2000 Census documented that approximately 41.8% of Pomona residents reported their race as White, 9.6% as Black, and 6.7% as Asian, 39.9% marking “other race” or multiple races. Out of the entire City population, 64.5% claimed Hispanic or Latino origin, a rate notably higher than the countywide figure of 44.6% (one that almost doubled between 1990 and 2000).</p> <p>The Asian community is diverse and primarily composed of Filipino (27%), Chinese (20%), Vietnamese (16%), Cambodian (9%), Asian Indian (7%), Korean (6%), Japanese (4%) and Laotian (3%) ethnic groups. The Hispanic community is largely represented by Mexicans (83%), Salvadoran (2%) and other Hispanic or Latino (11%) making up the next two (2) largest groups.</p> <p>Between 1990 and 2000, Pomona experienced a 16.9-% drop in the number of residents identifying themselves as White, a 24.3% drop in those identifying themselves as Black or African American, a 14.6-% increase in Asians and Pacific Islanders and increases above 100% among those identifying as Other/Multi-Racial and as American Indian/Alaska Native.</p> <p>Race/ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for a specific type of housing. For example, some cultures place greater emphasis on maintaining an “extended family”, potentially leading to an increased demand for larger single housing or to problems of overcrowding- affecting over 30% of the Pomona’s population. A review of the 2000 census data indicates the minority population groups now represent the majority and are dispersed throughout the City.</p> <p><u>Age</u> - Pomona’s age distribution is typical of a community experiencing steady growth and gradually maturing. Median age in the City steadily increased from 25.9 in 1980, to 26.5 in 1990, and 27.1 in 2000. The City showed significant increases in number and proportion for the 5-to-19 and 35-to-59 age groups, an indication of increases in mature families with school-age children. In contrast, young adults (25 to 34 years) and young children (0 to 4 years) experienced numerical and proportional declines—an indication of the departure of young families and individuals.</p> <p><u>Household Size and Type</u>- According to the 2000 Census, the average household in Pomona had 3.82, with the California Department of Finance estimating 4.00 people per Pomona Household in 2006. These figures</p>

persons per family.

The city's current household formation rate is 0.4% a year, which is lower than the current annual population growth of 1.35%. This discrepancy suggests household sizes in the City are increasing, as demonstrated by the increased average household size between the 1990 and 2000 Censuses (3.52 and 3.82 persons per household, respectively).

Pomona is a family-oriented community, with 78.7% of the households being families. Non-family households consist primarily of single-person households, including seniors living alone. Single-parent families made up 14.0% of all households in Pomona, with more than two-thirds of those consisting of a mother with children. These families may have a greater need for affordable housing than two-parent families due to a lower per capita income and the possibility that the parent can only work part-time in order to care for the children.

Household Income- Income is a major factor influencing the demand for housing, and the affordability of housing in a city. Median family income (MFI) is a baseline upon which family poverty levels and financial risk are based. The MFI in Pomona, as of February 13, 2009, was \$62,100. Table 1 presents the income distribution in Pomona.

	Number of Families	% of Families		Number of Families	% of Families
Less than \$10,000	1,379	4.7%	\$75,000 to \$99,999	3,687	12.5%
\$10,000 to \$14,999	1,374	4.7%	\$100,000 to \$149,999	2,456	8.3%
\$15,000 to \$24,999	3,354	11.4%	\$150,000 to \$199,999	621	2.1%
\$25,000 to \$34,999	3,580	12.2%	\$200,000 or more	308	1.0%
\$35,000 to \$49,999	6,269	21.3%			
\$50,000 to \$74,999	6,389	21.7%	Total	29,417	100%

Income Group	Renter Households	Owner Households	Total	% of Total Households
Extremely Low	3,620	1,460	5,080	13.4%
Very Low	3,351	2,001	5,352	14.1%
Low	3,474	3,651	7,125	18.8%
Sub Total	10,445	7,112	17,557	46.38%
Moderate	5,737	14,542	20,279	53.59%
Total	16,182	21,654	37,836	100.00%

Source: US Dept. of Housing and Urban Development, CHAS data, 2005.

Source: US Census 2006 estimates

It is estimated that over 62 % of all households in Pomona are of low-to-moderate income. Approximately 18% have incomes between 80 and 120 percent of the median and approximately 20% of the households in Pomona have incomes exceeding 120% of median.

Housing Supply - Pomona added 1,180 units (2.9%) from 2000 through 2007 and 2,312 overall since 1990. This equals an average of 136 new units per year over the last seventeen (17) years, with an increased rate of 169 units per year (24% faster) since 2000. Between 1990 and 2005, 81% of new housing units constructed in the City were single-family homes. However, recent construction has been an even split between single-family homes (45% of the new units) and multi-family units in structures with two (2) or more units (55%).

	April 1, 2000		January 1, 2005		January 1, 2007	
	Units	% of Total	Units	% of Total	Units	% of Total
Single-family Structures	27,513	69.5%	27,960	69.1%	28,047	68.8%
Detached	24,174	61.0%	24,621	60.9%	24,708	60.6%
Attached	3,339	8.4%	3,339	8.3%	3,339	8.2%

Multi-Family Structures	10,380	26.2%	10,790	26.7%	11,026	27.0%
2 to 4 Units	3,233	8.2%	3,233	8.0%	3,289	8.1%
5+ Units	7,147	18.0%	7,557	18.7%	7,737	19.0%
Mobile Homes	1,705	4.3%	1,705	4.2%	1,705	4.2%
Total	39,598	100.0%	40,455	100.0%	40,778	100.0%

Housing Size -The 2000 US Census (Table 4) shows the number of bedrooms in the City’s occupied housing units. Typical housing in Pomona has between one (1) and three (3) bedrooms. Most rental units are small units with one (1) or two (2) bedrooms, while ownership units are typically larger with at least three (3) bedrooms. According to the 2000 Census, 12,629 are large households, representing 33.4% of City’s households. Specifically, 5,363 large renter-households comprised 33.2% of all renter-households.

	Owner-Occupied Units	Renter-Occupied Units	Vacant Units	Total	Percent of Total
No bedroom	1,441	2,622	120	4,183	10.6%
1 bedroom	2,073	5,562	450	8,085	20.4%
2 bedrooms	4,946	5,211	476	10,633	26.8%
3 bedrooms	8,971	2,131	516	11,618	29.3%
4 bedrooms	3,974	638	168	4,780	12.1%
5+ bedrooms	279	42	0	321	0.8%
Total	21,684	16,206	1,730	39,620	100.0%

Source: US Census 2000

When comparing this information with the number of four (4) and five (5) plus bedroom, it is apparent that there is a shortage of housing of sufficient size, to accommodate the City’s large households. Overcrowding is more pronounced for renter-households, with 44.6% identified as overcrowded.

Housing Type - According to the California Department of Finance, as of January 1, 2007, Pomona had 40,778 housing units. Almost 70% of the dwelling units in the City of Pomona are single-family homes, 27% are multi-family, and 4% are mobile homes. The composition of the City’s housing inventory has remained virtually unchanged between 2000 and 2007.

Housing Demand- According to population growth estimates, there will be 176,040 residents in the City by 2010. As the increase in population and household size continue, so does the need for various types of housing assistance. Other factors such as overcrowded housing, cost burden, and special need populations suggest there is a demand for housing.

According to the Regional Housing Needs Assessment prepared by SCAG in July 2007, the City of Pomona’s share of the region’s housing need is 3,678 units. This RHNA requires the City of Pomona to produce 40% of newly constructed units affordable to very-low and low-income households and 60% to moderate and above-moderate income households.

Cost of Rental Housing- According to the Census, as of 2000, around 42.7% of Pomona households living in rented housing are paying a median gross monthly rent (including utilities) of \$644, up almost 9% from the 1990 median gross monthly rent of \$592. Most current HCV data reflects the average monthly contract rent is \$1,200- almost double from 2000 Census.

Overcrowding- According to the 2000 Census identified 34.5% of all households in the City of Pomona as “overcrowded”, defined as containing more than 1.01 persons per room. The 1990 Census reported 25.49% of all Pomona households as being overcrowded. In 2000, 21.7% of all households were identified as severely overcrowded, which is defined as more than 1.51 per room.

Overcrowding is pronounced for renter-households, with 44.6% of renter households identified as overcrowded (Table 5). This overcrowding typically occurs primarily because households “double up” to afford high rents and because of a lack of adequately sized rental units.

Table 5: Overcrowded Housing in Pomona (2000)			
	Total Number of Units	Number Overcrowded	% of Unit Type
Owner-Occupied Units	21,684	5,843	27.0%
Rental Units	16,206	7,218	44.6%
Total	37,890	13,061	34.5%

Source: 2000 Census; City of Pomona Consolidated Plan 2003-2008

Affordability and Housing Cost- Housing is considered to be affordable if housing costs (including utilities, taxes and insurance) are equal to or less than 30% of gross income. A household is considered to be "overpaying" if its monthly housing cost or gross rent plus utilities exceeds 30% of their gross income. Housing overpayment is typically more likely among renters than owners are. Renters also do not have the option of mortgaging or selling property to generate cash. The majority of low, "very-low" and "extremely-low" income households overpaid for housing. Almost two-thirds of "extremely-low" income households spent over half of their income on housing. Meanwhile, only 15.6% of households making moderate income or more overpaid for housing. Overpayment is more frequent among renters: 45.6% of all renters versus 35.2% of all homeowners. In comparison to the surrounding region, housing overpayment in Los Angeles County in 2000 was less prevalent at 33.5% for owners and 41.9% for renter, according to the 2000 CHAS.

High rates of overpayment reflect considerably slower growth in household income in comparison with rapidly increasing housing costs. "Extremely-low" and "very-low" income renters are disproportionately impacted by overpayment. Almost 80% of these households paid more than 30% of their limited incomes on housing in 2000.

Housing Conditions- According to the 2000 Census, Pomona developed 57.3% of all housing units between 1950 and 1980 with almost 60% of the City's housing stock being over forty (40) years old. The 2000 Census reported that 45.3% of all units in the City have an indication of being possible substandard (units include overcrowding, lack of complete plumbing, and the age of the housing stock). The figures for Pomona are 8.5% higher than the County overall.

City of Pomona HA HCV waiting list- HCV waiting list last open enrollment was November 2007. Pursuant to ongoing purging, there are now 1,318 remaining eligible families listed. The waiting list breakdown of race is as follows: 53% are African American, 33% Hispanic, 8% White, 4% Asian, 1% American Indian/ Alaska Native, 0% Native Hawaiian / other Pacific Islander, 3%-checked multiple, and 2% did not check /responded. Approximately 68% are families, 28% are disabled, 32% are single, 12% are elderly, and 21% have not been determined. Using HUD's 2009 Income limits, applicant incomes are disbursed as follows: 85% are extremely low income, and 15% are very low income.

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

There is an unmet need for housing in the City of Pomona, detailed in the 2008-2013 Consolidated Plan covering the jurisdiction of the Pomona HA. These needs are diverse and include, but not limited to, housing affordability, overcrowding, substandard housing, and availability of housing.

City of Pomona HA's activities are consistent with the City of Pomona Consolidated Plan initiatives, which include providing decent, affordable housing for low-income residents by establishing three core goals,

- To ensure decent housing by
- To create and maintain a suitable living environment
- To expand economic opportunities

City of Pomona HA will continue to undertake in the coming years activities that address housing needs in following manner,

- Establish payment standards that enable families to rent in a broader market area (while balancing cost to maximize the number of families served);
- Strive to manage its program in an efficient manner that enables the maximum number of families to be served;

- Stress and market the importance of providing affordable housing to low-income residents through the Housing Choice Voucher Program to owners and the community in general;
- Educate owners, elected officials, and community the value of the program;
- Create a supportive environment for staff, program participants and landlords to discuss and resolve issues of mutual concern;
- Update the briefing procedures not only to educate but to counsel applicants in finding affordable decent housing and to encourage deconcentration of low-income housing by including jurisdiction map;
- Encourage self-sufficiency through the FSS Program participation;
- Implement the HCV Homeownership pilot program;
- Cooperate with agencies providing emergency assistance to HCV participants whom are victims of domestic violence
- Contracting with Fair Housing organization to provide landlord/tenant counseling;
- Conduct proactive code enforcement in targeted areas to prevent slum and blighted conditions by coordinating efforts with other city departments;
- Reduce the number of housing units with lead-based paint hazards through owner and tenant education workshops; and,
- The Pomona HA is committed to maintain a leasing rate of between 98% and 100% for its HCV Program in order to maximize funding eligibility and serve as many families as possible;
- Provide support to City of Pomona Housing Department in the implementation of the Tenant-Base Rental Assistance Program (HOME).

10. Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Progress in Meeting the 2004-2009 5-Year Plan

PHA Strategic Goal: Increase effective HCV program management.

- The Pomona HA has continuously received "High Performer" SEMAP Certification FY 04-05 through FY 07-08 under HUD's Section Eight Management Assessment Program (SEMAP) certification.
- The Pomona HA has increased its PIC reporting rate for the HCV program from 84% in FY 07 to an average of 99% and an average lease up rate of 99% consistency over the last five years.
- Effective December 2005, the Pomona HA has used the new software program Enterprise Income Verification (EIV) to assist in the income verification for program participants and has reduced fraud successfully
- The Pomona HA Administrative Plan has been revised to incorporate response time standards that staff must adhere to for action affecting the public we serve.
- In 2007, the Pomona HA revamped the entire Administrative Plan incorporating updated HUD requirements.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- The City Pomona received HOME funds to operate a Tenant-Based Rental Assistance Program in 08-09 in which the Pomona HA coordinates all relevant HQS procedures and rent comparables.
- It was able to leverage private or other public funds to create five additional housing opportunities
- The Pomona HA has made continuous improvements to briefing procedures to ensure that new applicants and current clients receive updated information on unit availability and portability options.
- In FY 07-08, the Pomona HA conducted its third annual owner outreach/workshop to encourage owner participation. The next owner outreach workshop for 2010 is scheduled.
- The Pomona HA keeps up to date on payments standards and applies them in timely and effective manner to maximize housing choices.
- Pomona HA has created an official web site where it keeps the HCV program community
 1. Informed of any changes
 2. Access to program forms
 3. Access to VAWA information and relevant forms
 4. Updated utility allowance schedule
 5. Current Administrative Plan
 6. And any other relevant information

HUD Strategic Goal: Improve community quality of life and economic vitality

- An FSS Coordinator was hired were focused on improving the marketing of the FSS program to all clients, businesses and educations & training facilities in the Pomona area. Partnerships established with two supportive services, 1.) Little Citizens Childcare, 2) Extended Opportunity Programs and Services Mt. Sac Community College.
- Created a working relationship with the City of Pomona Police Department were data is shared at unprecedented levels to eliminate crime and program abuse in the HCV program resulting in numerous terminations and arrests.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- The Pomona HA promotes program to all segments of the population and HQS standards are applied equally to all units regardless of location or family type.
- Reasonable accommodations policies continue to provide access to housing for disabled individuals.
- Annual workshops for participants and property owners are conducted by HA staff and Fair Housing agency to inform and educate on laws, and regulations governing fair housing.

Other PHA Goals and Objectives: Deter and eliminate Program fraud.

- Pomona HA maximizes available funds by keeping staff up-to-date on rent calculation, the use of EIV, and third party verifications requirements.
- In addition, the Pomona HA has implemented additional internal audit controls to deter and eliminated program fraud.

b. 1 Significant Amendment shall be defined as discretionary changes in the plans or policies of the Agency that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners prior to being submitted to the U.S. Department of Housing and Urban Development for approval.

b. 2 Substantial Deviation/Modification shall be defined as discretionary changes in the plans or policies of the Agency that fundamentally change the mission, goals objective, or plans of the agency and which require formal approval of the Board of Commissioners prior to being submitted to the U.S. Department of Housing and Urban Development for approval.

An exception to this definition will be made for any of the above-adopted policies to reflect changes in HUD regulatory requirements.

c. 3 PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

Not Applicable HA has been designated as a High Performing PHA.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

CITY OF POMONA HOUSING AUTHORITY

RESIDENT ADVISORY BOARD (RAB) COMMENTS RECEIVED AND RESPONSE TO PUBLIC HOUSING AGENCY FY 2010-2014 FIVE-YEAR AND FY 2010-2011 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, 236-program participant received invitation letters to participate in the Resident Advisory Board (RAB) in 2008. Only eleven (11) program participants responded. The PHA held an introductory meeting on December 14, 2009 to discuss proposed FY 2010-2014 Five-Year and FY 2010-2011 changes and or service improvements. Comments came during RAB scheduled meetings. Comments received are addressed below. The PHA thanks the FY 2010-2014 Five-Year and FY 2010-2011 RAB members for their comments and playing an important role in the development of the PHA's Five-Year and 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.”

FIVE-YEAR AND ANNUAL PLAN PUBLIC PROCESS

The PHA has made the Five-Year and Annual Plan submission and its approval process a public process. The PHA proved to go beyond the HUD requirements. The public process for the Five-Year and Annual Plan began early October 2009 and continued through March 15, 2010.

The PHA complied with regulations, its process included:

1. Final RAB members formed in November 2009 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 Five-Year and Annual Plan
3. Published a Notice in local newspapers that the Five-Year and Annual Plan Draft was available for inspection at 505 S. Garey Ave. between the hours of 8:00 AM – 5:00 PM
 - a. PHA Published Notices regarding the Five-Year and Annual Plan Draft and the Public Hearing in the Daily Bulletin and La Nueva Voz. Notices published on January 26, 2010 and January 26, 2010
 - b. Five-Year and Annual Plan Draft copies made available at the PHA main administrative office
 - c. Five-Year and Annual Plan Draft copies provided to all RAB members at RAB meetings
 - d. Assembled documentation relevant to the non-required sections of the Five-Year and Annual Plan and made it available for public inspection at PHA main administrative office effective January 26, 2010
4. Published a Notice regarding the Public Hearing and invited public comment
 - a. Published Notices regarding Public Hearing in: Daily Bulletin and La Nueva Voz
5. Conducted a Public Hearing on the Five-Year and Annual Plan Draft
 - a. The PHA Board of Commissioners conducted a Public Hearing regarding the Five-Year and Annual Plan Draft on March 15, 2010. 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 Five-Year and Annual Plan.

COMMENTS ON THE PHA DRAFT FIVE-YEAR AND ANNUAL PLAN

During the 45-day Five-Year and Annual Plan comment period, the PHA welcomed oral and written comments on the Five-Year and Annual Plan Draft

- Written comments on the Five-Year and Annual Plan Draft were to be received at the PHA's main administrative office.
- Oral comments on the Five-Year and Annual Plan Draft were recorded via pen and paper notes during RAB Five-Year and Annual Plan-related meetings held December 14, 2009 through February 25, 2010. RAB meetings were held during this period at PHA main administrative office.

2010-2011 RESIDENT ADVISORY BOARD (RAB) MEMBERS (2nd consecutive term)

Daniels, Jacqueline

King, Elma

Leon, Jose

Hall, Ashlea

Sterling, Christal

James, Julie

Wills, Beverly

COMMENTS MADE BY RAB MEMBERS and PHA RESPONSE:

• Elderly/ Disabled Persons on Relocating within jurisdiction

Comment: Suggest PHA assist elderly and families with no relatives living around the area with the moving as far as manpower and financially.

PHA response: The PHA can assist the families to find agencies (e.g. religious organizations) that can help them with the moving.

• HCV waiting list application

Comment: Can a homeless person apply for section 8 that does not have any income and steady residence?

PHA response: Yes they can, we request them to get documentations from shelters, or organizations that have housed or someway assisted them. We will recommend they apply for GR so they can live on the basic necessities while being assisted by the program.

Comment: Can a family with foster children apply for section 8?

PHA response: Yes, and foster care income is an exclusion.

• Transfers / Portability

Comment: If someone ported out of the Housing Authority and settles in another area and wants to come back to the previous Housing Authority will they be allowed to do so?

PHA response: Yes, however, under some circumstances a receiving PHA may not accept a family if there is a record shared by the other Housing Authority of criminal/fraud activity or failed the criminal background checks conducted by the receiving PHA.

Comment: How long should section 8 participants who transferred, be allowed to go back to the previous PHA?

PHA response: If participant has lived within the PHA's jurisdiction for more than one year, they may submit a request to transfer to staff.

• **Inspections**

Comment: Must the inspectors open the refrigerator during the annual inspections?

PHA Response: The PHA inspectors open the refrigerators to check if they are functioning. If the families have children living in the assisted unit, the PHA is concerned if they are being well provided for.

Comment: Can the PHA be more lenient to someone who has disabilities that are not physically obvious?

PHA response: You may inform the inspectors of your disabilities if they are not aware. There may have been a change in your medical condition from the last inspections that you may have not informed the PHA. The PHA may allow you to get someone to assist you with the cleaning or request for some extension.

• **Evictions**

Comment: What are the chances of getting continuous HCV assistance after being evicted?

PHA response: It can be a case-to-case basis. If the reason for eviction was non-payment of rent and the section 8 participant works with the court and PHA to repay the debt there maybe a chance. But if the eviction was for some criminal or drug activity an informal hearing will be conducted to determine the case.

• **Homeownership Program**

Comment: Is there any development about the Homeownership Program?

PHA Comment: Yes, we attended a seminar about this program and we are still working on it.

• **Annual reexamination**

Comment: Why do we have to provide copies of our birth certificates, and social security cards yearly?

PHA comment: PHA would request these copies to ensure the copies on file are clear. PHA now requires every family member provide a birth certificate and for the elderly who have a hard time securing a copy, the citizenship verification would take its place.

Comment: The eligibility worksheet has been revised and why is there a need for past addresses?

PHA comment: Forms are revised for a reason. The past addresses are to aid investigations for some circumstances. If you are not so sure of your previous address just be sure to answer it to the best of your knowledge.

RESIDENT ADVISORY BOARD OVERALL SERVICE SATISFACTIONS

- *Employee Service*

- *Comments:*

Expressed an overall satisfaction with the program administration. Member expressed that it is a bit hard to adjust to a new case manager now with the rotation every two years. The down part as expressed by one member; that working on the trust is hard starting from the bottom again. Opening up your most personal information is hard to share with everyone.

They were appreciative of the opportunity to be involved in the process and are looking forward to attending the next meeting. Others preferred morning sessions and would like to see more attendance in the part of the members.

We want to state that we are very pleased with the job that all the staff does and grateful for the assistance they received from this program.

PHA response: Thank you, we make every effort to keep high ethic and delivery service standards. Employees have large caseloads, which may have its toll from time to time. Because of this volume, office policy is to return all calls by 5:00 pm that same day – but no latter than the next business day. In addition, if at any time there is any concern with staff, we invite and encourage the public to state there concerns in writing so that the appropriate individuals addresses the issues with staff.

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, 236-program participant received invitation letters to participate in the Resident Advisory Board (RAB) in 2008. Only eleven (11) program participants responded. 2008-2009 RAB members were invited to participate for a 2nd consecutive term. All members returned and participated in the development of the Five-Year and Annual Plan.

Public Hearing and/or Meetings

Six RAB meeting held in the PHA main office in order to address participants' needs. All four meetings held before the Five-Year and Annual Plan Draft was adopted.

Public Notification

Published Notices regarding the FY 2010-2014 Five-Year and FY 2010-2011 Annual Plan Drafts and the Public Hearing date published in the Daily Bulletin and La Nueva Voz on January 26, 2010 and January 28, 2010.

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 Five-Year and Annual Plan and made it available for public inspection at PHA main administrative office effective January 26, 2010.

The PHA Board of Commissioners conducted a Public Hearing regarding the Draft Five-Year and Annual Plan on March 15, 2010. 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 2010-2014 Five-Year and 2010-2011 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 appreciation considerations:

1. The PHA opened its Section 8 waiting list in 2007 and received 2,361 applications of those 1,318 remain active.
2. PHA performs criminal background checks for all new admissions or family composition additions, ages 18 and over. Less than one percent of the background checks reported a drug-related or violent criminal activity on record.
3. 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.

Submit Plan Checklist – PHA Plans

How do you know if your plan is complete? Use the following checklist to ensure the PHA Plan is complete and ready for submission:

Place an "X" for items completed		PLAN TYPE - Place an "X" under the Plan to be submitted			
		Standard 5-Year/ Annual 50075	High Performers 50075	Streamlined Annual 50075-SA	Streamlined 5Year/Annual 50075-SF
	CHECKLIST ITEMS	<i>Items marked with an "X" below are applicable to the Plan type indicated in the column heading.</i>			
X	Correct template is used and filled out completely		X		
X	1.1 PHA Identification Page is completed	X	X	X	X
X	2.0 Inventory				
X	3.0 Submission Type	X	X		X
N/A	4.0 PHA Consortia				
X	5.0. Five Year Plan (when due)	X	X	X	X
X	5.1 Mission (with 5-Year Plan when due)	Optional	Optional		Optional
X	5.2 Goals and Objectives Mission (with 5-Year Plan when due)		X		
	6.0 PHA Plan Update		X		
X	6a PHA Plan components are completed.		X		
X	1. Eligibility, Selection, and Admissions	X	X		X
X	2. Financial Resources	X	X		X
X	3. Rent Determination	X	X		X
N/A	4. Operations and Management Policies	X			
N/A	5. Grievance Procedures	X			
N/A	6. Designation of Housing*	X			
N/X	7. Community Service and Self-Sufficiency	X			
N/A	7a Community Service Requirements	X Attachment			
N/A	8. Crime and Safety	X			
N/A	9. Pets	X			
N/A	9a Pet policy	X Attachment			
X	10. Civil Rights Certification (included with PHA Plan certifications)	X	X	X	X
X	11 Fiscal Year Audit	X	X		
N/A	12. Asset Management	X			
X	13. Additional Info- VAWA	X	X		X
X	13a Specific location of Plan(s) copies	X	X		X
X	7.0 PHA Plan components are completed.		X		
N/A	a. Hope VI or Mixed Finance Modernization or Development	X			

Place an "X" for items completed		PLAN TYPE - Place an "X" under the Plan to be submitted			
		Standard 5-Year/ Annual 50075	High Performers 50075	Streamlined Annual 50075-SA	Streamlined 5Year/Annual 50075-SF
N/A	b. Demo/Disposition*	X	X		X
N/A	c. Conversion of Public Housing	X	X		X
X	d. Homeownership	X	X Section 8(y)	X Section 8(y)	X
N/A	e. Project-Based Voucher Program (if applicable)	X Attachment	X Attachment	X Template	X Template
N/A	8.0 Capital Improvements if applicable	X	X	X	X
N/A	8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report if applicable	X	X	X	X
N/A	8.2 Capital Fund Program five-Year Action Plan if applicable	X	X	X	X
N/A	8.3 Capital Fund Financing Program if applicable	X	X	X	X
X	9.0 Housing Needs (with 5-Year Plan when due)	X	X		X
X	9.1 Strategy for Addressing Housing Needs (with 5-Year Plan when due)	X	X		X
X	10 Additional Information (with 5-Year Plan when due)	X	X		X
X	10a. Progress Meeting 5-Year Plan Goals	X Attachment	X		X Template
X	11. Required Submission for HUD Field Office Review				
X	a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations				
X	(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)				
X	(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)				
X	(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)				
X	(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only).				
X	(f) Resident Advisory Board (RAB) comments.				
X	(g) Challenged Elements				
X	h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)				
X	(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)				

***PHAs that administer only tenant or project based rental assistance programs are not required to complete sections that pertain only to public housing.**


DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Department of Housing and Urban Development	7. Federal Program Name/Description: Section 8 Housing Choice Voucher Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Linda Lowry</u> Title: <u>Executive Director</u> Telephone No.: <u>909-620-2426</u> Date: <u>03/15/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

CITY OF POMONA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

SECTION 8 HOUSING CHOICE VOUCHER

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

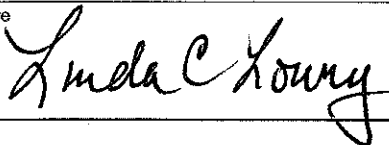
Name of Authorized Official

LINDA LOWRY

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

03/15/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

CITY OF POMONA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

SECTION 8 HOUSING CHOICE VOUCHER

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

CITY OF POMONA
505 S. GAREY AVE.
POMONA, COUNTY OF LOS ANGELES, CA 91769

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

LINDA LOWRY

Title

EXECUTIVE DIRECTOR

Signature

X



Date


March 15, 2010

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Linda Lowry the Executive Director certify that the Five Year and
Annual PHA Plan of the City of Pomona Housing Authority is consistent with the Consolidated Plan of
City of Pomona prepared pursuant to 24 CFR Part 91.



03/15/2010

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

CITY OF POMONA HOUSING AUTHORITY

CA123

PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

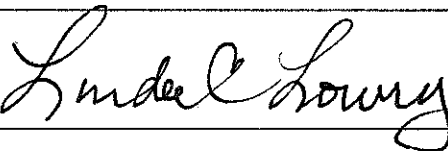
Name of Authorized Official

Linda Lowry

Title

Executive Director

Signature



Date March 15, 2010

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2010-2014 5-Year and/or 2010-2011 Annual PHA Plan for the PHA fiscal year beginning **July 1, 2010**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

CITY OF POMONA HOUSING AUTHORITY

CA123

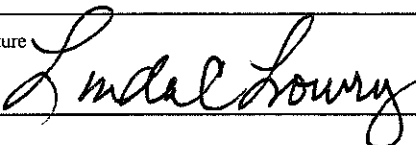
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010- 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
LINDA LOWRY	EXECUTIVE DIRECTOR
Signature 	Date
	March 15, 2010

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Linda Lowry the Executive Director certify
that the Five Year and Annual PHA Plan of the City of Pomona Housing Authority is
consistent with the Consolidated Plan of City of Pomona, California prepared
pursuant to 24 CFR Part 91.


Linda C. Lowry March 15, 2010
Signed / Dated by Appropriate State or Local Official

RESOLUTION NO. 2010-36

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 AND RELATED REGULATIONS

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Agencies administering Section 8 Housing Choice Voucher and Public Housing Programs to submit to HUD, for the fiscal year beginning July 1, 2010, an approved Plan consisting of a five-year and one-year operational and management plan for meeting the needs of low and very low-income families;

WHEREAS, the City of Pomona Housing Authority serves as a Public Housing Agency in administering Section 8 Housing Choice Voucher and Public Housing Programs, but does not administer Public Housing, therefore a streamlined Plan may be submitted to HUD; and

WHEREAS, a public hearing was conducted and public comment received March 15, 2010, for consideration by the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, approving the streamlined Public Housing Agency Five Year Plan for FY 2010-14 and Annual Plan for FY 2010-11.

NOW, THEREFORE, BE IT RESOLVED by the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, as follows:

SECTION 1. That the Governing Board of the City of Pomona Housing Authority has reviewed the Public Housing Agency Five Year and Annual Plan consisting of the Five Year Plan for fiscal years 2010-14 and Annual Plan for fiscal year beginning July 1, 2010, and received public comment on the Plan during a public meeting conducted on March 15, 2010.

SECTION 2. That the Governing Board hereby finds that the City of Pomona Housing Authority's Five Year and Annual Plan is consistent with the Consolidated Plan and approves the Five Year and Annual Plan for the fiscal year beginning July 1, 2010. The Plan is attached hereto as Exhibit "A," and incorporated herein by this reference.

SECTION 3. That the Governing Board hereby authorizes the Executive Director to execute the Pomona Housing Authority Five Year and Annual Plan with the required certifications of compliance, attached hereto as Exhibit "B," which shall be forwarded to the U.S. Department of Housing and Urban Development.

SECTION 4. That the Pomona Housing Authority Secretary shall attest and certify to the passage and adoption of this resolution and it shall become effective immediately upon its approval.

This document is a full, true and correct copy of the original on file in the Pomona City Clerks Office.

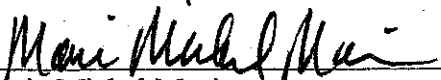
ATTEST: Maria Mercedes Medina
City of Pomona City Clerk

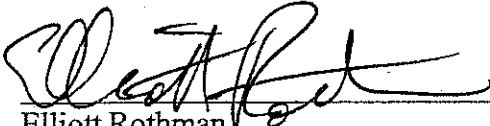
Res. NO 2010-36 and Exhibits A+B

APPROVED AND ADOPTED THIS 15TH DAY OF MARCH, 2010.


ATTEST:

POMONA HOUSING AUTHORITY:


Marie Michel Macias,
Housing Authority Secretary


Elliott Rothman,
Chairperson

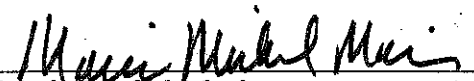
APPROVED AS TO FORM:


Arnold M. Alvarez-Glasman,
Housing Authority General Counsel

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

I, MARIE MICHEL MACIAS, SECRETARY of the City of Pomona Housing Authority, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Pomona, sitting as the Governing Board of the Pomona Housing Authority, held on the 15th day of March 2010 by the following vote:

AYES: BOARD MEMBERS: Soto, Carrizosa, Lantz, Saunders, Atchley, Rothman
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Rodriguez
ABSTAIN: BOARD MEMBERS: None


Marie Michel Macias,
Housing Authority Secretary