

Culver City Housing Authority Section Eight Management Assistance Program Indicator Scoring:

Indicator 1: Selection from the Waitlist- The Culver City Housing Authority (CCHA) has written policies in its Section 8 Administrative Plan for selecting applicants from the waiting list and therefore is in full compliance for this indicator. Quality control showed as least 100% of families were correctly selected.

Indicator 2: Reasonable Rent - As required by rules defined by the US Department of Housing and Urban Development (HUD), all Section 8 Housing Choice Voucher (HCV) Program files must contain information pertaining to comparable rents of each leased unit. Of the files evaluated, each contained rent reasonableness information and resulted in a score of 100%.

Indicator 3 – Determination of Adjusted Income – This evaluation resulted in a one hundred (100%) performance rating. This high score in calculating adjusted income and calculating correct program participant rent is directly related to the creation of an internal Rent Calculation Audit Worksheet for each file managed by the CCHA staff. Additionally, the Housing Programs Supervisor, who oversees the daily management of the Section 8 HCV Program, conducts a quality control review of each file upon completion.

Indicator 4- Utility Allowance Schedule- The CCHA maintains an up-to-date utility allowance schedule. The CCHA has reviewed the utility rates that were obtained within the last 12 months. The utility allowance schedule must be adjusted if there was a change of 10% or more in a utility rate since the last time the utility allowance was revised. The CCHA has recently updated the utility rates and all files with effective notice of action dated 10/1/2024 and after will include new utility rates. These rates were updated based upon Los Angeles County recent data.

Indicator 5 – Housing Quality Standard (HQS) Control Inspections – The CCHA remains in full compliance in FY 2023/2024 in terms of performing and subsequently auditing annual inspections. The Housing and Human Services Code Enforcement Officer re-inspected the units randomly selected for the SEMAP evaluation to ensure HQS compliance. There were 12 randomly selected sample files. The result was a one hundred percent (100%) performance rating.

Indicator 6- HQS Enforcement- The CCHA has not failed any units for 2023-2024 that required action within 24 hours due to health and safety violations and therefore did not have a quality control sample for this indicator. The result was a one hundred percent (100%) performance rating.

Indicator 7 – Expanding Housing Opportunities - The CCHA strategy to encourage owner participation was implemented by the CCHA's increased efforts

to enhance property owner outreach. A strong relationship with property owners is essential to maintaining existing and attracting greater property owner participation which results in expanded housing opportunities. The activities created to maintain and attract property owners to participate in the Section 8 HCV Program include small gestures like giving hand-written "thank you" notes and making direct telephone calls to express CCHA gratitude to property owners who participate in the Section 8 HCV Program.

To maintain excellent customer service, staff responds to property owner telephone calls within twenty-four (24) hours. Inspections for new lease-ups or rent increases are also scheduled either the same day or within twenty-four (24) to forty-eight (48) hours.

The CCHA was awarded grant funds in the amount of \$26, 384 from the Los Angeles County Development Authority (LACDA) under the Homeless Incentive Program (HIP) to provide incentives to landlords to lease units to our unhoused neighbors. Funds under the HIP are used to support unhoused Culver City Section 8 participants with holding fees, security deposits, vacancy loss, damage claims and furniture assistance.

Culver City is also pleased to announce the opening of Project Homekey Interim and Permanent Supportive Housing. In November 2023, Culver City opened the two repurposed motels that provide 73 units. Both repurposed motels provide a safe place indoors where people can find wrap-around services, healing, and stabilization. Combined, the projects take an innovative approach to streamlining housing and social services by co-locating both interim housing and longer-term supportive housing next to each other.

Most recently, the CCHA is excited to announce the anticipated addition of Project Based Vouchers and the Foster Youth to Independence (FYI) Voucher Program within the next 12-36 months and is working diligently with our HUD Field Office to help facilitate the launching of these two programs.

Housing Authority and Culver City staff continue to seek out new strategies to improve participation and affordable housing. Our strategies to encourage property owners to continue participation in the Section 8 HCV Program along with rent control, tenant protections and addressing the City's Unhoused population resulted in a 100% score for this Indicator.

Indicator 8- Payment Standards- This evaluation resulted in a one hundred percent (100%) performance rating as the CCHA has adopted current payment standards for the voucher program by unit size. As an example, the payment standard for a two (2) bedroom is \$2,926.00. As approved by HUD, the CCHA utilizes Small Area Fair Market Rents (SMFMRs).

Indicator 9-Timely Annual Reexaminations- This evaluation resulted in a one hundred percent (100%) performance rating as the CCHA has completed a reexamination to determine income eligibility and affordable rent payments for each participating family at least every 12 months.

Indicator 10 – Correct Tenant Rent Calculations – Compliance is at one hundred percent (100%). To assure continued one hundred percent (100%) compliance in this area, CCHA staff will be given ongoing training to stay abreast of any changes in HUD rules and regulations in this area. In addition, one staff person is dedicated to receiving and reviewing the HUD notices that impact daily operations.

Indicators 11 and 12 – Pre contract HQS Inspections and Annual HQS Inspections – One hundred percent (100%) of all units newly leased passed the HQS inspection before the execution of a lease and Housing Assistance Payment (HAP) contract. Additionally, one hundred percent (100%) of all units undergo an annual inspection. Culver City Housing Authority staff also guarantees that initial inspections will be scheduled within forty-eight (48) hours.

Indicator 13 – Lease-Up – The CCHA continues to strive towards improving the current lease up rate. This is an increased challenge with market rent exceeding the HUD allowed payment standard and a very low vacancy rate. It is anticipated in the near future that upcoming programing of Project Based Vouchers and FYI Vouchers may assist with the CCHA lease-up.

Indicator 14-Family Self Sufficiency (FSS) - Since 1999 the CCHA has been awarded over \$1,127,081 to assist Section 8 HCVP participants achieve their goal of self-sufficiency. On June 27, 2022, the City Council approved a 3-year contract with St. Joseph's Center to continue to provide case management, needs assessment, job development services and supportive service referrals for the FSS participants. A total of seventy-four (78) households have participated in FSS. Of this number, thirty-three (35) have graduated. There are currently eleven (11) households enrolled in the program. The FSS Coordinator continues to outreach to our Section 8 HCV Program participants via emails, telephone calls, letters and in-person meetings to continue growth of the program.