



HOUSING AUTHORITY
of the City of Long Beach

July 14, 2009

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

AGENDA ITEM 4

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATIONS:

Conduct a public hearing in respect to the adoption of a Five-Year Housing Plan and Annual Plan, receive supporting documentation into the record, conclude the hearing, adopt the attached Plans, and authorize the Executive Director to transmit them to HUD. (Citywide)

DISCUSSION

This hearing is to consider and adopt 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, the Plans) and to update and submit them to the U.S. Department of Housing and Urban Development (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 tenth (10th) annual update of the Plans.

This Five-Year Plan 2010 – 2014, describes the mission of the Housing Authority and its long-term goals and objectives for the subsequent five years. The Annual Plan provides details about the Housing Authority's immediate operations, program participants, programs, and services. 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. 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 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 Resident Advisory Board. The forum was held on the afternoon of June 11, 2009. The Resident Advisory Board (RAB) consisted of tenants of all ages from different ethnicities and backgrounds and reflected the Housing Authority's diverse

HONORABLE HOUSING AUTHORITY

July 14, 2009

Page 2

clientele. The group was able to provide thoughtful feedback on the Section 8 HCV Program. 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 on posted on the website, www.HACLB.org. The Five-Year Plan and the Annual Plan are attached for the Housing Authority's Board of commissioners' review.

This letter was reviewed by Deputy City Attorney Linda Trang on June 29, 2009. This matter was reviewed by Budget and Performance Management Bureau Manager, David Wodyski on June 25, 2009.

TIMING CONSIDERATIONS

The Housing Authority Commission's action is requested on July 14, 2009, as the Plans must be submitted to HUD no later than July 17, 2009, seventy-five days prior to the beginning of the City's fiscal year.

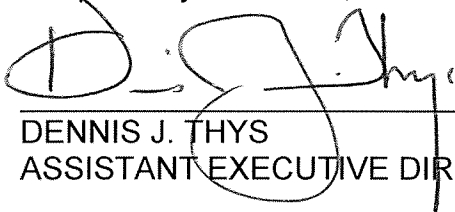
FISCAL IMPACT

There is no fiscal impact associated with this request.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



DENNIS J. THYS
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:



PATRICK H. WEST
EXECUTIVE DIRECTOR

DJT:DST:ml

7-14-09 HA Item 4 v3.doc

Attachments: A - PHA 5-Year and Annual Plan
B - Housing Choice Voucher Resident Advisory Board

8.2	<p>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</p>
8.3	<p>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</p>
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>The California Department of Finance documented a total of 173,460 housing units in Long Beach in 2004, with an estimated 60% comprised of rental units. The approximate breakdown of unit type is as follows: 40% detached single family homes, 39% multi-family units, 13% duplexes / triplexes / fourplexes, 6% single family attached units such as townhomes and condominiums, and 1% mobile home units. However, housing activity increased from about 1994 to 2004, with more than 1,800 new housing units constructed since 2000, compared to fewer than 1,300 net new units produced during the entire 1990s. As of the year 2000, vacancy rates in Long Beach were 4.2%, but were projected to drop to the low to mid 3% range by the end of 2004.</p> <p>As of 2004, the population in Long Beach was estimated at 487,100 and according to the Southern California Association of Government's (SCAG) 2004 Regional Transportation Plan; it is projected to grow to 503,500 by 2010 and to 561,700 by 2030. As shown in the City's Consolidated Plan, and obtained from HUD's CHAS Databook of 2000, 16% of all households in Long Beach fall into the extremely low-income category; 12% are shown as low-income, and 16% are shown as having moderate income. Therefore, 44% of all families in Long Beach were shown to fall within the extremely low-income to moderate-income levels. The U.S. Census Bureau in 2000 identified 23% of Long Beach residents as living in poverty, which was a significant increase from the 17% poverty rate in 1995. More than half of the City's residents living in poverty are children. In 2004, Long Beach was ranked 7th in the United States in terms of the proportion of the population living below the poverty level. This was as a result of a survey conducted by the U.S. Census Bureau in 2003, called the American Community Survey.</p> <p>According to the 2000 Census, there were 163,088 households living in Long Beach, with an average household size of 2.8 persons. The majority of Long Beach households are comprised of families (61%). Families with children totaled 57% and those without children totaled 43%. Approximately 41,902 or 9% of Long Beach residents were seniors, and seniors headed about 15% of all households. A substantial portion (33%) of the seniors rent their unit. Also, seniors with a disability totaled 18,565 or 44% of the senior person population. Rising rental housing is a major concern, since 72% of Long Beach's senior renter households had low or moderate incomes. At the time, 1,100 senior households were receiving Section 8, and another 1,600 senior households were on the Waiting List. In addition, approximately 21% or 87,773 persons in Long Beach had some type of disability, and of the City's working age population (ages 21-64), only 50% were employed.</p> <p>As stated in the City's Consolidated Plan, Long Beach is considered to be the most ethnically diverse major city in the United States. The racial / ethnic composition in Long Beach as of the 2000 Census, is as follows: 33% White, 36% Hispanic, 15% African American, 13% Asian, and other racial groups represented the remaining 3% of the population. As reported in HUD's CHAS Databook of 2000, 24% of African Americans and 20% of Hispanic and Asian households were extremely low-income. Also, Low-income households represented 12% of households citywide, yet comprised 19% of Hispanic households. As reported by the U.S. Census Bureau, in 2000, 29% of the City's residents were foreign-born. Often, recent immigrants have limited resources, and face difficulties in acquiring adequate housing. As a result, household problems such as overcrowding and overpayment are often more prevalent among recent immigrants. As shown in the Consolidated, there is a high correlation between concentrations of minority residents and high levels of poverty, overcrowding, and renter overpayment. Long Beach has a few areas where more than 25% of the population in that area lives in poverty. These areas are primarily concentrated in the Downtown, Central and West Side areas of Long Beach, as well as in scattered areas of North Long Beach.</p> <p>There is a great need for housing assistance in Long Beach. As of the 2000 Census, and as reported in the City's Consolidated Plan, households in Long Beach earned a median household income of \$37,270 (well below the \$42,189 median income for Los Angeles County). In fact, one third of Long Beach households earned less than \$25,000 and nearly two-thirds earned less than \$50,000.</p> <p>Housing affordability remains a serious issue. Only 10% of Long Beach households earn the level of income necessary to purchase the median priced home. Additionally, even rental housing is unaffordable for many Long Beach residents, thus causing families to double up in small, inadequate units. According to the City's Consolidated Plan, in order to afford the then average monthly rent of \$795 for a one-bedroom apartment with utilities, a household needed to earn at least \$33,800 a year. Currently, HACL B is at 110% of the Fair Market Rent (FMR) for Los Angeles County, which includes Long Beach. HACL B's Payment Standard ranges from \$904 for a 0 bedroom unit to \$3,189 for a 7 bedroom unit.</p> <p>HACL B's HCV Waiting List was last opened in May 2003. Due to recently purging the list, there are now 4,345 eligible families listed. Of those listed, the approximate breakdown of race is as follows: 60% are African American, 23% White, 12% Asian, 3% are not assigned, 1% American Indian / Alaska Native, and 1% Native Hawaiian / Other Pacific Islander. Approximately 15% of those listed also fall within the category of Hispanic. In addition, the family composition of those on the Waiting List is as follows: Approximately 57% are families, 23% are disabled, 13% are single, and 7% are elderly. There is a possibility that HACL B may reopen the HCV Waiting List towards the end of 2010. At that time, HACL B plans to utilize an electronic format, which will make the process more efficient and easier for families to apply.</p>

<p>9.1</p>	<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>HACLB intends to continue addressing the needs of the Long Beach community utilizing the following strategies:</p> <ul style="list-style-type: none"> • Maximize the number of affordable units available by establishing payment standards that will enable families to rent in as broad a market area as possible. However, this must be balanced by controlling costs so as to serve the maximum number of families; • Utilize HUD’s Veterans Affairs Supportive Housing (VASH) Program to provide housing assistance to more homeless veterans; • Utilize project-based vouchers as an alternative method of rental assistance in the City of Long Beach; • Employ various means of communication to market the program to owners / landlords; • Educate elected officials and property owners / landlords as to the value of the program and entice each to become more involved; • Within means available, provide counseling to the extremely low-income applicants who have a difficult time finding affordable housing, even with their voucher; • In an attempt to address the needs of certain segments of the local population, HACLB has implemented the following: <ul style="list-style-type: none"> A. Adopted a preference for veterans and veterans’ family members; B. Adopted a preference for families unable to work because of age or disability; C. Adopted a preference for those who live or work in the City of Long Beach; and, D. HACLB sets aside 30 vouchers per year that are targeted specifically for families who are homeless. Five of these vouchers are designated for victims of domestic violence. • HACLB will continue to explore and pursue the HCV Homeownership option, keeping in mind the very high cost of ownership, and the very limited incomes of our participants; and, • HACLB intends to maintain a leasing rate of between 98% and 100% for its HCV Program in order maximize funding eligibility and thus serve as many families as possible.
<p>10.0</p>	<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>HACLB has increased its leasing rate for the HCV Program from 96% in FY08 to an average of 98% in FY09, and has achieved a score of “High Performer” under HUD’s Section Eight Management Assessment Program (SEMAP) certification. HACLB has implemented the VASH Program and is currently assisting homeless veterans in addition to the families assisted by the HCV Program. To increase customer satisfaction, improve HACLB’s image in the community, and improve management functions, HACLB has implemented the following:</p> <ul style="list-style-type: none"> • New inspections related information has been incorporated on the HACLB website in order to assist both owners and tenants with their inspections; • HACLB is planning to purchase Tablet PCs for the Inspections Unit in order to allow for a faster and more efficient inspections process; • HACLB successfully re-opened the HOPWA Waiting List in November 2008 using an electronic format, which made the process more efficient for HACLB and easier for both HACLB and applicants. As a result 821 applicants were added to the list; • Since 2008, HACLB has used the new software program Enterprise Income Verification (EIV) to assist in the verification of income for HCV Program participants and to reduce fraud; • HACLB implemented on-line services such as: <ul style="list-style-type: none"> A. E-mail notification of Housing Assistance Payments (HAP); B. Property owners / landlords can add or delete their property information for the listings at any time, via HACLB’s website; C. Owners / landlords, tenants and applicants may e-mail their questions and receive written responses; D. Applicants can check their waiting list status and submit a request to update their applicant information; and, E. Newsletters for owners / landlords and tenants that provide timely information, important dates and successes of HACLB’s programs can be viewed via HACLB’s website. • HACLB employs various means of communication, such as trade shows, on-line newsletters, Family Self-Sufficiency (FSS) graduations and owner orientation meetings to market the program to owners / landlords and to educate and obtain participation of elected officials; • HACLB through its FSS Unit has implemented FDIC’s Money Smart classes, which are held twice weekly and will be offered on a continuous basis; • HACLB partners with non-profits such as Operation Hope and the Long Beach Community Action Partnership for the purpose of offering additional financial literacy classes, credit counseling, pre and post-purchase homeownership counseling and an Individual Development Account (IDA) Program to FSS participants; and, • HACLB currently has 3 homeowners on its HCV Homeownership Program. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>N/A</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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

ATTACHMENT B

Housing Choice Voucher (HCV-Section 8) Resident Advisory Board (RAB)

Meeting of June 11, 2009

1. Welcome by Darnisa Tyler, Bureau Manager.
2. Darnisa Tyler introduced staff members in attendance: Tom Papademtriou, Special Projects Officer; Elise Smith, Administrative Analyst; and Monique Lathrop, Executive Assistant.
3. RAB Member Introductions: Sharonda Eleby, Wanda Blocker, Shenae Berry, Mecha, Mary Jimenez, Mashana Starkey, Jeff Smith, Raymond Trigo, Lakiesha Taylor, Janice Smith, Iris Cortes, Porter R. Baker, Khoeut Yun, LaDelta Short, Kim Seng Suos, Maria T. Tanzer, Coliesha, R. Copeland, Nia Sprewell, Danielle Parker, and Vista Woodard.
4. Discussion Regarding the Housing Authority of the City of Long Beach (HACLB) mission, goals and objectives, which are included in the 5-Year and Annual Plans. Of the 21 members present, only the 20 above provided their names. RAB Member comments and questions are as follows:
 - 8 RAB members like the staff and think they are friendly, helpful, polite, kind, know their business, make a difficult time easier, are prompt with appointments, resolve problems as soon as possible, and are doing a good job.
 - 6 RAB members would like HACLB to change the allowance for the number of bedrooms from 2 family members per bedroom.
 - A. *HACLB adopted this policy in 2003 in order to utilize Housing Assistance Payment (HAP) funds more efficiently and serve as many families as possible.*
 - 4 RAB Members had the following comments about the inspections process:
 1. The annual inspections use the same paperwork every year. Also, the member failed their inspection because the inspector would not wait for the member to finish their shower;
 2. Some of the inspections regulations are overbearing and allow for fewer options when searching for low-income housing;
 3. Inspection approval times should be faster in order to move in a timely fashion; and,
 4. Perhaps more private owners would work with HUD if the inspections / acceptance time were quicker.
 - A. *HACLB is exploring the use of Tablet PCs in the Inspections Unit, which would allow for faster processing of inspections in the field and faster and more efficient processing of inspections reports;*

ATTACHMENT B

- B. Inspections related items have been incorporated into HACLB's website in order to assist both owners and tenants with upcoming inspections. These items include: A list of commonly failed inspections items, and a pre-annual inspection checklist; and,*
 - C. Inspections are scheduled in advance with a predetermined number of inspections set per day. If a participant is not available at the time the inspector arrives, prior to leaving, the inspector will usually try to call the participant's provided phone number and/or wait a few minutes in hopes of gaining access.*
- 3 RAB members had comments regarding people with disabilities:
 - 1. Would like more units on the listing to be handicap accessible;
 - 2. Would like some assistance for people with disabilities; and,
 - 3. One member liked that HACLB believes in helping the disabled.
 - A. HACLB has a Waiting List preference for those who are unable to work because of age or disability;*
 - B. HACLB provides available listings for senior and disabled housing as well as affordable family housing on its website;*
 - C. HACLB refers senior and/or disabled participants to the Social Security Administration for assistance with monetary issues;*
 - D. HACLB refers disabled participants to the Disabled Resource Center for help in obtaining assistive devices and equipment; computer classes; education about benefits and services available for the disabled; and, information on housing, tenant's rights, and utilities assistance;*
 - E. HACLB refers disabled participants to Goodwill who provides training opportunities for the disabled;*
 - F. HACLB also provides referrals to various agencies devoted to assisting families with fair housing and equal opportunities. This information is provided via interviews, by phone, and on HACLB's website. These referrals include:*
 - *Fair Housing Foundation;*
 - *Legal Aid Foundation of Long Beach; and,*
 - *Los Angeles County Department of Consumer Affairs.*
- One member would like phone calls to be returned earlier than within 24 hours.
 - A. HACLB adopted a policy to return phone calls within 24 hours as a way to better assist our clients. However, whenever possible, phone calls are returned prior to 24 hours.*
- 2 members had comments regarding FSS:
 - 1. One would like for FSS to be in Spanish for those who do not speak English, and only speak Spanish.

ATTACHMENT B

2. One would like the FSS Program to be outlined as to what they do and how it helps people on a person-person basis.
 - A. *HACLB can furnish interpreters and/or written materials in several different languages including: Spanish; Khmer; Tagalog and, American Sign Language;*
 - B. *HACLB, through its FSS Unit, has regular FSS recruitment meetings where the FSS Unit provides prospective participants with an outline of the program policies, procedures and its benefits. As of July 2009, these meetings will be held twice a month on the 2nd and 3rd Wednesdays; and,*
 - C. *HACLB provides a newsletter specifically for tenants that provides information on new and existing programs; procedures, upcoming events; staff contact information; additional programs, services and resources from outside agencies and non-profits; and, stories regarding the success of HACLB's various programs.*
- One member wishes the HCV (Section 8) Program was accepted in better neighborhoods by homeowners in Long Beach. They also would like tenants to be allowed more time to move from one unit to another, in order to find clean good environments for the kids to live in.
 - A. *HACLB is reaching out to as many owners as possible in all areas of the city in order to give participants a larger selection of units, as well as, multiple areas in which to live;*
 - B. *HACLB encourages participants through briefing sessions to look outside of heavy poverty concentrated areas for available units to use their voucher. HACLB also works closely with the City of Long Beach Code Enforcement to help clean up blighted neighborhoods through enforcement of Housing Quality Standards; and,*
 - C. *HACLB allows participants in the move process up to 120 days (with an additional "Hardship" extension to 180 days) to find and lease a unit, depending on the circumstances.*
- Another member made the following requests:
 1. Under special circumstances, provide housing referral services with the owners and property management companies for assistance in finding a good place to live, making the move process quicker;
 2. Allow HCV (Section 8) participants to refer at least one family member to get on a shorter waiting list and/or receive a housing voucher, based on disability, hardship, etc; and,
 3. Interested program participants and applicants should have opportunities for employment with HACLB.
 - A. *During the next five years, within means available, HACLB would like to provide counseling to extremely low-income*

ATTACHMENT B

- applicants who have a difficult time finding affordable housing, even with their voucher. However, these services would be made available to all extremely low-income families;*
- B. In the interest of equal opportunity and fair housing for all applicants / participants, HACLB can maintain only **one** waiting list for the HCV (Section 8) Program. In addition, preferences cannot be given to individuals or families simply because they are related to a current participant of the program; and,*
- C. Both applicants and participants of any of HACLB's programs are welcome to apply for HACLB's positions. However, everyone must follow the policies, procedures and abide by the hiring practices of the City of Long Beach Human Resources and/or Civil Service Departments.*
- One member would like more working families to have an opportunity to purchase their own home via the HCV (Section 8) Homeownership Program. They believe that some people aren't aware of the program.
 - A. The HCV (Section 8) Homeownership Program is primarily marketed to families in HACLB's FSS Program who are working and take advantage of the financial literacy classes and other opportunities aimed at assisting a new homeowner; and,*
 - B. HACLB has had informational meetings with regards to the Homeownership Program, and the program has been featured in previous HACLB newsletters and other literature.*
 - One member would like HACLB to investigate owners / landlords regarding fraud and other complaints, and also to purchase some of the new condos and apartments and rent them to HCV (Section 8) clients.
 - A. Participants who experience issues with their owners / landlords / managers are encouraged to discuss the issues with their case managers. If the issue is beyond the scope of HACLB and the case manager cannot provide assistance, they will provide a referral to the appropriate agency, such as, the Fair Housing Foundation.*
 - B. HACLB maintains a section on its website entitled "Report Program Abuse." This section provides an area where abuses can be reported directly on the website and refers to anyone who might be abusing the program, including owners. A hotline phone number is also provided for reporting purposes.*
 - C. HACLB does not administer public housing units and therefore cannot purchase units and rent them to HCV (Section 8) clients; however, the use of project-based vouchers may assist in the need for housing in additional areas.*

ATTACHMENT B

- Many RAB members complimented HACLB on doing a good job as an agency and were happy and grateful to be participants of HACLB's HCV (Section 8) Program.
5. After answering questions, Darnisa Tyler called for a vote to accept the 5-Year and Annual Plan as presented, along with the comments made by the RAB members. The plan and comments were accepted unanimously.
 6. Darnisa Tyler thanked everyone for their attendance and participation and then adjourned the meeting.