

City of Culver City, California
Agenda Item Report

Meeting Date: 05/03/10		Item Number: PH-1	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING – Approval of the Submission of the Public Housing Agency 5-Year Plan (2010-2015) for the Section 8 Housing Choice Voucher Program to the U.S. Department of Housing and Urban Development.			
Contact Person/Dept.: Tevis Barnes CDD / Housing		Phone Number: (310) 253-5780	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Meetings and Agendas – City Council (04/28/10); (USPS) Official Notification to all Section 8 Participants and Property Owners (03/02/10 and 04/19/10); and Culver City News (04/22/10 and 4/20/10).			
Department Approval: Sol Blumenfeld (04/21/10)		City Attorney Approval: Carol Schwab (by H. Baker) (04/27/10)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (04/28/10)		City Manager Approval: P. Lamont Ewell (04/28/10)	

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing to take comments on and approve the submission of the Culver City Housing Agency (CCHA) Public Housing Agency (PHA) 5- Year Plan (2010-2015) for the Section 8 Housing Choice Voucher Program (HCVP) to the United States Department of Housing and Urban Development (HUD).

PROCEDURE:

1. Mayor seeks motion to receive and file the affidavits of publication and posting of notices of this public hearing and correspondence received in response to the public hearing notices.
2. Mayor calls for a staff report and the City Council poses questions to staff, as desired.
3. Mayor declares the Public Hearing open and calls upon the public for comments.
4. Mayor declares the public hearing closed after all public testimony has been received.
5. City Council discusses the matter and takes actions it deems appropriate.

BACKGROUND:

Quality Housing and Work Responsibility Act

In 1998, the U.S. Department of Housing and Urban Development (HUD) enacted the Quality Housing and Work Responsibility Act (QHWRA), which called for the creation of the Public Housing Agency (PHA) 5-Year and Annual Plans. The PHA Plans are a

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comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. The purpose of the 5-Year Plan is to outline the PHA's mission for serving the needs of low, very low and extremely low income families in Culver City. The 5-Year Plan also identifies goals and objectives for the PHA over the next five (5) years.

Section 8 Housing Choice Voucher Program

The Culver City Housing Agency (CCHA) provides 384 units of affordable housing to extremely-low, very-low and low-income households. This represents assistance for approximately 3.52% of the 16,611 households within the City. The current Section 8 HCVP Waiting List size is 773 households. The average waiting period is 5 years.

DISCUSSION:

Housing and Economic Recovery Act of 2008

Pursuant to changes implemented by the Housing and Economic Recovery Act of 2008 (HERA), HUD now only requires the CCHA to submit a PHA 5-Year Plan. HERA also revised the PHA 5-Year and Annual Plan template (form HUD-50075 approved April 2008). The CCHA is only required to complete Sections 1.0 through 5.2 of the 5-Year and Annual Plan template form HUD-50075 stating the CCHA mission, identifying CCHA goals and providing an update of goals from the previous PHA 5-Year Plan. Pursuant to HERA, public housing agencies with 550 vouchers or fewer are no longer required to submit an Annual Plan. The CCHA voucher size is 384.

Submission of the above referenced template is a requirement of HUD for continued receipt of funding to support the HCVP.

Submission of the PHA 5-Year Plan requires the CCHA to define a mission to serve the needs of extremely-low, very-low and low-income families over the next 5 years. In addition, the CCHA must identify quantifiable goals that will enable the CCHA to serve the needs of the income levels referenced above and provide a report on the progress made in meeting the goals described in the previous 5-Year Plan.

Mission Statement

The CCHA will continue to pursue the mission defined in the 2004-2009 PHA 5-Year. The mission of the CCHA is the same as that of HUD: "To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination".

In addition, the CCHA will continue to provide the provision of rental assistance to extremely-low, very low and low income households so they may obtain decent, safe, and sanitary affordable housing. The CCHA is dedicated to addressing the supportive service needs of rental assistance program participants and encouraging their self sufficiency and economic empowerment. The CCHA will provide consumer friendly housing and community development services and assistance in an efficient and proficient manner, to the residents, property owners, businesses, public/private institutions, governmental agencies and others living in, working for or servicing the interest of Culver City.

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CCHA 2010-2015 Goals

The CCHA PHA 5-Year Plan (2010-2015) goals are informed by the Section Eight Management Assessment Program (SEMAP) (24 Code of Federal Regulations Part 985.1), the Comprehensive Housing Strategy (CHS), the Redevelopment Agency (Agency) Implementation Plan (January 1, 2010 through December 30, 2014), and the Housing Division's City and Agency Work Programs (FY 2010-2011).

The CHS was reviewed on March 17, 2008 and the Agency Board approved implementation of Years 1-2. The Agency Board approved and adopted the Agency Implementation Plan on December 7, 2009. The CCHA PHA 5-Year Plan (2010-2015) goals are as follows:

1. Continue to contract with the Housing Rights Center (HRC) to support and provide fair and equal housing counseling;
2. Assist in hosting an annual Fair Housing Workshop;
3. Receive annual fair housing staff training;
4. Through the Neighborhood Preservation Program (NPP), improve the condition of up to 150 units annually and when possible provide access to those units to Section 8 program participants;
5. Provide the provision of rental assistance to up to 100 households annually through the Agency Rental Assistance Program (RAP);
6. Provide a total of 25 emergency hotel/motel vouchers to homeless families/individuals
7. Through the RAP Program, assist up to 10 homeless families with rental assistance;
8. Implement Years 1-2 of the CHS to create affordable housing opportunities;
9. Continue to investigate Years 3-7 of the CHS to explore affordable housing development opportunity when they are feasible and available;
10. Continue to annually monitor 521 long-term affordability covenants for all Agency assisted units;
11. Host an annual Owner Appreciation Dinner to retain participating Section 8 property owners;
12. Maintain an annual SEMAP score of 110 points (Standard Performance) or higher
13. Revise the upfront income verification policy to enhance income verification of program participant income;
14. Conduct annual Housing Quality Standard (HQS) Inspections within the HUD required 12 month cycle and based on the rules and regulations defined in the 24 Code of Federal Regulations;
15. Provide HQS grants to Section 8 landlords to address HQS violations;
16. Conduct annual program participant recertification within the HUD required 12 month cycle and based on the rules and regulations defined in the 24 Code of Federal Regulations;
17. Continue to provide the Family Self Sufficiency (FSS) Program to assist up to 25 households achieve their goal of economic independence for public assistance;
18. Continue to seek grant funding to support the FSS Coordinator to provide case management and supportive services to FSS program participants;
19. Continue to implement the "*Culture of Home*" outreach campaign to broaden awareness about affordable housing and to attract and retain property owners to participate in the Section 8 HCVP Program;
20. Continue to pursue HUD defined costs saving measures.

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2005- 2009 PHA 5 Year Plan Goals/Results.

The 2005-2009 CCHA PHA 5-Year Plan pledged to provide to the Culver City community the provision of rental assistance to extremely low, very-low and low-income households so they may obtain decent, safe, sanitary affordable housing. As expressed in the 2004-2009 PHA 5-Year Plan, the CCHA would accomplish its work by exhibiting integrity, creativity, truthfulness, leadership, dedication and the highest standards of ethical and professional excellence.

The 2004-2009 CCHA PHA 5 -Year Plan is comprised of both HUD defined goals and locally defined goals specific to the CCHA. These goals are described in the attached CCHA PHA 5-Year Plan. Additionally, public housing agencies must provide the results of goals outlined in the previous 5-Year PHA Plan. The results and accomplishments are also attached for review.

Review Period/Pubic Notification

HUD requires public housing agencies to make the PHA 5-Year Plan available for public inspection at least 45 days before the public hearing. A notice informing all Section 8 HCVP participants and participating property owners of the availability of the CCHA 5-Year Plan was transmitted on March 2, 2010. A notice announcing the public hearing was transmitted on April 19, 2010. Additionally, a public notice was published in a local newspaper on April 22 and 29, 2010.

FISCAL ANALYSIS:

Submission of the CCHA PHA 5-Year Plan is a requirement for continued Section 8 HCVP Funding from HUD. Estimated Section 8 HCVP Funding for CY 2010 is \$1.6 million.

ATTACHMENTS:

1. Public Housing Agency 5-Year Plan (Form HUD 50075)

MOTION:

That the City Council:

Approve the Submission of the Public Housing Agency 5-Year Plan (2010-2015) for the Section 8 Housing Choice Voucher Program to the U.S. Department of Housing and Urban Development.