



# CITY OF LONG BEACH

3

DEPARTMENT OF HEALTH AND HUMAN SERVICES

HOUSING AUTHORITY  
of the City of Long Beach

521 E. 4<sup>TH</sup> STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

November 10, 2015

HONORABLE HOUSING AUTHORITY COMMISSION  
City of Long Beach  
California

## RECOMMENDATION:

Adopt the attached Resolution of the Housing Authority of the City of Long Beach, California, approving a revised voucher Payment Standard Schedule for the Section 8 Housing Choice Voucher Program, effective November 11, 2015, for all zip code areas in Long Beach. (Citywide)

## DISCUSSION

In April of this year, the Housing Authority Commission approved a request to raise the Housing Authority Payment Standard to 110% of the HUD Fair Market Rent (FMR) Schedule, which was published October 1, 2014. At that time, the raise in the Payment Standard was only for zip codes 90802, 90803, 90807, 90813 and 90815. Since then, rental costs have risen even higher, and low vacancy rates are pervasive throughout the City, adding to the rent burden faced by our most vulnerable families. New HUD Fair Market Rents were published October 1, 2015. Although there has been a small increase in HUD FMR for Long Beach, families are still having great difficulty in finding affordable units. Therefore, we are asking to adjust our current payment standard to reflect 110% of the current HUD FMR for all zip code areas.

Approval of this increase will adjust the Long Beach Payment Standards so that existing families can remain housed, new families may lease up, and owners are compensated closer to the current market rate.

FMRs are published by HUD for each metropolitan standard statistical area and change annually. The FMR is the maximum monthly subsidy for an assisted family. The Payment Standard for each Housing Authority is based on 90-110% of the published FMR for the Housing Authority Jurisdiction. The Long Beach Housing Authority is in the 4<sup>th</sup> year of a demonstration project that uses Small Area FMRs that are determined by zip codes specifically for the Long Beach area. HUD's purpose in determining the rate at the zip code level is to subsidize at a higher or lower amount given the market demands in that area, instead of region-wide or county-wide.

HONORABLE HOUSING AUTHORITY COMMISSION

November 10, 2015

Page 2

The rental vacancy rate in Long Beach is at a ten-year low which is helping to drive up the costs of available units. Currently, there are over 300 voucher holders in Long Beach searching for units. With the current Payment Standard, fewer than 40% are leasing up within the 120 days allotted to each voucher holder. Even with extensions to the voucher, for a maximum of 180 days, successful lease up is only 50%. New applicants pulled from our waiting list, many of whom have been waiting in excess of ten years, are not able to find suitable affordable housing with the long awaited voucher. Funding for this change is within our current HUD budget and would assist in negotiating new rents for rental assistance participants.

This matter was reviewed by Deputy City Attorney Linda Vu on October 28, 2015, and by Budget Management Officer Victoria Bell on October 29, 2015.

TIMING CONSIDERATIONS

Housing Authority Commission action is requested on November 10, 2015 to provide the updated Payment Standard to be effective November 11, 2015.

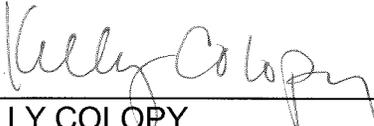
FISCAL IMPACT

As noted in the Financial and Operational Performance Report for the month of August 2015, excess HAP HUD funding levels are available to absorb the 10% increase in Per Unit Cost (PUC).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
KELLY COLOPY  
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
EXECUTIVE DIRECTOR

Attachments: (A) Resolution  
(B) Exhibit A

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 RESOLUTION NO. H.A. \_\_\_\_\_  
2

3 A RESOLUTION OF THE HOUSING AUTHORITY  
4 OF THE CITY OF LONG BEACH, CALIFORNIA,  
5 APPROVING A REVISED VOUCHER PAYMENT  
6 STANDARD SCHEDULE FOR THE SECTION 8 HOUSING  
7 CHOICE VOUCHER PROGRAM, EFFECTIVE NOVEMBER  
8 11, 2015, FOR ALL ZIP CODE AREAS IN LONG BEACH  
9

10 WHEREAS, the Housing Authority of the City of Long Beach administers a  
11 Section 8 Housing Choice Voucher (HCV) Program under terms and conditions outlined  
12 by the U.S. Department of Housing and Urban Development (HUD); and

13 WHEREAS, each year HUD issues Fair Market Rents for each metropolitan  
14 standard statistical area; and

15 WHEREAS, Payment Standards for purposes of administration of the HCV  
16 Program must be ninety percent (90%) to one hundred ten percent (110%) of the  
17 published Fair Market Rents; and

18 WHEREAS, currently the Payment Standards in the City of Long Beach are  
19 one hundred ten percent (110%) of the HUD Small Area Fair Market Rent for only certain  
20 zip codes in Long Beach and one hundred percent (100%) for the remaining zip codes in  
21 Long Beach; and

22 WHEREAS, increasing the Payment Standards to one hundred ten percent  
23 (110%) for all zip codes in Long Beach will relieve the rent burden to tenants due to rising  
24 rental costs and low vacancy rates;

25 NOW, THEREFORE, the Housing Authority of the City of Long Beach,  
26 California resolves as follows:

27 Section 1. The Housing Authority adopts the revised Payment Standard  
28 Schedule for its Section 8 Housing Choice Voucher Program effective November 11,

1 2015, for all zip codes in Long Beach, attached hereto as Exhibit "A" and made a part  
2 hereof.

3 Section 2. The Clerk will certify to the passage of this resolution by the  
4 Housing Authority of the City of Long Beach, California, and it will immediately take  
5 effect.

6 I certify that the foregoing resolution was adopted by the Housing Authority  
7 of the City of Long Beach, California, at its meeting of \_\_\_\_\_, 2015,  
8 by the following vote of the qualified members of the Authority:

9  
10 Ayes: Commissioners: \_\_\_\_\_

11 \_\_\_\_\_

12 \_\_\_\_\_

13 \_\_\_\_\_

14 Noes: Commissioners: \_\_\_\_\_

15 \_\_\_\_\_

16 Absent: Commissioners: \_\_\_\_\_

17 \_\_\_\_\_

18 \_\_\_\_\_

19 \_\_\_\_\_

20 \_\_\_\_\_

City Clerk

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_

25 \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

28 \_\_\_\_\_

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, the duly qualified and acting Clerk of the Housing Authority of the City of Long Beach, California, do certify:

1. That the attached resolution is a true and correct copy of a resolution as finally adopted by a duly called meeting of the Housing Authority of the City of Long Beach, California held on \_\_\_\_\_, 2015 and duly recorded in the official records of the Governing Body; that the resolution has not been amended, modified, or rescinded, and is now in full force and effect;

2. That the meeting was duly convened and held in all respects in accordance with law; that to the extent required by law, due and proper notice of the meeting was given; that a legal quorum was present throughout the meeting and that a legally sufficient number of members of the Housing Authority of the City of Long Beach, California voted in the proper manner for adoption of the resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of the resolution, including publication, if required, have been duly fulfilled, carried out, and otherwise observed; that I am authorized to execute this Certificate; and that the seal affixed below constitutes the official seal of the Housing Authority of the City of Long Beach, California and this Certificate is executed under that official seal.

IN WITNESS WHEREOF, I have set my hand on \_\_\_\_\_, 2015.

(Signature)  
MARIA GARCIA  
CITY CLERK

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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# EXHIBIT "A"



HOUSING AUTHORITY  
of the City of Long Beach

Department of Health and Human Services  
521 E. Fourth Street  
Long Beach, CA 90802  
Tel 562 570-6985  
Fax 562 499-1052

## Proposed Payment Standards Effective 11/11/15

	<u>0 Bdrm</u>	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>	<u>5 Bdrm</u>	<u>6 Bdrm</u>	<u>7 Bdrm</u>
Zip Codes								
90802	836	1023	1342	1815	2035	2340	2646	2951
90803	1089	1320	1738	2354	2629	3024	3418	3813
90804	913	1111	1463	1980	2211	2543	2874	3207
90805	869	1056	1386	1870	2101	2417	2731	3047
90806	858	1034	1364	1848	2068	2378	2688	2999
90807	968	1177	1551	2101	2354	2707	3060	3413
90808	1177	1430	1881	2541	2849	3277	3704	4131
90809	990	1210	1584	2145	2398	2758	3117	3477
90810	858	1034	1364	1848	2068	2378	2688	2999
90813	792	968	1265	1705	1914	2201	2488	2775
90814	968	1177	1540	2079	2332	2682	3032	3381
90815	1254	1529	2013	2717	3047	3504	3961	4418
90822	990	1210	1584	2145	2398	2758	3117	3477