

CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

HOUSING AUTHORITY
of the City of Long Beach

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

July 12, 2011

AGENDA ITEM 4

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing to review the Adopted Five-Year Housing Plan (2010 – 2014) and renew the Annual Plan (2011-2012), receive supporting documentation into the record, conclude the hearing, adopt a resolution to certify the renewal of the Annual Plan, and authorize the Executive Director to transmit them to the Department of Housing and Urban Development (HUD). (Citywide)

DISCUSSION

This hearing is to review and update a Five-Year and an Annual Housing Plan, as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998.

In 1998, Congress enacted legislation known as the Quality Housing and Work Responsibility Act, requiring each Housing Authority to complete a Five-Year Housing Plan and an Annual Plan (collectively, Plans) and to update and submit them to HUD prior to the beginning of the Housing Authority's fiscal year. The Housing Authority initially approved its first Plans in June 2000 and subsequently submitted them to HUD. This hearing concerns the 12th annual update of the Plans.

This Five-Year Housing Plan (2010 – 2014) describes the mission of the Housing Authority and its long-term goals and objectives for the subsequent five years, which is reviewed and updated annually. The Annual Plan (2011 – 2012) provides details about the Housing Authority's immediate operations, program participants, programs, and services and is updated on an annual basis. The Annual Plan also addresses the Housing Authority's strategy for handling operational concerns, programs, and services for the upcoming fiscal year, as well as residents' concerns and needs (Exhibit A). Please note that staff is not recommending any major changes to the administration of the affordable housing programs at this time.

HUD regulations require that a Resident Advisory Board (RAB) be established to provide input regarding the creation and amendment of these Plans. This year, that requirement was met by inviting a number of Section 8 Housing Choice Voucher (HCV) participants to take part in the RAB. The forum was held on the afternoon of May 24, 2011. The RAB consisted of tenants of all ages from different ethnicities and backgrounds and reflected the Housing Authority's diverse clientele. The group was able to provide thoughtful feedback on the Section 8 HCV Program (Exhibit B). Their

recommendations and insights have been considered and addressed in the Plans prepared by staff. The draft Plans have been available for review by the public at the Housing Authority's Office (521 E. 4th Street) and posted on the website, www.HACLB.org.

The attached Resolution updates and accompanies the Five-Year Housing Plan (2010 – 2014) and the Annual Plan (2011 – 2012) for submission to HUD.

This letter was reviewed by Deputy City Attorney Linda Trang on June 23, 2011 and Budget and Performance Management Officer Victoria Bell on June 27, 2011.

TIMING CONSIDERATIONS

The Housing Authority Commission's action is requested on July 12, 2011, as the Plans must be submitted to HUD no later than July 17, 2011, seventy-five days prior to the beginning of the City's fiscal year.

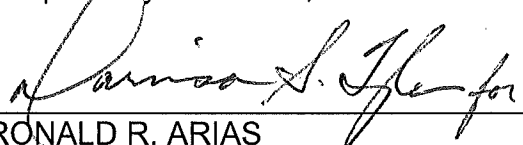
FISCAL IMPACT

There is no fiscal impact or job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



RONALD R. ARIAS
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:



PATRICK H. WEST
EXECUTIVE DIRECTOR

RA:DJT:DST:mfl

Attachments: Exhibit A – 5-Year Plan and Annual Plan
Exhibit B – RAB Meeting Minutes
Resolution

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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
|-----------------------------------|--|--|

| 1.0 | PHA Information PHA Name: <u>Housing Authority of the City of Long Beach (HACLB)</u> PHA Code: <u>CA068</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|--|--------------------|----------|--------------------------------------|-------------------------------|--------------------------------------|-------------------------------|------------------------------|-----|--------|--|--|--|--|--|--------|--|--|--|--|--|--------|--|--|--|--|--|
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>6,261</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.0 | PHA Consortia <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 15%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program | | PH | HCV | PHA 1: | | | | | | PHA 2: | | | | | | PHA 3: | | | | | |
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| | | PH | HCV | | | | | | | | | | | | | | | | | | | | | | | | |
| PHA 1: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PHA 2: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PHA 3: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.1 | Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Not applicable. Contained in the 5-Year Plan for FY2010-2014 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Not applicable. Contained in the 5-Year Plan for FY2010-2014 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.0 | PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission There have not been any changes to our Administrative Plan since our 5-Year Plan for 2010-2014 was submitted. Please see attachment #1 regarding our Violence Against Women Act (VAWA) Policies and Procedures. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. HACLB's plan can be obtained from HACLB's office at 521 E 4 th Street, Long Beach, CA 90802 and also at HACLB's website at www.HACLB.org . | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.0 | Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> HACLB will continue to explore and pursue the HCV Homeownership option and currently there are 3 homeowners on the program. Also, HACLB will continue to provide opportunities for financial literacy classes with the hope that more participants will qualify for the HCV Homeownership Program in the future. In addition, HACLB continues to explore the use of project-based vouchers for the purpose of addressing various housing needs within the City of Long Beach. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.1 | Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.2 | Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.3 | Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location</p> <p>Not applicable. Contained in the 5-Year Plan for FY2010-2014</p> |
| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Not applicable. Contained in the 5-Year Plan for FY2010-2014</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Not applicable. Contained in the 5-Year Plan for FY2010-2014</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Not applicable. Contained in the 5-Year Plan for FY2010-2014</p> |
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-L.L.L., <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-L.L.L.-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |

Attachment #1

Violence Against Women Act (VAWA)

HACLB complies with the Violence Against Women Act (VAWA) and recognizes that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse. In addition, criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse. HACLB's activities, goals, and objectives with regards to VAWA are as follows:

- HACLB sets aside five vouchers per year for applicants of the HCV Program who are victims of domestic violence.
- HACLB provides priority moves/ports for victims of domestic violence, dating violence, sexual assault or stalking.
- HACLB will provide individual briefing sessions for victims of domestic violence, dating violence, sexual assault or stalking.
- HACLB will continue to educate staff on VAWA requirements.
- HACLB will continue to take steps to ensure that families participating on the HCV Program are aware of the protections and rights offered under VAWA.
- HACLB will continue to take steps to ensure that property owners participating on the HCV Program are aware of their responsibilities and the requirements related to VAWA, as stated in their Housing Assistance Payment (HAP) contract.

May 24, 2011 Resident Advisory Bureau Meeting

- Meeting began at 3:08 p.m.

Attendees:

Dorothy Thomas
Opal Fox
Evelyn A. Tyler
Marcelyne Anderson
Barbara Robinson
Joseph Davis
Roberta Price

Staff:

Darnisa Tyler, Deputy Executive Director
Saulo Amezcuita, Housing Assistance Coordinator
Elise Smith, Administrative Analyst
Monique Lathrop, Secretary
Marley Phon, Clerk Typist

- Welcome by Deputy Executive Director
- Introduction of Staff
- PowerPoint Presentation
- Questions were raised and discussions ensued regarding the items listed below:
 - ✓ VA Program
 - ✓ Palace Hotel Friends of the Children (Project-Based Housing)
 - ✓ Foster care program
 - ✓ Inspections questions actually a question about SCE energy efficiency refrigerator
 - ✓ What qualifies you to participate in the homelessness program
 - ✓ Volunteers to help people on Section 8 to better understand the program i.e. inspections
 - ✓ Possibly have seminars about inspection housekeeping
 - ✓ Pamphlet to send out prior to inspections regarding housekeeping
 - ✓ Adding housekeeping to family obligations/family declaration
 - ✓ Tenant newsletter (twice a year) Add information regarding the initiatives
 - ✓ Would like to hear more about the FSS program
 - ✓ DT talked about moving healthy families from the program through programs like FSS to make room for others who are still struggling to survive.
 - ✓ Temporary program to help stabilize families in crisis
 - ✓ Educate the tenants
 - ✓ Questions about when flooring in apartment can/should be replaced
 - ✓ Question about short term homelessness

- ✓ Can the Housing Authority mandate no smoking in HUD funded apartment buildings
- ✓ The reason inspections happen so frequently is that they are on a 10 month cycle
- ✓ Can we inspect units that are historically in good condition every two years instead of every year?
- ✓ For many buildings there are Multiple levels of funding and therefore more inspections per year.
- ✓ Suggestion to use technology more as a cost saving measure and as a way to contact participants and owners in a timely manner
- ✓ Mail takes so long to get from the Housing Authority to the participant or owner
- Unanimous decision to pass the 1-year plan.

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,
APPROVING A FIVE-YEAR PLAN FOR FISCAL YEARS
2010-2014 AND AN ANNUAL PLAN FOR FISCAL YEAR
2011

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA),
passed by the U.S. Congress and signed into law by the President in October of 1998
requires local housing authorities to annually prepare and submit to the U.S. Department
of Housing and Urban Development ("HUD") an Annual Plan and a Five-Year Plan every
fifth year; and

WHEREAS, prior to the submittal of said Plans, the Housing Authority of the
City of Long Beach, California, is to hold a public hearing, review and approve said Plans;
and

WHEREAS, the Housing Authority of the City of Long Beach, California,
has held the required public hearing and conducted the necessary review of the Housing
Authority's Five-Year and Annual Plans;

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

Section 1. The Five-Year and Annual Plans of the Housing Authority of
the City of Long Beach, California, copies of which are attached hereto as Exhibit "A" and
incorporated herein by reference, are hereby approved and adopted.

Section 2. 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.

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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
Long Beach, CA 90802-4664

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 _____, 2011 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 _____, 2011.

(Signature)
LARRY HERRERA
CITY CLERK

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