

CITY OF POMONA
HOUSING AUTHORITY



MOVING TO WORK (MTW) PROGRAM

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A) VISION FOR LOCAL MTW PROGRAM

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

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

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

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

Solutions Grant, Continuum of Care and other housing programs. In December 2018, the City of Pomona opened Hope for Home Homeless Services Center, a twenty-four hour homeless shelter and service center that assists up to 200 homeless adults, and includes an Access Center.

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

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

Goal 1 – Achieve programmatic efficiency and reduce costs – Reduce costs and achieve greater cost-effectiveness in Federal expenditures, ensure excellent and efficient stewardship of resources and programs, develop a more efficient and effective operation by simplifying and streamlining administrative regulatory requirements, and improve PHA’s policies and procedures in order to support program integrity, reduce bureaucracy, process efficiency, and promote fiscal responsibility.

Goal 2 – Promote self-sufficiency among assisted families: Facilitating opportunities for families and individuals to become self-sufficient and financially independent, to transition from dependency on housing subsidy through the following objectives: work in partnership with local community organizations to develop a comprehensive approach to ending homelessness and promote self-sufficiency, collaborate with external organizations to support clients in acquiring life skills, education, and training, and promote self-sufficiency and increase household income to the extent possible among participants.

Goal 3- Increase housing choice for low-income households: Provide quality affordable housing opportunities with access to quality of life services through the following objectives: increase the PHA's ability to increase and preserve the supply of quality housing choices throughout the City of Pomona, have an increasingly diverse number of funding sources to provide the programs and services, and take affirmative measures to support equal opportunity in housing for all families participating in the PHA's programs.

Fair Housing and Civil Rights Statements

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

B) PLAN FOR FUTURE COMMUNITY/RESIDENTS/PARTICIPANT PARTICIPATION

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

The PHA will continue giving public notice on any new plans or programs, like the MTW Plan, by publishing the relevant information in suitable media outlets. These outlets include, but are not limited to: Inland Valley Daily Bulletin, La Opinion or La Voz, City of

Pomona's Public Information Resources, City of Pomona's Library, community outreach through local non-profit agencies, and through the City of Pomona's Housing Authority website or newsletter. Publishing a public notice provides the opportunity to increase public awareness and expand the levels of engagement from families, property owners, and community to support the PHA in accomplishing the MTW Plan and overall PHA mission.

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

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

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

information on upcoming programs, but with the partnership of VOALA and Tri-City, outreach efforts can be made possible.

C) PHA OPERATING AND INVENTORY INFORMATION

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

Section 8 HCV Program and Permanent Supportive Housing

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

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

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

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

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

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

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

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

D) PLAN FOR LOCAL MTW PROGRAM

The MTW Program will allow the PHA to combine resources permitting the use of HUD funds to better address local program priorities and needs. In addition, the PHA will streamline its business processes to operate more cost effectively and efficiently by implementing innovative business solutions, redesign processes, and amend policies that will reduce administrative complexity, costs and staff time. The PHA plans to consider and assess a range of potential options in subsequent phases of MTW, with a goal of structuring its programs in ways that will assist families achieve financial self-sufficiency over time. The following strategies will help improve the quality of lives of program participants: work in partnership with local community organizations to develop a comprehensive approach to ending homelessness and

promote self-sufficiency and assist in the implementation of the City of Pomona’s “A Way Home: Community Solutions for Pomona’s Homeless Strategic Plan” by creating a program to assist the homeless and chronically homeless achieve self-sufficiency. The PHA proposes to explore its means of assisting these families to access and maintain permanent housing through further coordination with agencies who provide supportive services and expand the success of providing Landlord incentives.

E) PROPOSED USE OF MTW FUNDS

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

F) EVIDENCE OF SIGNIFICANT PARTNERSHIPS

The City works closely with non-profit, faith based, local government and regional partners to plan and implement programs addressing the needs of Pomona residents and clients. The organizations and services in Pomona reflect the spirit of collaboration initiated since the PHA was established. The PHA’s system has always been a combination and/or partnership of government, non-profits, faith organizations and community members working together.

The PHA has built significant local partnerships with community-based agencies. The PHA has remained an active partner with VOALA, Tri-City Mental Health Services, and other Los Angeles County departments such as Los Angeles County Development Authority (LACDA).

The PHA envisions that existing partnerships will continue to expand under the MTW Program. The City of Pomona has utilized these partnerships in several capacities on programs such as the Mainstream Voucher program, Family Self-Sufficiency (FSS), Homeless Incentive Program (HIP), and property owner and tenant outreach.

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

The PHA administers the Family Self Sufficiency (FSS) program, a 5-year, voluntary program designed to help families on the HCV program to increase their earnings and build financial capability and assets. The FSS program forms partnerships with service providers in Pomona and then refer FSS participants to those partners to access the needed services. The FSS Coordinator outreaches at different meetings that take place monthly in Pomona such as the local

shelter program, Hope for Home Homeless Services Center, leadership meeting. Additionally, the FSS Coordinator attends the Pomona Continuum of Care Coalition (PCOCC) meetings, where local, regional, and county level entities meet to discuss efforts on addressing homelessness and affordable housing.

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

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

The PHA intends to leverage existing funding in the implementation of the MTW Plan for its programs. The PHA administers the PSH Program to provide tenant-based rental assistance in eligible housing units located within the geographic boundaries of the City of Pomona. The PHA

partners with Foothill Aids Project (FAP), VOALA, Prototypes and Tri City Mental Health Services. The partnership provides the supportive services component of the CoC PSH Program. Additionally, City of Pomona’s Rapid Rehousing-Pomona Operation Porchlight program is operated through VOALA and provides short to mid-term rental assistance for homeless individuals and families in Pomona. The program also provides housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, moving cost assistance, and case management. The PHA plans to expand this model of partnerships to our Section 8 program participants.

G) SIGNIFICANT DATES AND MILESTONES FOR THE PHA’S LOCAL MTW PROGRAM

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

ATTACHMENT 1
Commitment to Participate in the HUD-Sponsored Evaluation of the
First Cohort of the MTW Expansion

COMMITMENT TO PARTICIPATE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Commitment to Participate in the HUD-Sponsored Evaluation of the First Cohort of the MTW Expansion

In addition to the elements described in PIH Notice 2018-17, HUD will provide additional scope and information about the HUD-sponsored evaluation of the first cohort of the MTW Expansion and any additional requirements that the PHA must adhere to.

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I agree to ensure participation of the PHA in the HUD-sponsored evaluation of the first cohort of the MTW Expansion as described in PIH Notice 2018-17 understanding the following considerations:

- (1) The PHA must participate in the HUD-sponsored evaluation of the first cohort of the MTW Expansion whether or not it receives an MTW designation through the lottery process described in PIH Notice 2018-17.
- (2) In event the PHA is not selected to be in the treatment group, the PHA may apply to future cohorts of the MTW Expansion to which the PHA is eligible. Despite a potential designation under a future cohort, the PHA may continue to have obligations under the HUD-sponsored evaluation of the first cohort of the MTW Expansion as well.
- (3) The PHA will cooperate fully with HUD and its contractors for the duration of the HUD-sponsored evaluation of the first cohort of the MTW Expansion. Failure to comply with the HUD-sponsored evaluation of the first cohort of the MTW Expansion may affect the PHA's ability to apply to future cohorts of the MTW Expansion.

City of Pomona Housing Authority
PHA NAME

CA123
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).

James Makshanoff
NAME OF AUTHORIZED OFFICIAL*

City Manager/Executive Director
TITLE


SIGNATURE

11/30/2020
DATE

* *Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

ATTACHMENT 2
Moving to Work Certifications of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

**Certifications of Compliance with HUD and Federal Requirements and Regulations:
Board Resolution to Accompany Application to the Moving to Work Demonstration Program**

Acting on behalf of the Board of Commissioners of the applicant 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 application to the Moving to Work Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA published a notice that a hearing would be held, that the application and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (7) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.
- (8) The PHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (9) The PHA must certify that it will carry out its application in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4), the Fair Housing Act (42 USC 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), and title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), regulations implementing these authorities, and other applicable Federal, State, and local civil rights law and that it will affirmatively further fair housing, which means that

it will take meaningful actions to further the goals identified by the Assessment of Fair Housing conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Until such time as the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR part 91 the PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions. The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2).

- (10) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (11) The application contains a certification by the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan, which incorporates a fair housing strategy that reflects the jurisdiction's Assessment of Fair Housing or Analysis of Impediments to Fair Housing Choice, as applicable, and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- (12) The PHA affirmatively furthers fair housing. A PHA shall be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) Examines its programs or proposed programs; (ii) Identifies fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; (iii) Specifies actions and strategies designed to address contributing factors, related fair housing issues and goals in the applicable Assessment of Fair Housing (AFH) consistent with 24 CFR 5.154, in a reasonable manner in view of the resources available; (iv) Works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) Operates programs in a manner consistent consolidated plan under 24 CFR Part 91, and with any order or agreement, to comply with the authorities, specified in paragraph (o)(1) of this section; (vi) Complies with any contribution or consultation requirement with respect to any applicable Analysis of Fair Housing, in accordance with 24 CFR 5.150-5.180; (vii) Maintains records reflecting these analyses, actions, and the results of these actions; and (viii) Takes steps acceptable to HUD to remedy known fair housing and civil rights violations. PHAs that are not yet required to submit an AFH shall adhere to the requirements under 24 CFR 903.7(o) in effect prior to August 17, 2015.
- (13) The PHA complies with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (14) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (15) The PHA complies 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.
- (16) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (17) The PHA complies with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (18) The PHA complies 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.
- (19) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (20) The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (21) 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.
- (22) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine

compliance with program requirements.

- (23) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (24) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Rewards at 2 CFR Part 200.
- (25) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

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).

James Makshanoff	City Manager/Executive Director
NAME OF AUTHORIZED OFFICIAL *	TITLE

	11/30/20
SIGNATURE	DATE

Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.



TENANT NEWSLETTER

SEPTEMBER 2020

Inside this Issue

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Contact Us

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CITY HALL HOURS

MONDAY THROUGH THURSDAY 8:30—11:00 A.M.
BY APPOINTMENT ONLY: 2:30—5:00 P.M.

LA MUNICIPALIDAD ESTA ABIERTA

LUNES A JUEVES 8:30—11:00 A.M.
SOLO CON CITA: 2:30—5:00 P.M.

The Pomona Housing Authority realizes that during this period, you will have questions and concerns that will need to be addressed. We would like to answer some of those common questions/concerns that you may have upfront.

- I am experiencing a financial hardship as a result of income loss due to COVID-19. What should I do?

If there has been a change in your income due to COVID-19 restrictions contact your assigned Specialist as soon as possible. You can submit changes of your income to your Specialist via email, fax, mail or at our new drop box located in the Visitor Parking Lot.

- What is happening to my Annual Housing Quality Standard (HQS) Inspection?

In an effort to prevent the spread of COVID-19, the Housing Authority made the necessary decision to cancel all Annual Housing Quality Standards Inspections until further notice. **You will receive a letter in the mail once activities resume.** Only Initial and life threatening/emergency inspections will be conducted. If you have any questions regarding the inspection process please contact your Inspector or call the main line at 909-620-2368.

- **La Autoridad de Vivienda de Pomona** se da cuenta de que durante este período, usted tendrá preguntas e inquietudes. Nos gustaría responder a algunas de esas preguntas/preocupaciones comunes que usted puede tener por adelantado.

-Tengo dificultad financiera de la pérdida de ingresos debido a COVID-19. ¿Qué debo hacer?

Si ha habido un cambio en sus ingresos debido a las restricciones COVID-19, póngase en contacto con su especialista tan pronto como sea posible. Puede enviar cambios de sus ingresos a su especialista por correo electrónico, fax, correo o en nuestro nuevo buzón ubicado en el estacionamiento para visitantes.

¿Qué está pasando con mi Inspección Anual de Calidad de Vivienda (HQS)?

En un esfuerzo por evitar la propagación de COVID-19, la Autoridad de Vivienda tomó la decisión necesaria de cancelar todas las Inspecciones Anuales. **Recibirá una carta por correo una vez que se reanuden las actividades.** Solo se llevarán a cabo inspecciones iniciales y de emergencia. Si tiene alguna pregunta con respecto al proceso de inspección, comuníquese con su Inspector o llame 909-620-2368

Thank you for allowing us to be of service during these challenging times.

POMONA HOUSING AUTHORITY

505 South Garey Avenue, P.O. Box 660 Pomona, CA 91769, (909) 620-2368, FAX (909) 62



October 1, 2020

«Tenant»
«Unit_Address_»
«CSZ»

To respond please **CALL ONLY**

(909) 620-2368

Dear «Tenant»:

The City of Pomona Housing Authority (PHA) would like to take this opportunity to invite you to be a part of our PHA's 2020 Moving to Work (MTW) Demonstration Program application process.

The PHA is applying to the United States Department of Housing and Urban Development (HUD) MTW Demonstration Program. The MTW Demonstration Program provides select public housing authorities with a unique opportunity to design and test innovative, flexible and locally designed housing and self-sufficiency strategies for low-income families. HUD requires that housing authorities' MTW Plan and application must undergo a public process period. The PHA is holding two resident meetings, which will serve as opportunities for program participants to contribute feedback and recommendations. Additionally, the meetings will hold space to discuss policies that will be critical to improving the overall voucher program structure.

The recommendations and information gathered will help the PHA set priorities for program improvements under the MTW Plan and application. Your input will contribute to the Housing Choice Voucher (HCV) program's success. It is not required that you attend the meetings, but are strongly encouraged to do so. The **two meetings, via conference call**, will be hosted on:

Monday October 12, 2020 from 11AM to 12:00PM

AND

Wednesday October 14, 2020 from 3:00PM to 4:00PM

The PHA continues to follow the appropriate safety measures during the COVID-19 pandemic. In order to maintain social distancing, the PHA will host both meetings through a conference call. We greatly appreciate your involvement and support. **If you would like to take part in these meetings please respond by calling ONLY at (909) 620-2368 by October 8, 2020. You will then receive the conference call line information.**

If you have any questions or concerns regarding this matter call the PHA at 909-620-2368, Monday through Thursday between 7:30AM to 6:00PM. If you or anyone in your family is a person with disabilities and require specific accommodation in order to fully utilize the PHA programs and services, please contact the PHA. Once again thank you.

Sincerely,

Pomona Housing Authority

Enclosure



CITY OF POMONA HOUSING AUTHORITY

MOVING TO WORK (MTW) DEMONSTRATION PROGRAM MEETING AGENDA

Location: GoToMeeting
Date: October 12, 2020
Time: 11:00 AM to 12:00 PM

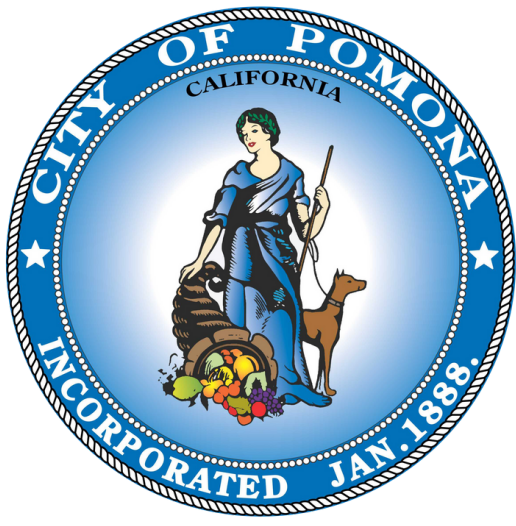
AGENDA ITEMS

1. Introduction
2. MTW Program
3. Purpose
4. Public Participation
 - a. Recommendations
5. Next Steps

Next Meeting: Wednesday, October 14, 2020 3:00 PM to 4:00 PM

The Pomona Housing Authority (PHA) continues to follow the appropriate safety measures during the COVID-19 pandemic. The PHA will host the next meeting through GoToMeeting.

THANK YOU FOR YOUR PARTICIPATION. WE APPRECIATE IT!



CITY OF POMONA HOUSING AUTHORITY

MOVING TO WORK (MTW) DEMONSTRATION PROGRAM MEETING AGENDA

Location: GoToMeeting
Date: October 14, 2020
Time: 3:00 PM to 4:00 PM

AGENDA ITEMS

1. Introduction
2. MTW Program
3. Purpose
4. Public Participation
 - a. Recommendations
5. Next Steps

Public Hearing on the MTW Plan: November 16, 2020

The Pomona Housing Authority (PHA) continues to follow the appropriate safety measures during the COVID-19 pandemic. The PHA will host the Public Hearing on the November 16th City Council meeting virtually.

THANK YOU FOR YOUR PARTICIPATION. WE APPRECIATE IT!

CITY OF POMONA HOUSING AUTHORITY
HCV PARTICIPANTS AND PHA STAFF COMMENTS RECEIVED AND RESPONSE TO
PUBLIC HOUSING AGENCY
MOVING TO WORK (MTW) DEMONSTRATION PROGRAM PLAN

BACKGROUND

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

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

On October 11, 2018, HUD issued Notice PIH-2018-17 outlining the steps on applying for the MTW Demonstration. A resolution signed by the Board of the PHA approving the PHA's desire to obtain MTW designation under the first cohort of the MTW Expansion.

As part of the PHA's outreach efforts, the PHA sent a tenant newsletter to all HCV participants. The tenant newsletter included information on the PHA's intention to apply to the MTW program and the opportunity for HCV participants to participate in two resident meetings. The PHA outreached to 200-HCV program participants, who received invitation letters to participate in two resident meetings. One (1) program participants responded. The PHA held meetings on October 12, 2020 and October 14, 2020 to discuss the proposed MTW Plan. Comments came from the Housing Choice Voucher (HCV) participant in the second meeting. The PHA thanks the PHA staff and HCV program participant who engaged and provided comments. All feedback played an important role in the development of the MTW Plan.

MOVING TO WORK (MTW) PUBLIC PROCESS

The PHA drafted the MTW Plan and per HUD's requirement, outreached to HCV participants to engage in the public process to review the elements and strategies included in the MTW Plan.

The PHA process included:

1. Sent a tenant newsletter in September 2020 to notify all HCV participants the PHA's intention to participate in HUD's MTW Demonstration Program
2. Mailed a letter to invite 200 HCV participants to attend two participant meetings prior to the public hearing process
 - a. The two participant meetings were held on October 12, 2020 and October 14, 2020

- b. The two participant meetings were both held virtually to ensure the safety of HCV participants during the COVID-19 pandemic
3. Published a Notice in local newspapers that the MTW Plan was available for public inspection and comment at 505 S. Garey Ave. between the hours of 7:30 AM – 6:00 PM and on the City’s website
 - a. PHA Published Notices regarding the MTW Plan and the Public Hearing in the Inland Valley Daily Bulletin on October 13, 2020 for a minimum of a 30-day public inspection
 - b. MTW Plan copies were made available at the PHA administrative office, City Hall’s lobby desk and City’s website
4. Conducted a Public Hearing on the MTW Plan Draft
 - a. The PHA Board of Commissioners conducted a Public Hearing regarding the MTW Plan Draft on November 16, 2020. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
5. The PHA considered all comments from the Public Hearing and HCV participant meetings in drafting the Final Annual Plan.

COMMENTS ON THE PHA DRAFT MTW PLAN

During the 30-day MTW Plan comment period, the PHA welcomed oral and written comments on the Plan Draft

- Written comments on the Plan Draft were to be received at the PHA’s administrative office. The PHA did not receive any written comments on the DRAFT Plan.
- Oral comments on the MTW Plan Draft were recorded via pen and paper notes during HCV participant meetings held October 12, 2020 and October 14, 2020 on a Zoom meeting platform.

HCV PARTICIPANT MEMBERS

Andrea Calvillo

COMMENTS PRESENTED:

Although the first meeting held on October 12, 2020 had 0 HCV participants present, PHA staff attended to receive information on the overall strategies and activities the PHA envisions for the HCV program. The questions that the PHA staff had involved which agencies will be providing assistance to Pomona residents in need, the impact on seniors, and when the MTW will be implemented and essentially, what the timeline looks like. The PHA discussed about the existing relationships with community agencies that provide various resources and services, which include primary health, mental health, substance abuse, homeless services, employment, life skills, etc. Some of these partnerships are Volunteers of America Los Angeles, Tri-City Mental Health Services and Prototypes. Now, we have our Hope for Home Homeless Services Center. If

there is a need that cannot be met with our current agency partnerships, we will expand and create new relationships with organizations that can help. Additionally, the PHA shared about the MTW timeline, the public process and next steps. In terms of serving Pomona's seniors on the HCV program, it all involves on the type of MTW activity the PHA proposes to assist seniors and other specific groups on the HCV program.

The second meeting held on October 14, 2020, there were two PHA staff members and 1 HCV participant present.

Comment: Resident stressed the importance of public participation and how the MTW presents a unique opportunity

Response: The Housing Authority agreed that it was important to have public participate and provide input on how the program will be administered.

Comment: Resident asked how MTW will impact how the rent will be calculated?

Response: Rent calculations will be dependent on activities undertaken under MTW. The PHA plans on simplifying rent calculation by eliminating allowances which may result in an increase to tenant portion. However, before activity is undertaken the public will once again have an opportunity to provide feedback.

Comment: Resident has been on the Section 8 program for 2 years now and there have been some barriers that they have encountered such as transportation, internet access, education, the need for training/employment opportunities, and feelings of isolation

Response: PHA discussed the network of partnerships and the need to continue to build upon the existing one

Comment: Resident expressed that she was unsure what the meeting was about, and was blindsided by the purpose of the meeting. The resident was not informed, but grateful to learn and be a part of the opportunity to be informed. Resident wants to be more involved and help develop/share ideas with PHA.

Response: The PHA validated that it was a great opportunity to get involved and learn about the efforts the PHA is hoping to implement. The PHA was glad that the participant took time out to speak with staff and ask questions about the MTW Plan.

Comment: Transportation is a challenge, especially before COVID-19. Children went to school out of the Pomona School District. Resident tries their best to maintain the children going to the school they are attending. Transportation is difficult and has had trouble getting to work.

Response: This is an area the PHA can look into now and even during the MTW program to see what efforts can be made in terms of quality transportation and accessibility.

Comment: Resident requests additional thorough inspections on units. Resident had trouble with windows in unit, and there needs to be upgrades to existing older units in Pomona.

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

Comment: Resident speaks on landlords and property maintenance. Had no problem with her assigned Inspector, it is more so about the landlord continuing to maintain the property.

Response: The PHA encourages building resident and landlord relations to ensure that any concerns regarding the property are properly addressed.

Comment: Resident expresses the need for more people on the Section 8 program to become involved in opportunities like this, making involvement mandatory.

Response: The PHA hopes in the future that more program participants do become involved in these processes and provide feedback that can be incorporated into plans.

Comment: Requests for sports programs for low-income households with children.

Response: The PHA shared the City's park programs that they have for children and youth.

Comment: Current forms used by the PHA are not a problem, however, resident suggests that the PHA update their unit listings. There needs to be more updated information on what units are available, what landlords will take Section 8 and more follow up in that regard. Resident recommends having housing locators.

Response: The PHA agreed that this is a great suggestion, and will think about the various ways to ensure that the list is updated with current information/listings of units available in the community. Due to COVID-19, this has been a challenge, but the PHA will make the effort in updating the unit listing document. In addition, the PHA outreaches to new landlords to expand the City's network and provide opportunities for new units to become available to HCV participants.

Other Topics

Comment: Access to quality internet is a challenge, and receives poor service. Since this has been a challenge, it is even more so now with COVID-19. Children are at home and need to access the computer for school.

Response: The Housing Authority recommended that she contact the Pomona Unified School District and/or local internet providers to see if there are any programs that can assist and/or services that are afforded to low-income residents.

**CITY OF POMONA HOUSING AUTHORITY
NOTICE OF PUBLIC HEARING AND
NOTICE OF PUBLIC COMMENT PERIOD**

THIS IS A NOTICE OF A PUBLIC HEARING AND COMMENT PERIOD FOR THE REVIEW OF THE PROPOSED MOVING TO WORK PLAN

NOTICE IS HERBY GIVEN that the City of Pomona Housing Authority (PHA) is soliciting public comments for the proposed Moving to Work (MTW) Plan. The purpose of the MTW Plan is to establish the PHA's long-term vision, goals and objectives for the Housing Choice Voucher Program.

PUBLIC REVIEW PERIOD

The MTW Plan draft is available for public review and comment from October 16, 2020 through November 15, 2020.

Draft copies of the PHA MTW Plan can be reviewed at:

1. City of Pomona Housing Authority website – www.ci.pomona.ca.us
2. City of Pomona Housing Department 1st Floor – 505 South Garey Avenue, Pomona

PUBLIC HEARING

Interested residents and organizations are invited to attend a Public Hearing during the City Council meeting on Monday, November 15, 2020 at 7:00 p.m. to provide comments concerning the plan.

Questions concerning this notice may be directed to City of Pomona Housing Authority at (909) 620-2368.

Virtual Meetings - Watching from Home!

In an effort to do our part to slow the progression of COVID-19, the Pomona City Council meetings will take place as scheduled at 7 p.m. via a Virtual Meeting.

TO WATCH AND PARTICIPATE in the meeting by video conference via "ZoomWebinar":

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83072612497?pwd=ZGNyc0V2YjRxBkZRMGRJRStFYXc2dz09>

Passcode: 728539

Or iPhone one-tap :

US:+16699009128,,83072612497#,,,,,0#,,728539#

or

3462487799,,83072612497#,,,,,0#,,728539#

TO PARTICIPATE in the meeting by telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 830 7261 2497

Passcode: 728539

International numbers available: <https://us02web.zoom.us/j/keoZU6uCMK>

TO SUBMIT COMMENTS BY EMAIL:

The deadline to submit your comments to the City Clerk's Office is **Monday, November 15, 2020 by 6 p.m.** *Emailed comments will be read into the record by City staff.*

Please email your comments to cityclerk@ci.pomona.ca.us

- Comments must be limited to 200 words
- Please title your email "Public Comment-November 16, 2020" and indicate if you are commenting on a specific item

Published this 16th day of October, 2020 in the Inland Valley Daily Bulletin

RESOLUTION NO. 2020-151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING AUTHORITY, APPROVING THE PUBLIC HOUSING AUTHORITY'S MOVING TO WORK CERTIFICATION OF COMPLIANCE AND CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED PLAN AND CERTIFICATION WITH THE PUBLIC HOUSING AUTHORITY MOVING TO WORK PLAN SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, On October 11, 2018, Housing and Urban Development (HUD) issued Notice PIH-2017-17 announcing the opportunity to apply for admission to the Moving To Work (MTW) Demonstration Program; and

WHEREAS, the MTW Demonstration Program is a program that allows Public Housing Agencies (PHAs) to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families; and

WHEREAS, PHAs are permitted to use assistance received under Section 8 and 9 of the United States Housing Act of 1937, as amended, 42 U.S.C. 1437, et seq., (1937 Act) more flexibly and by allowing certain exemptions from existing public housing and Housing Choice Voucher program rules, as approved by HUD; and

WHEREAS, the Pomona Housing Authority, serving as a Public Housing Agency in administering Section 8 Housing Choice Voucher Program, desires to obtain MTW designation under the First Cohort of the MTW Expansion; and

WHEREAS, the Pomona Housing Authority is required to submit an application and certifications to HUD by December 4, 2020 and

WHEREAS, the PHA will comply with the MTW objectives and statutory requirements and the Operations Notice to develop a MTW Plan; and

WHEREAS, a public hearing was conducted and public comment received November 16, 2020, for consideration by the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, approving the MTW Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. The Governing Board of the City of Pomona Housing Authority has reviewed the Moving to Work Plan and received public comment on the Plan during a public meeting conducted on November 16, 2020.

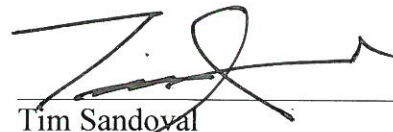
SECTION 2. That the Governing Board, hereby finds that the City of Pomona Housing Authority's Moving to Work Plan, is consistent with the Consolidated Plan and approves the Moving to Work Plan as presented.

SECTION 3. That the Governing Board hereby authorizes the Executive Director to execute the Moving to Work Plan and required certifications of compliance, which shall be submitted to HUD for admission to the Moving to Work Demonstration Program: Cohort #1 – Overall Impact of Moving to Work Flexibility.

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.


PASSED, APPROVED AND ADOPTED this 16th day of November, 2020.

CITY OF POMONA:



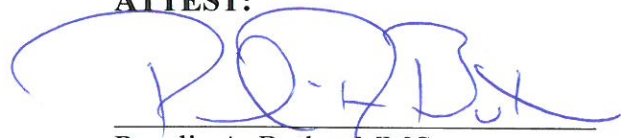
Tim Sandoval
Chair

APPROVED AS TO FORM:



Sonia Carvalho
Authority Counsel

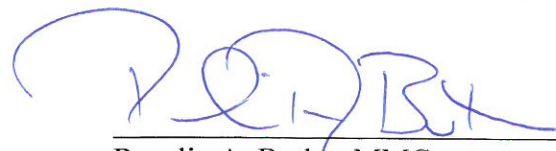
ATTEST:



Rosalia A. Butler, MMC
Authority Secretary

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the Pomona Housing Authority of the City of Pomona at a regular meeting thereof held on November 16, 2020 by the following vote of the Authority:

AYES: Garcia, Lustro, Ontiveros-Cole, Preciado, Torres, Sandoval
NOES: None
ABSTAIN: None
ABSENT: Gonzalez



Rosalia A. Butler, MMC
Authority Secretary

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
Please clearly print the following information:)

ApplicantName: Pomona Housing Authority

ProjectName: Moving to Work Demonstration Program

Location of the Project: 505 South Garey Avenue
Pomona, CA 91766

Name of the Federal Program to which the applicant is applying: The Housing Choice Voucher

Name of Certifying Jurisdiction: City of Pomona

Certifying Official of the Jurisdiction Name: Beverly Johnson

Title: Housing Services Manager

Signature: 

Date: December 1, 2020

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 (HCV) Program / Moving to Work (MTW) Demonstration Program

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 sub recipients 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

James Makshanoff

Title

City Manager/Executive Director

Signature

Date (mm/dd/yyyy)

11/30/20



October 29, 2020

Mr. George Montano
Pomona Housing Authority Manager
City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

RE: City of Pomona Housing Authority Moving to Work (MTW) Designation Program

Dear Mr. Montano:

Volunteers of America Los Angeles (VOALA), a partner organization with the City of Pomona, welcomes the opportunity to support the Moving to Work (MTW) Designation Program. If implemented, the MTW will provide a unique opportunity to consider some of the ways the Pomona Housing Authority (PHA) can improve and implement innovative policies and activities that can be incorporated to the existing housing voucher program. The PHA will lead and evaluate the type of design that is needed to address local housing needs and self-sufficiency for low-income families. The PHA will build and expand relationships with local organizations to provide affordable housing opportunities to Pomona residents and work collaboratively to end and prevent homelessness in Pomona.

Since 2006, VOALA has partnered with the City of Pomona to provide services to individuals who are experiencing homelessness in Pomona. During this time, VOALA staff have worked closely with City of Pomona staff to design and implement effective programming, report outcomes, and provide services for individuals who are homeless in Pomona. In Pomona, VOALA has experience serving low-income households and individuals and families who are experiencing homelessness, providing street outreach, intake assessments, case management, crisis housing, benefits advocacy, Veterans' services, employment services, housing navigation, housing location, and housing placement. VOALA managed the winter shelter Operation Warm Heart, Pomona Tenant Based Rental Assistance program, and Pomona Operation Porchlight Rapid Rehousing. Under these programs, VOALA has built rapport with each program participant in order to connect them to housing and supportive services.

Under the MTW, the PHA will focus on expanding their network of local resources and service providers to promote self-sufficiency. The City's partnership with VOALA continuously expands. VOALA is the shelter operator of Pomona's Hope for Home Homeless Services Center (H4H). At H4H, VOALA works one-on-one with program participants by providing them on-site case management and connecting them to services focused on life skills, mental health, health, substance abuse, and employment to transition them into permanent housing and reach self-sufficiency.

The City of Pomona Housing Authority has been committed to implementing innovative programs that will engage the Pomona community and promote effective solutions when addressing housing and homelessness. Therefore, on behalf of VOALA, I encourage HUD to offer MTW designation to the City of Pomona Housing Authority.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal stroke at the bottom.

Robert Pratt
VOALA President/Chief Executive Officer

OUR MISSION:

Encourage positive development. Promote self-sufficiency. Foster independence.
voala.org

3600 Wilshire Blvd Suite 1500, Los Angeles, CA 90010



November 9, 2020

Mr. George Montano
Pomona Housing Authority Manager
City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

RE: City of Pomona Housing Authority Moving to Work (MTW) Designation Program

Dear Mr. Montano:

Tri-City Mental Health Authority (TCMHA), a Joint Powers Public Mental Health Authority serving the cities of Claremont, La Verne, and Pomona, welcomes the opportunity to support the Moving to Work (MTW) Designation Program. If implemented, the MTW will provide the opportunity to further the mission and goals of the Pomona Housing Authority (PHA). The PHA envisions using its MTW designation to continue to expand its role in the process of providing affordable housing opportunities to Pomona residents and addressing the needs of low-income families. The PHA will work collaboratively with local agencies to develop and implement comprehensive approaches to address and end homelessness in Pomona.

As the designated regional mental health service provider, TCMHA provides individuals experiencing homelessness with a variety of services, including outreach and engagement, prevention and early intervention, psychosocial assessment, therapy, case management, medication support, and peer mentoring and group support. TCMHA is committed to working with the City to deliver services. Currently, Tri-City partners with the City to ensure individuals are connected to crisis and bridge housing at the local shelter program, Hope for Home Homeless Services Center (H4H). Tri-City funds 31 beds at H4H for adults enrolled in Tri-City's clinical services.

Tri-City oversees a Community Navigator program in the City of Pomona, Claremont, and La Verne. The Community Navigator program focuses on engaging with individuals who are in need of services to help them quickly identify available resources and housing that meet their needs. Community Navigators rely heavily on the resources available in the community by staying connected with these supports and verifying the resources that are provided to clients. Resources include community-based organizations, faith-based organizations and other community groups to become part of an active and ever growing locally-based support network for people, including those most challenged. Tri-City's Intensive Outreach and Engagement Team also provides multiple services to the homeless population. The team is often based in the field outreaching to individuals experiencing mental health symptoms and who need help being engaged into services. The Intensive Outreach and Engagement Team assist their clients with follow up care and works closely with Community Navigators for further support.

Administrative Office / 1717 North Indian Hill Boulevard, Suite B, Claremont, CA 91711-2788 / 909.623.6131 [p](#) / 909. 623.4073 [f](#)

Main Clinical Office / 2008 North Garey Avenue, Pomona, CA 91767-2722 / 909.623.6131 [p](#) / 909.865-9281 [f](#)

Clinical Office / Children / 1900 Royalty Drive, Pomona, CA 91767 / 909.784.3200 [p](#) / 909.865.0730 [f](#)

Wellness Center / 1403 North Garey Avenue, Pomona, CA 91767 / 909.242.7600 [p](#) / 909.242.7691 [f](#)

MHSA Office / 2001 North Garey Avenue, Pomona, CA 91767 / 909.325.4600 [p](#) / 909.326.4690 [f](#)

www.tricitymhs.org

Founded by Pomona, Claremont and La Verne in 1960

Mr. George Montano
Pomona Housing Authority Manager
Page 2 of 2

Under the MTW, the PHA will work to promote self-sufficiency by having partnerships with non-profit organizations who will help to support clients in acquiring life skills, education, and employment training. Therefore, on behalf of TCMHA, I encourage HUD to offer MTW designation to the City of Pomona Housing Authority.

Sincerely,



Antonette (Toni) Navarro, LMFT
Executive Director
Tri-City Mental Health Authority

Administrative Office / 1717 North Indian Hill Boulevard, Suite B, Claremont, CA 91711-2788 / 909.623.6131 *p* / 909. 623.4073 *f*

Main Clinical Office / 2008 North Garey Avenue, Pomona, CA 91767-2722 / 909.623.6131 *p* / 909.865-9281 *f*

Clinical Office / Children / 1900 Royalty Drive, Pomona, CA 91767 / 909.784.3200 *p* / 909.865.0730 *f*

Wellness Center / 1403 North Garey Avenue, Pomona, CA 91767 / 909.242.7600 *p* / 909.242.7691 *f*

MHSA Office / 2001 North Garey Avenue, Pomona, CA 91767 / 909.325.4600 *p* / 909.326.4690 *f*

www.tricitymhs.org

Founded by Pomona, Claremont and La Verne in 1960

GEORGE MONTANO

10537 Kibbee Avenue, Whittier, CA 90603

323-893-2097

Gmontano94cal@yahoo.com

PROFILE

Focused community development professional with extensive community and government relations and legislative experience across the public sector.

EXPERIENCE

City of Pomona, Pomona, CA

January 2016- -Present

Housing Authority Manager

Direct, manage, supervise, train, and coordinate the activities and operations of the Pomona Housing Authority including the Housing Choice Voucher program, Family Self-Sufficiency program, homeless service programs, and the Pomona Housing Successor Agency, including oversight of agency properties; to ensure compliance with all Federal, State and local reporting requirements; to coordinate assigned activities with other City departments, and outside agencies, and provide highly responsible and complex administrative support to the Neighborhood Services Director; prepare Program Plans; oversee policies and procedures regarding waiting lists and tenant selection, eligibility, denial, occupancy, housing quality standards, and hearing and review process. Monitor and implement ongoing program integrity measures, providing a check and balance systems for all Housing Authority programs; establish, monitor, and implement quality assurance procedures; implement internal monitoring requirements; establish a process for handling claims of program abuse including corrective action and administrative remedies. Meet with community-based service providers, landlords, and the general public, explain program and resolve problems between landlords, clients and staff.

Housing Authority County of Santa Clara, San Jose, CA

*August 2012-January
2016*

Housing Programs Manager

Plan, direct, coordinate and supervise the day-to-day activities in the Housing Programs Department. Take a major role in the development of policies, procedures, regulations and guidelines used to govern the several programs administered by the Authority, including the Housing Choice Voucher Program. Assign work to subordinate personnel, providing instructions and answering questions; coordinate the scheduling and completion of work by determining operational priorities and resolving work load problems; review work for accuracy and completeness; evaluate work techniques and methods for conformance to established standards; Oversee and supervise the processes and activities of assigned unit(s); which include inspections, initial and continued eligibility, information, policies, procedures and budget process, special programs, and community services programs, and/or training and development. Evaluate and implement Moving to Work Activities. Maintain continuous interaction and coordination with other Agency departments, outside public agencies and community resource agencies; direct and participate in the development of Special Programs, assign work activities and projects, monitor work flow and efficiency, evaluate work product; and assess community service needs, appropriate referrals to social/community services and outreach goals.

Managed a variety of federal, state and local community development, redevelopment and housing programs and activities of the former Community Redevelopment Agency including the administration of the Housing Authority's Section 8 Rental Assistance Program; coordinated and directed all activities involved in the implementation and completion of projects and contracts including but not limited to design, scheduling, construction, business expansion or retention, budget, and construction compliance; planned, organized and controlled the functions and activities of the various programs; developed and made recommendations on goals, objectives and policies; analyzed and applied various local, state and federal policies, codes, laws relating to the operations and administration of each of the programs; developed and implemented new programs and changes in existing programs as required by laws, regulations and other rules; evaluated effectiveness of redevelopment and affordable housing programs; prepared, presented and maintained a variety of reports, including financial reports and records; participated in the preparation and administration of program operating budgets and cash flow; coordinated activities with other departments, outside agencies and community groups; resolved complaints and mediated disputes; negotiated contracts and development agreements; developed program policies, procedures and guidelines; prepared staff reports for Council and Commissions

EDUCATION

B.A. in Architecture/City and Regional Planning,	1994
University of California Berkeley, Berkeley, CA	
M.S. in Public Administration,	2007
California State University Los Angeles, Los Angeles CA	

ORGANIZATIONAL AFFILIATIONS

Vice-President-Housing -Southern California National Association of Housing and Redevelopment-Board – Help create opportunities, resources, and relationships to make Housing Professionals more effective, efficient and adaptable in this fast-changing field.

Coordinated Entry System Policy Council Member-Los Angeles Homeless Services Authority – Review and adopt policies and procedures for the Los Angeles County Coordinated Entry System.

Chair - City of Montebello Housing Mediation Board- Assisted residential tenants and property owners reach mutually acceptable solutions to issues concerning rent increases, claims of wrongful evictions, and housing related disputes.

Planning Commissioner-City of Montebello Planning Commission- Reviewed legislative approvals for the City's General Plan, Zoning Code, Specific Plans, including and land use entitlements within the City such as Conditional Use Permits, Zone Variances and Site Plan Reviews.

California Association of Housing Authorities, Member

National Association of Housing and Redevelopment Officials-Member

DONYIELLE HOLLEY

SUPERVISOR • PROGRAM MANAGER • PROJECT MANAGER

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MOBILE TELEPHONE: 951-488-6066

EDUCATIONAL ACCOMPLISHMENTS

Masters of Arts in Strategic Communication (2015)

National University, Los Angeles, CA

Masters of Arts in Human Behavior (2013)

National University, Los Angeles, CA

Bachelor of Science in Computer Science (1987)

University of California, Irvine, CA (UC Irvine)

PROFESSIONAL EXPERIENCE

Homeless Programs Supervisor

City of Pomona, Housing Authority, Neighborhood Services Department

July 2018 – Present

Pomona, CA

- Participate in the development and implementation of goals, objectives, policies, and priorities for housing development programs; identify resource needs; recommend and implement policies and procedures.
- Conduct complex administrative research, studies, and surveys.
- Produce reports recommending appropriate courses of action and solutions to problems.
- Work closely with a network of local non-profit organizations sub-contracted to implement homeless programs develop a homeless needs assessment including identification of client profiles and resources and any corresponding service gaps.
- Coordinate the enumeration of homeless persons; research and assist in the development and design of homeless projects and programs based on the needs of the community.
- Develop program policies and procedures accordingly. Create a sub-regional homeless policy and long-term plan with surrounding communities.
- Act as a leader and resource and direct staff activities with the public, City departments, City boards and commissions, and other organizations on projects and programs, especially in the area of homeless programs. Serve as a department and community liaison for homeless issues and representative at municipal, local, state, federal, and private sector programs or meetings involved with homeless issues.
- Participate with City departments and external agencies to design and implement a resource development strategy to secure additional federal, state, local, private, and corporate funds to support and improve homeless programs and prevent homelessness in the City.
- Provide technical assistance to non-profit organizations on program development, other related programs, and administrative and fiscal areas. Oversee the City's coordination with the Los Angeles Continuum of Care (LACOC); ensuring City compliance with all regulations and reporting criteria; represent the interests of the City at LACOC meetings; advise the City on funding opportunities and policy issues. Prepare an annual report reevaluating the Pomona Strategic Plan on Homelessness and documenting measurable outcomes of homeless services in the community; identify opportunities for improving service delivery methods and procedures; review with appropriate management staff; implement improvements.
- Oversee the monitoring and ensure compliance with local, state and federal funding and eligibility requirements; interpret governmental rules and regulations; perform program and financial monitoring of service providers, and provide technical assistance to ensure compliance with local, state, and federal rules and regulations.

- Oversee the analysis of program and project budgets and expenditures; analyse and make recommendations regarding funding proposals submitted by non-profit organizations; develop and manage Request for Proposals (RFP's) for the award of City administered homeless funds to other City departments and community organizations; assist in negotiating and preparing contracts between the City and homeless service providers; evaluate and negotiate with organizations regarding Housing and Urban Development (HUD) and locally mandated outcomes and performance measures.
- Prepare homeless program grant applications. Plan, organize, prepare materials, and make presentations to City Council, boards and commissions, and civic or professional groups.

Social Service Planner

County of Riverside, DPSS, Adult Services Division, Homeless Programs Unit

May 2015 – Present
Riverside, CA

Program Specialist II / TAP Research Specialist (worked out of class)

County of Riverside, DPSS, Adult Services Division, Admin

June 2014 – May 2015
Riverside, CA

Riverside County Continuum of Care (CoC) Planning and Community Coordination

- Served as the lead Planning and Program Manager providing planning, coordination, and expertise to the Homeless Program Unit (HPU) to provide foundational structure to the Riverside County Continuum of Care (CoC) and ensure compliance to HUD regulations and guidelines. As the CoC Planner, lead the planning, coordination and compliance activities for the Riverside County Continuum of Care (CoC).
- Work closely with CoC officers and Standing Committee Chairs to plan and coordinate bi-monthly membership meetings including agenda, minutes, documentation and reports.
- Ensure CoC membership meeting notifications, postings, and communications are in compliance with the Brown Act.
- Responsible for engaging with internal and external stakeholders to obtain support, develop partnerships, and promote data collection activities by working closely with key Leaders from city municipalities and non-profit community organizations.
- Provide community-based programs and services to support homeless population including elderly, and youth individuals and groups.
- Recruit and form the Youth Action Board (YAB) composed of current and formerly homeless youth to provide a voice for youth in policymaking decisions of the Riverside CoC, particularly on policies that relate to preventing and ending youth homelessness. Provide coaching and mentoring to the YAB regarding leadership and CoC policies and procedures.
- Knowledgeable of other non CoC funding sources, such as EFSP and CDBG.
- Provide planning leadership to CoC Planning, Standards and Evaluation and Coordinated Entry System committees to consult with timelines and a work plan and schedule to complete the scope of planning and develop written standards.
- Responsible for leading the planning and coordination of the annual County of Riverside, DPSS Point-In-Time Count, including marketing, community relations and coordination with leadership from the 28 city municipalities, Riverside University Health Systems – Department of Behavioral Health, Riverside County Sheriff, Riverside County Housing Authority, the Veteran's Administration (VA) and more.
- Demonstrate successful planning and coordination for community projects and events involving multiple stakeholders including Riverside County departments, City officials, non-profit organizations, and the Riverside County Continuum of Care (CoC).
- Supervise University of California at Riverside (UCR) Interns and TAP Administrative Service Assistants who performed community-based marketing, training, and administrative job duties to support the County of Riverside, DPSS Point-In-Time Count. Their job duties included, volunteer recruitment, volunteer tracking (database), volunteer training, data collection and analysis.
- Demonstrated strategic leadership motivating team members and resolving CoC related conflicts by driving consensus among team members.