

# PHA Name : Pomona

**PHA Code :** CA123

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 7/1/2023

**PHA Program Type:** Housing Choice Voucher (HCV) only

**MTW Cohort Number:** MTW Flexibility for Smaller PHAs

**MTW Supplement Submission Type:** Amended Annual Submission

## **B. MTW Supplement Narrative.**

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 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 will continue to implement activities proposed in Fiscal Year 2022-2023. The PHA has had challenges in implementing the activities due to delays and changes to the PHA's software system. The PHA decided not to implement the activities since the software vendor recommended to delay implementation until the Housing Information Portal (HIP) was available. On January 3, 2023, HUD issued guidance and provided an update on the HIP for MTW Agencies. Based on the guidance, the PHA will continue to delay implementation of Activities: 1(n) - Utility Reimbursement and 1(u) – Standard Deductions since fields on the 50058 need to be modified and until the HIP System is ready. The PHA will continue to follow normal protocols in submitting 50058s on the IMS/PIC until the new HIP is ready. For households affected by an MTW activity, but does not conflict with fields on the regular 50058, the PHA will continue implementation of the following activities within Fiscal Year 22/23:

- Activity 1. j Alternative Utility Allowance (HCV)
- Activity 3. b Alternative Reexamination Schedule for Households (HCV)
- Activity 3. d Self-Certification of Assets (HCV)
- Activity 4. b Damage Claims (HCV)
- Activity 4. c Other Landlord Incentives (HCV - Tenant-based Assistance)
- Activity 17. c Housing Development Programs

The PHA is adding the following MTW activities in FY 2023/2024:

- Activity 2. b Payment Standards – Fair Market Rents
- Activity 9. c Elimination of PBV Selection Process for PHA-owned projects

1) Apply increased payment standard to the subsidy calculation at the time the PHA approves a rent increase and/or at the time payment standards are increased. The PHA has found that approximately 40% of its program participants are rent burdened and increasing the payment standard will mitigate or eliminate the family's rent burden; 2.) Elimination of PBV Selection Process for PHA –owned projects, without improvement, development or replacement. The PHA owns and operates a small number of units that will be rehabilitated and can potentially qualify for Project Based assistance to preserve the availability of affordable housing units in the City of Pomona.

**C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).**

<b>1. Tenant Rent Policies</b>	
b. Tiered Rent (HCV)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Currently Implementing
l. Fixed Subsidy (HCV)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Currently Implementing
o. Initial Rent Burden (HCV)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
u. Standard Deductions (HCV)	Currently Implementing
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
<b>2. Payment Standards and Rent Reasonableness</b>	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Plan to Implement in the Submission Year
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
<b>3. Reexaminations</b>	
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
d. Self-Certification of Assets (HCV)	Currently Implementing
<b>4. Landlord Leasing Incentives</b>	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
<b>5. Housing Quality Standards (HQS)</b>	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
<b>6. Short-Term Assistance</b>	
b. Short-Term Assistance (HCV)	Not Currently Implemented
<b>7. Term-Limited Assistance</b>	
b. Term-Limited Assistance (HCV)	Not Currently Implemented
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	
Increase Elderly Age (PH & HCV)	Not Currently Implemented
<b>9. Project-Based Voucher Program Flexibilities</b>	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Plan to Implement in the Submission Year
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program	

Coordinating Committee (HCV)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>11. MTW Self-Sufficiency Program</b>	
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>12. Work Requirement</b>	
b. Work Requirement (HCV)	Not Currently Implemented
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
<b>14. Moving on Policy</b>	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
<b>17. Local, Non-Traditional Activities</b>	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented
c. Housing Development Programs	Currently Implementing

**C. MTW Activities Plan that Pomona Plans to Implement in the Submission Year or Is Currently Implementing**

<b>1.j. - Alternative Utility Allowance (HCV)</b>
<p><b>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</b></p> <p>The PHA will establish one streamlined utility allowance for all HCV units based upon bedroom size and types of utilities paid by the participant in the City of Pomona. The goal of this activity is to reduce the administrative burden of calculating multiple utility allowances based on unit type and streamline recertification processing time. The PHA will continue to review its utility allowance schedule each year and revise it if there has been a 10% change from the prior year. The Pomona Housing Authority will be implementing waiver [1j – Alternative Utility Allowance (HCV)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Cost effectiveness</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Neutral (no cost implications)</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</b></p> <p>In the prior year, under this activity, Pomona MTW agency  Received 0 hardship requests  Approved hardship requests</p>

Denied hardship requests  
There is are hardship requests pending.  
Page 5 of 14 form HUD-50075-MTW (01/2021)

No hardship were requested in the most recent fiscal year.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.**

Currently, the PHA annually reviews and periodically revises a Utility Allowance Schedule which represents the reasonable costs for utilities as part of the tenant's lease. The utility allowance is based on utility surveys and analysis of the structure type, bedroom size, appliances provided by tenant, and type of appliances (gas/electric). The simplified schedule will be based on the analysis of data collected from the PHA's existing HCV portfolio including the most common structure and utility types. This new utility allowance schedule will be implemented upon the biennial certification or change of unit. The PHA proposes a simplified schedule to reduce administrative costs and reduce errors associated with the traditional method of applying Utility Allowances. The simplified utility allowance schedule is also anticipated to benefit property owners who will have a more accurate understanding of the total gross rent to be applied to their properties. This schedule will be applied to the lesser of: the actual size of the unit or the size of the voucher. The PHA will continue to use current market consumption data to determine when adjustments to the simplified schedule are needed (upon change of more than 10% in rates).

**1.n. - Utility Reimbursements (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The PHA will eliminate the utility reimbursement payments in the HCV program. Families will continue to receive a utility allowance but will not receive additional monies if the utility allowance is greater than the total tenant payment. There are currently 21 families receiving utility reimbursements. Eliminating these reimbursements is a cost savings to the PHA of approximately \$13,860 which could assist an additional HCV family from the waiting list and reducing the administrative burdens of lost checks, canceled checks and fraud. The Pomona Housing Authority will be implementing waiver [1n - Utility Reimbursements (HCV)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests

There is/are hardship requests pending.

**1.u. - Standard Deductions (HCV)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The Pomona Housing Authority is proposing a standard deduction for families to simplify the rent calculation process, increase cost effectiveness and reduce administrative burdens. The standard deduction will be \$500 for elderly/disabled families and non-elderly families with one or more dependents:

- a child or children under the age of 18;
- disabled member in the household; or, a full-time student in the household

The Pomona Housing Authority will be implementing waiver [1u – Standard Deductions] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

No hardships were requested in the most recent fiscal year

**Does this MTW activity require a hardship policy?**

No

No document is attached.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does the MTW activity require an impact analysis?**

No

No document is attached.

**How much will the single standard deduction be in the Fiscal Year?**

\$500

**2.b. - Payment Standards- Fair Market Rents (HCV)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The Pomona Housing Authority is authorized to adopt and implement any reasonable policy to establish payment standards that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Pomona Housing Authority will establish payment standards between 80% and 120% of the HUD published Fair

Market Rent (FMR). Additionally, to alleviate rent burdens on assisted families, if the payment standard increases, the PHA may apply the new, increased payment standard:

- At the next regularly scheduled recertification or move
- At the time a rent increase is approved for the unit
- At any other time if the PHA determines that the family is experiencing a rent burden.

-Rent burden is defined as paying more than 40% of monthly adjusted income toward rent

In the unlikely event that the PHA payment standards are reduced, the family's payment standard will not be reduced if they remain in the unit unless they have experienced a change in family composition that results in a lower voucher/payment standard size. [2b - Payment Standards] within the safe harbor limits established in the MTW Operations

Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

**Does this MTW activity require a hardship policy?**

Yes

This document is attached.

**Does the hardship policy apply to more than this MTW activity?**

No

**Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?**

No

**How many hardship requests have been received associated with this activity in the past year?**

No hardship were requested in the most recent fiscal year.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does the MTW activity require an impact analysis?**

Yes

This document is attached.

**Does the impact analysis apply to more than this MTW activity?**

No

**Please explain the payment standards by FMR:**

**3.b. - Alternative Reexamination Schedule for Households (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The PHA will establish a biennial recertification schedule for all HCV families who have at least \$1,200 per year in annual income. Any families reporting less than \$1,200 per year in annual income will remain on an annual recertification cycle. The goal of this activity is to further self-sufficiency of residents and reduce the burden of reporting to the PHA if the family has increase income. The Pomona Housing Authority will be implementing waiver [3b – Alternative Reexamination Schedule for Households (HCV)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Self-sufficiency

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests

There is/are hardship requests pending.

**Does this MTW activity require a hardship policy?**

No

No document is attached.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does the MTW activity require an impact analysis?**

No

No document is attached.

**What is the recertification schedule?**

Once every two years

**How many interim recertifications per year may a household request?**

1

**Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.**

The PHA will establish a biennial (every two years) recertification schedule for all HCV families who have at least \$1,200 per year in annual income. Any families reporting less than \$1,200 per year in annual income will remain on an annual recertification cycle. The goal of this activity is to further self-sufficiency of residents and reduce the burden of reporting to the PHA when the family experiences an increase in household income.

**3.d. - Self-Certification of Assets (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

At recertification, the PHA will allow families to self-certify assets up to \$50,000. The goal of this activity is self-sufficiency. The Pomona Housing Authority will be implementing waiver [3d – Self-Certification of Assets (HCV)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Self-sufficiency

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

No hardship were requested in the most recent fiscal year

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Please state the dollar threshold for the self-certification of assets.**

\$50,000.

**4.b. - Damage Claims (HCV-Tenant-based Assistance)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

To incentivize a landlords continued participation in the HCV program, the PHA will allow owners to submit a damage claim of up to one month contract rent (minus any amounts paid in security deposit) for damages to the unit above and beyond normal wear and tear. The damage claim payment will be paid out to a landlord when the next HAP contract is executed between the owner and the PHA. The goal is to encourage landlords to continue to participate in the HCV

program. The Pomona Housing Authority will be implementing waiver [4b – Damage Claims (HCV-Tenant-based Assistance)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?**

To all units

**What is the maximum payment that can be made to a landlord under this policy?**

Maximum payment to the landlord is up to one month's contract rent paid as verified on the most recent Form

HUD-50058. The participants security deposit must first be used to cover any damages.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

\$0

#### **4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

In order to incentivize participation in the HCV program, the PHA will provide a one-time \$250 signing bonus for each new HAP contract executed in the City of Pomona. The goal is to increase owner participation in the HCV program. The Pomona Housing Authority will be implementing waiver [4c - Other Landlord Incentives (HCV - Tenant-based Assistance)] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b> Increased expenditures
<b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b> The MTW activity applies to all assisted households
<b>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</b> Received 0 hardship requests Approved hardship requests Denied hardship requests  There is/are hardship requests pending.
<b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b> No
<b>Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)</b> To all units
<b>What is the maximum payment that can be made to a landlord under this policy?</b> 250
<b>How many payments were issued under this policy in the most recently completed PHA fiscal year?</b> 0
<b>What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?</b> \$0

<b>9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)</b>
<b>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</b> The PHA will eliminate the selection process in the award of PBVs to properties owned by the Pomona Housing Authority that are not public housing without engaging in an initiative to improve, develop or replace a public housing property or site. A subsidy layering review will be conducted. The PHA will complete the site selection requirements. HQS (or NSPIRE) inspection will be performed by an independent entity according to 24 CFR 983.59(b) or 24 CFR 983.103(f). The PHA will follow the requirements of Notice PIH 2013-27 where applicable and the property will be owned by a single-asset entity of the PHA. The Pomona Housing Authority will be implementing Waiver 9.c – Elimination of PBV Selection Process for PHA-Owned Projects Without Improvement, Development or Replacement within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.
<b>Which of the MTW statutory objectives does this MTW activity serve?</b> Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

There are no hardship requests pending.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

### 17.c. - Housing Development Programs

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The PHA intends to use MTW funding to acquire, renovate and/or build affordable units that are not public housing units. Eligible activities may include: Gap financing for non-PHA development of affordable housing, development of project based voucher units or tax credit partnerships. The PHA will not spend more than 10% of its HAP budget on local, non-traditional activities and families receiving housing or services through local, non-traditional activities must meet the HUD definition of low-income. This MTW activity will enable the PHA to redevelop additional PHA owned units and increase the amount of affordable housing in the City of Pomona. The Pomona Housing Authority will be implementing waiver [17c - Housing Development Programs] within the safe harbor limits established in the MTW Operations Notice published in the Federal Register on August 28, 2020.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests

There is/are hardship requests pending.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</b></p> <p>No Safe Harbor Waivers are being requested.</p>

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>
<b>E.1</b>	<p><b>Agency-Specific Waiver(s) for HUD Approval:</b></p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p><b>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</b></p> <p>No Agency-Specific Waivers are being requested.</p>
<b>E.2</b>	<p><b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b></p> <p><b>Does the MTW agency have any approved Agency-Specific Waivers?</b></p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
<b>F.1</b>	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

<b>Federal Fiscal Year (FFY)</b>	<b>Total Operating Subsidy Authorized Amount</b>	<b>How Much PHA Disbursed by the 9/30 Reporting Period</b>	<b>Remaining Not Yet Disbursed</b>	<b>Deadline</b>
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<b>G.</b>	<b>MTW Statutory Requirements.</b>	
<b>G.1</b>	<b>75% Very Low Income – Local, Non-Traditional.</b> HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	<b>Income Level</b>	<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
	80%-50% Area Median Income	1
	49%-30% Area Median Income	1
	Below 30% Area Median Income	22
	<b>Total Local, Non-Traditional Households</b>	<b>24</b>

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b> Yes	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	10,873 # of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months

**Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:**

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

<b>Family Size:</b>	<b>Occupied Number of Local, Non-Traditional units by Household Size</b>
1 Person	400
2 Person	213
3 Person	127
4 Person	74
5 Person	72
6+ Person	53
<b>Totals</b>	<b>939</b>

<b>H.</b>	<b>Public Comment</b>
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.
	No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver

<b>I.</b>	<b>Evaluations.</b>
	No known evaluations.

**MTW CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning ( 7/1/2024 ), hereinafter referred to as "the MTW Supplement", 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 MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors 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).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement 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 MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will 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 any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW 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 MTW 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 MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply 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.
- (14) The MTW 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW 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 MTW 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.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Pomona Housing Authority

CA123

**MTW PHA NAME**

**MTW 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).*

Anita D. Gutierrez

Acting City Manager

**NAME OF AUTHORIZED OFFICIAL**

**TITLE**



**SIGNATURE**

1/30/2024

**DATE**

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

## **MTW Waiver 2.b Payment Standards – Fair Market Rents**

### **Hardship Policy**

If the family experiences a hardship that would cause them to be in a rent burden (paying more than 40% of their income in rent) as a result of a reduction in payment standard due to household composition changes, the family will be granted an additional 12-months before the payment standard will be reduced.

By the end of the hardship period, the family will need to move to a rightsized unit or can stay in the existing unit with the applicable payment standard after the 12-month hardship extension. At the end of the hardship period, the applicable payment standard for the lesser of: a) the unit size or b) the voucher size will be applied.

The family must request a hardship in writing. Only one hardship will be granted for as long as the family remains in the same unit. Families may be granted an exception payment standard as a reasonable accommodation and in this case, the maximum 12-month period may not apply.

If the hardship request is denied, the family is entitled to and may request an informal hearing. The PHA will keep records of all hardship requests received and the results of those requests.

**CA123 Impact Analysis  
MTW Waiver 2.b – Payment Standards – Fair Market Rents**

The Pomona Housing Authority will establish payment standards between 80% and 120% of the HUD published Fair Market Rent (FMR). Additionally, to alleviate rent burdens on assisted families, if the payment standard increases, the PHA may apply the new, increased payment standard:

- At the next regularly scheduled recertification or move
- At the time a rent increase is approved for the unit
- At any other time if the PHA determines that the family is experiencing a rent burden.
  - Rent burden is defined as paying more than 40% of monthly adjusted income toward rent

In the unlikely event that the PHA payment standards are reduced, the family's payment standard will not be reduced if they remain in the unit unless they have experienced a change in family composition that results in a lower voucher/payment standard size.

<b>Impact Analysis Waiver 2.b. Payment Standards – Fair Market Rents</b>			
		<b>Implementation Year (FY2023)</b>	<b>FY2024</b>
1.	Impact on the agency's finances	This activity is expected to increase HAP costs. While the PHA processes biennial recertifications, approximately 50% of owners in the program request a rent increase annually. Based on the proposed PS, the expected annual increase in HAP is \$1,312,644.	
2.	Impact on affordability of housing costs for affected families	This activity is expected to reduce rent burdens on assisted families.	
3.	Impact on the agency's waitlist(s)	This activity is expected to have no impact on the agency's waiting list.	
4.	Impact on the agency's termination rate of families	The current termination rate is currently 6.9%. This activity should reduce the number of families terminated due to eviction.	
5.	Impact on the agency's current utilization rate in the HCV program	The current utilization rate is 105.8% of ABA spent and 81.1% vouchers leased. This activity may impact the PHA's ability to lease more families.	
6.	Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency and/or housing choice	This activity meets the statutory goals of housing choice.	
7.	Impact on the agency's ability to meet MTW statutory requirements	This activity will increase the PHA's ability to ensure affordability of existing families and improve choices for families searching with a voucher.	
8.	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	The PHA has not received any hardship requests in the last fiscal year as this is a new initiative.	
9.	Impact on protected classes (and any disparate impact)	This activity should have no disparate impact on protected classes.	

THE CITY OF  
**POMONA**

Neighborhood Services Department



October 19, 2023

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
c/o Meena Bavan, Director  
300 N. Los Angeles Street, Suite 4054  
Los Angeles, CA 90012

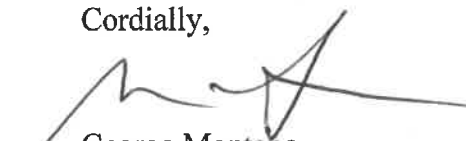
**Re: Amended MTW Supplement to Annual Plan - City of Pomona Housing Authority  
(CA123)**

Dear Ms. Bavan:

The City of Pomona Housing Authority is submitting an Amendment to the Fiscal Year 2023-2024 MTW Supplement to the Annual Plan and Board Resolution with original signatures for your review and approval.

If you have any questions regarding the please feel free to contact me at (909) 620-2426.

Cordially,



George Montano  
Housing Authority Manager

Enclosures:

- Resolution No. 2023-178
- HUD-50075-MTW

**RESOLUTION NO. 2023-178**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING AUTHORITY, APPROVING THE HOUSING AUTHORITY'S FY 2023-2024 MOVING TO WORK PLAN, AS AMENDED, FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).**

**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 the U.S. Department of Housing and Urban Development (HUD), for the fiscal year beginning July 1, 2023, 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; and

**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**, the U.S. Department of Housing and Urban Development (HUD) selected the Pomona Housing Authority to participate in the Moving to Work (MTW) Demonstration Expansion, to design and test new ways of providing housing assistance and services to low-income households; and

**WHEREAS**, the PHA as a MTW agency is required to develop and complete a MTW Supplement Plan to the Annual PHA Plan, which informs HUD, families served by the PHA, and members of the public about the MTW Waivers and associated activities that the PHA seek to implement in the current Fiscal Year; and

**WHEREAS**, the PHA has developed new initiatives that will expand housing choice and encourage self-sufficiency for program participants in FY 2023-2024; and

**WHEREAS**, the amended MTW plan establishes and outlines new activities the PHA will undertake in Fiscal Year 2023-2024 to expand housing opportunities and encourage self-sufficiency to program participants; and

**WHEREAS**, a public hearing was conducted and public comment received October 16, 2023, for consideration by the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, approving the amended MTW Plan for FY 2023-24.

**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 Pomona Housing Authority has reviewed the MTW Supplement to the Annual Plan for fiscal year beginning July 1, 2023 and received public comment during a public meeting conducted on October 16, 2023.

**SECTION 2.** That the Governing Board hereby finds that the Pomona Housing Annual Plan is consistent with the Consolidated Plan and approves the amended MTW Supplement to the Annual Plan for the fiscal year beginning July 1, 2023. The Plan is attached hereto as Attachment No. 2 and incorporated herein by this reference.

**SECTION 3.** That the Governing Board hereby authorizes submission of the amended MTW Plan for FY 2023-2023 to HUD as mandated, which is on file in the office of the City Clerk and is incorporated herein by reference.

**SECTION 5.** 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 16<sup>th</sup> day of October 2023.

**CITY OF POMONA:**




\_\_\_\_\_  
Tim Sandoval,  
Chair Authority

**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 City Council sitting as the Pomona Housing Authority of the City of Pomona at a regular meeting thereof held on October 16, 2023 by the following vote of the Authority:

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



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Diana Robles,  
Deputy City Clerk