MEETING DATE: **05.03.10**

AGENDA ITEM: **Conduct a Public Hear and Approve the Submission of the Public Housing Agency 5-Year Plan (2010-2015) to the U.S. Department of Housing and Urban Development**

ATTACHMENTS

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: _Culver City Housing Agency PHA Code: CA110
PHA Type: X ☐ Small X☐ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: June 30, 2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: _________________ Number of HCV units: 384

3.0 Submission Type
☐ 5-Year and Annual Plan ☐ Annual Plan Only X☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A

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:					

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:

SEE ATTACHED

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.

SEE ATTACHED

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(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.

N/A

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

N/A

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

N/A

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 *Capital Fund Program Annual Statement/Performance and Evaluation Report*, 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 *Capital Fund Program Five-Year Action Plan*, 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).
☐ 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

9.0	**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. N/A

9.1	**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.** N/A
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" N/A

CULVER CITY HOUSING AGENCY
PUBLIC HOUSING AGENCY
5 YEAR PLAN
2010-2015

1.0 – PHA Information

PHA Name: Culver City Housing Agency PHA Code: CA110
PHA Type: Small/High Performing
PHA Fiscal Year Beginning: July 1, 2010

2.0 – Inventory

Number of HCV Units: 384

3.0 - Submission Type: 5-Year Plan Only

4.0 PHA Consortia – N/A

5.0 – 5-Year Plan.

5.1 – Mission:

The mission of the Culver City Housing Agency (CCHA) is the same as that of the U.S. Department of Housing and Urban Development (HUD): “To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination”.

The specific mission of the CCHA is to provide the provision of rental assistance to 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.

5.2 Goal and Objectives:

The 2004-2009 CCHA Public Housing Agency (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.

The HUD defined goals are expressed below.

1. Leverage private or public funds to create additionally housing opportunities;

2. Improve Voucher Management;

3. Conduct Outreach efforts to potential voucher landlords;

4. Promote Self Sufficiency and Asset Development of Families/Individuals;

5. Ensure Equal Opportunity in Housing for All Americans;

The local defined goals identified in the 2004-2009 5-Year PHA Plan state:

1. Continue to monitor long-term affordability covenants for all Redevelopment Agency assisted units;

2. Provide rental assistance to fifty (50) through the Redevelopment Agency Rental Assistance Program (RAP);

3. Provide first-time homebuyer assistance to up to ten (10) households in the form of a second trust deed;

4. Explore affordable housing development opportunity when they are feasible and available;

5. Provide assistance to up to seventy-five (75) households for the rehabilitation of affordable units (rental and ownership);

6. Through a contract with the Housing Rights Center (HRC) funded through the Redevelopment Agency (Agency) Housing Set Aside Fund, support and provide for fair and equal housing opportunities for all persons regardless of race, age, income, disability, sexual orientation, marital status, household size, ancestry, national origin, religion, or color;

7. Promote and maintain continued participation by property owners in rental assistance programs;

8. Identify, leverage and effectively utilize all available funding sources for affordable housing.

2005-2009 Goal Results/Accomplishments

Since 2004, the CCHA has effectuated the following results and accomplishments toward both the HUD and locally defined goals of the 2004-2009 5-Year PHA Plan:

HUD Defined Goals Results/Accomplishments

1. The CCHA has leveraged funds through the use of Redevelopment Agency (Agency) Housing Set Aside Funds to create additional housing opportunities through:

    - Providing emergency hotel/motel vouchers to homeless individuals/families;
    - Implementing Years 1-2 of the Comprehensive Housing Strategy (CHS) for the creation of affordable housing units for extremely, very-low, low and moderate-income households;
    - Providing rental assistance through the Agency Rental Assistance Program (RAP) for homeless families/individuals;
    - Funding a contract with the Housing Rights Center (HRC) to provide fair housing workshops, counseling and assistance to both property owners and tenants;
    - Hosting an Annual Owner Appreciation Dinner to retain current property owners who participate in our rental assistance programs;
    - Providing rental subsidy to up-to-moderate income households with the utilization of Agency RAP funds;
    - Housing Quality Standard (HQS) rehabilitation grants to address HQS violations;
    - Improvements and rehabilitation of multi-family and single-family residents for up-to-moderate income household with funds from the Neighborhood Preservation Program (NPP);
    - Providing $25 gift cards for housing related improvements from local businesses to property owners who execute a new Housing Assistance Payment (HAP) contract to attract and retain Section 8 HVCP property owners.

2. Since 2006, the CCHA has received a Section Eight Management Assessment Program (SEMAP) score of 110 (Standard Performance) or higher. In 2006, the CCHA SEMAP score was 110 (Standard Performance). In 2007, the CCHA SEMAP score was 115 (Standard Performance) and in 2009 the score was 130 (high performance). The CCHA will continue to manage the Section 8 HCVP within the

HUD rules and regulations and will commit to achieving SEMAP scores within the 110-145 range.

3. To broaden community awareness and understanding about affordable housing, the CCHA contracted with BIG Imagination through the use of Agency Housing Set Aside Funds to create the outreach and public relations campaign - ***"Culture of Home".*** The overall intent of this campaign was for the CCHA to "put a face" on affordable housing through the innovative approach of creating consumer-friendly marketing pieces for community-wide distribution. The *Culture of Home* outreach and public relations campaign was launched on May 18, 2009 during the regular meeting of the Agency. The outreach material included:

    - A one page fact sheet that functions as quick guide and overview of the CCHA programs.
    - Branded outreach brochure that targets potential property owners and solicits their participation in our rental assistance programs. This tool would profile the benefits of such participation and dispel any misunderstandings they may have about rental assistance, its program participants and affordable housing.
    - A Property Owner Incentives Coupon Booklet that highlights incentives offered to property owners for all new executed rental contract agreements.
    - Housing Developer brochure that solicits experienced Affordable Housing Developers to develop newly attractive, sustainably developed, affordable homes for low to moderate income residents in the course of the next several years. Both the Property Owner and Housing Developer Brochures were distributed to developers and property owners throughout Los Angeles County in a mass mailing to solicit interest and broaden awareness.
    - An introduction piece for the "Affordable and Green" program to assist up-to-moderate income households save on energy costs.
    - Additionally, to broaden awareness regarding affordable housing, the CCHA coordinated a presentation from the South California Association of Governments (SCAG) consultant on Workforce Housing which was presented to the Culver City Council on May 26, 2009 and hosted the Art of….Affordable Housing held on June 17, 2009 which was a panel discussion on the importance of affordable housing. Local property owners, for-profit and non-profit housing developers, community leaders, and non-profit service agency were invited to this event.

4. The CCHA continues to maintain the FSS program. The CCHA FSS program size is 25 participants and currently 20 participants are enrolled. Through case management and supportive services provided by Saint Joseph Center (SJC), 7 households have graduated since 2005. All the above FSS graduates generated an escrow account which is an indication of increased income. Since 2005, the CCHA has also successfully sought and been awarded the FSS Coordinator Granted funded by HUD. SJC provides the following supportive services to FSS participants:

    - Weekly one-on-one counseling
    - Job development/career counseling
    - Transportation tokens
    - Food vouchers

- Money management
- Drug and alcohol abuse counseling and referrals
- Childcare referrals
- Family services and counseling referrals

5. Since 1990, the CCHA has contracted with the HRC to provide information, counseling and general assistance regarding fair housing rights to both our program participants and participating property owners. Since fiscal year 2004/2005, HRC has served 1,814 persons. In 2006, the CCHA has assisted the HRC in hosting an annual Fair Housing Workshop. Both Section 8 HCVP participants and property owners are invited to attend this annual event. The event is held annually in mid-September. Additionally, CCHA staff attends annual fair housing training held by the HUD Department of Equal Opportunity in Employment and Housing.

<u>CCHA Local Goals Results/Accomplishments</u>-

1. Annually, to coincide with the release of the annual income guidelines defined by HUD each April, the CCHA conducts monitoring of all Agency assisted income and rent restricted properties. There are a total of 514 units monitored annually.

2. 102 extremely low to moderate income households have received rent subsidies from the RAP Program. This number includes homeless households. Additionally, 30 nights of emergency hotel/motel vouchers were provided to homeless persons.

3. In December 2005, the MAP program was eliminated. After consultation with the Agency's financial analyst, Keyser Marston and Associates, it was determined that the MAP 2nd trust deed would need to be in excess of $200,000 per household to fill the affordability gap. Prior to the elimination of MAP, 124 program participants became first time homebuyers.

4. In March 2008, the Agency reviewed the Comprehensive Housing Strategy (CHS) and approved the implementation of Years 1-2. The CHS in an effort to improve the City's affordable housing stock and meet housing production requirements under the Regional Housing Needs Assessment (RHNA) through the use of Agency Housing Set Aside Fund. The City RHNA requirement over the next seven (7) year is 504 housing units, with 224 of those units set for very-low, low and moderate income households. This strategy is based upon scattered site, low density, mixed income development.

5. Through the NPP Program the Agency completed the rehabilitation of 112 single-family homes and 196 multi-family units. The CCHA also completed the rehabilitation of the Agency-owned Jackson building which provide 9 units of affordable housing to up-to-moderate income households. Additionally, the Barman House which provides housing and services to 6 very-low and low income persons with developmental disabilities was rehabilitated to address health and safety code violations and to make the facility completely handicap accessible.

6. As stated above, a total of 308 units were rehabilitated through NPP. Of this number, 189 units involved Section 8 HCVP participants. Also, in the HQS grant program was

developed to assist Section 8 participating property owners address HQS violations. This grant provided for interior improvements. The HQS grant was distributed to 6 participating owners.

2010-2015 Goals

The 2010-2015 CCHA goals are informed by the SEMAP, the CHS, the Redevelopment Agency Implementation Plan (January 1, 2010 through December 30, 2014), and the City and Agency Work Programs (FY 2010-2011). These goals are as follows.

The CCHA will:

1. Continue to contract with the 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 NPP program, improve the condition of up to 150 units annually and when possible provide access to those units to Section 8 program participants;
5. Introduce the "affordable and green" NPP program to reduce housing energy costs and consumption (FY 2010-2011);
6. Provide the provision of rental assistance to up to 100 households annually through the Agency RAP Program;
7. Provide a total of 25 emergency hotel/motel vouchers to homeless families/individuals;
8. Through the RAP Program assist up to 10 homeless families with rental assistance;
9. Implement Years 1-2 of the CHS to create affordable housing opportunities;
10. Continue to investigate Years 3-7 of the CHS to explore affordable housing development opportunity when they are feasible and available;
11. Continue to annually monitor 521 long-term affordability covenants for all Agency assisted units;
12. Host an annual Owner Appreciation Dinner to retain participating Section 8 property owners;
13. Maintain an annual SEMAP score of 110 points (Standard Performance) or higher
14. Revise the upfront income verification policy to enhance income verification of program participant income;
15. Conduct annual HSQ Inspections within the HUD required 12 month cycle and based on the rules and regulations defined in the 24 Code of Federal Regulations;
16. Provide HQS grants to Section 8 landlords to address HQS violations;
17. 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;
18. Continue to provide the FSS Program to assist up to 25 households achieve their goal of economic independence for public assistance;
19. Continue to seek grant funding to support the FSS Coordinator to provide case management and supportive services to FSS program participants;
20. 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;
21. Continue to pursue HUD defined costs saving measures.