



HOUSING AUTHORITY
of the City of Long Beach

Community Development
521 East Fourth Street
Long Beach, CA 90802
Tel 562.570.6985
Fax 562.570.8700

May 11, 2010

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Adopt attached Resolution amending Section A of Chapter 5 of the Housing Authority of the City of Long Beach (HACLB) Administrative Plan relating to Subsidy Standards. (Citywide)

DISCUSSION

Chapter 5 of the Housing Authority of the City of Long Beach (HACLB) Administrative Plan addresses the subsidy standard applied to Housing Choice Voucher (HCV) families when issuing a voucher for the appropriate number of bedrooms. The HACLB currently determines voucher size based on a new subsidy standard of two people per bedroom. However, HCV families assisted prior to June 1, 2004, who have not experienced changes to their family composition size and did not move, were allowed to retain a prior subsidy standard which provided for the head of household to have a bedroom, plus one additional bedroom for every two people.

The attached Resolution updates the subsidy standard in Chapter 5 of the HACLB Administrative Plan for all HCV assisted families to align with the new subsidy standard to issue vouchers based on two people per bedroom, with the exception of elderly (62 and over) and disabled persons who require a reasonable accommodation. This change is strongly recommended by the Department of Housing and Urban Development (HUD) to public housing agencies as a means to reduce costs and avoid financial shortfalls. These changes will be implemented at the family's next re-certification following the resolution in accordance with 24 CFR 982.505(c)(5).

In addition, references to the Section 8 Certificate program have been revised as the certificate program is no longer in existence, and all program participants are now issued vouchers.

This matter was reviewed by Deputy City Attorney Linda Trang on April 22, 2010, and Budget and Performance Management Bureau Manager David Wodynski on April 22, 2010.

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TIMING CONSIDERATIONS

Housing Authority action is requested at the May 11, 2010 meeting and implementation will begin effective October 1, 2010.

FISCAL IMPACT

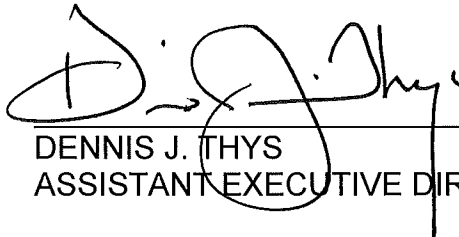
The recommended action has no fiscal impact to the General Fund or job impact caused by the proposed action.

SUGGESTED ACTION:

Approve Recommendation.

Respectfully submitted:

APPROVED:



DENNIS J. THYS
ASSISTANT EXECUTIVE DIRECTOR



PATRICK H. WEST
EXECUTIVE DIRECTOR

Attachment

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO. H.A. _____

A RESOLUTION OF THE HOUSING AUTHORITY
OF THE CITY OF LONG BEACH, CALIFORNIA AMENDING
SECTION A OF CHAPTER 5 OF THE ADMINISTRATIVE
PLAN RELATING TO SUBSIDY STANDARDS

WHEREAS, the U. S. Department of Housing and Urban Development
("HUD") requires that housing authorities receiving grants from the federal government
adopt an administrative plan for the Section 8 Housing Assistance Payments Program
operated by housing authorities (the "Administrative Plan"); and

WHEREAS, the Housing Authority of the City of Long Beach, California
desires to continue to participate in HUD's project-based voucher program (the
"Program"); and

WHEREAS, the Program requires the adoption of subsidy standards which
determine the number of bedrooms to which each participating family is entitled; and

WHEREAS, the Housing Authority of the City of Long Beach, California
desires to revise the subsidy standards in Chapter 5 of the Administrative Plan pursuant
to recommendations provided by HUD due to economic conditions;

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

Section 1. The administrative plan adopted October 10, 1995 as
Resolution H.A. 5-95 ("Administrative Plan") and amended from time to time is further
amended by replacing Section A of Chapter 5 in its entirety with Exhibit "A" attached to
this resolution.

Section 2. The Administrative Plan, as revised herein, shall continue to
be the policy of the Housing Authority of the City of Long Beach, California for the Section
8 Housing Assistance Payments Program.

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

I certify that the foregoing resolution was adopted by the Housing Authority of the City of Long Beach, California, at its meeting of _____, 20____, by the following vote of the qualified members of the Authority:

Ayes: Commissioners: _____

Noes: Commissioners: _____

Absent: Commissioners: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
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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 May 11, 2010 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 _____, 2010.

(Signature)
LARRY HERRERA
CITY CLERK

**CHAPTER 5
SUBSIDY STANDARDS
[24 CFR 982.402]**

A. DETERMINING VOUCHER SIZE [24 CFR 982.402]

The HA does not determine who shares a bedroom/sleeping room, but there must be at least one person per bedroom on the Voucher. The HA's subsidy standards for determining voucher size shall be applied in a manner consistent with Fair Housing guidelines.

All standards in this section relate to the number of bedrooms on the Voucher, not the family's actual living arrangements. The unit size on the Voucher remains the same as long as the family composition remains the same, regardless of the actual unit size rented.

For disabled as defined by Social Security guidelines and elderly (62 and over) households that receive assistance prior to June 1, 2004 until such time as the household composition changes or the family is recertified for a move:

One bedroom will be allocated to the head of household (and spouse), one for each two family members and one for each additional remaining family member. For example, a household that consists of a head of household and two additional persons would be issued a two-bedroom Voucher; a household that consists of a head of household and three additional persons would be issued a three-bedroom Voucher.

Space may be provided for a fulltime student who is away at school but who lives with the family during school recesses.

The number of bedrooms on the Voucher cannot be more than the number of persons in the household.

Families are not required to use rooms other than sleeping rooms for sleeping purposes for permanent family members.

GUIDELINES FOR ISSUING VOUCHER SIZE
For Households that received assistance prior to June 1, 2004
Until such time as the household composition changes or
The household is recertified for a move.

Voucher Size	Persons in Household (Minimum #)	Persons in Household (Maximum #)
0 Bedroom	1	2 (spouse only)
1 Bedroom	1	2
2 Bedrooms	2	4
3 Bedrooms	4	4
4 Bedrooms	6	6
5 Bedrooms	8	10
6 Bedrooms	10	12

Exception may be made for medical reasons Full-time live-in attendants will be provided a separate bedroom. No additional bedrooms are provided for an attendant's family.

Space will not be provided for a family member (except spouse) who will be absent most of the time, such as a member who is away in the military.

For Households that begin to receive assistance on or after June 1, 2004 and thereafter and for households that received assistance prior to June 1, 2004 upon a change of household composition or recertification for a move:

Effective October 1, 2010 all households will be subject to the current subsidy standard of one bedroom to every two people. For example, a household that consists of a head of household and one additional person would be issued a one-bedroom Voucher; a household that consists of a head of household and two additional people would be issued a two bedroom Voucher.

Space may be provided for a full-time student who is away at school but lives with the family during the school recesses.

The number of bedrooms on the Voucher cannot be more than the number of persons in the household.

Families are not required to use rooms other than sleeping rooms for sleeping purposes for permanent family members.

GUIDELINES FOR ISSUING CERTIFICATE/VOUCHER SIZE

Voucher Size	People in Household (Minimum #)	People in Household (Maximum #)
0 Bedroom	1	2
1 Bedroom	1	2
2 Bedrooms	3	4
3 Bedrooms	5	6
4 Bedrooms	7	8
5 Bedrooms	9	10
6 Bedrooms	11	12

Exceptions may be made for medical reasons

Full-time, live-in attendants will be provided a separate bedroom. No additional bedrooms are provided for an attendant's family.

Space will not be provided for a family member (except spouse) who will be absent most of the time, such as a member who is away in the military.

Families that are currently under the prior subsidy standard that do not move or experience a change in family composition will maintain their current subsidy standard until their next annual certification after October 1, 2010. Families that are disabled as defined by Social Security guidelines and elderly (62 and over) may be excluded.

Families that move or experience a change in family composition after October 1, 2010 will be subject to the appropriate voucher size under the new subsidy standard.