

Council Meeting of
December 11, 2007

PUBLIC HEARING

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development--City Council consideration of a revised and updated Administrative Plan for the Section 8 Rental Assistance Program.

RECOMMENDATION

Recommendation of the Community Development Director that the City Council conduct a public hearing, consider inputs received during the hearing and approve the attached revised and updated Administrative Plan for the Section 8 Rental Assistance Program and adopt the attached Resolution of Approval for the Plan.

Prior Hearings and Publications

A legal advertisement was published in the Daily Breeze on November 30, 2007. The proof of publication is included as Attachment A.

FUNDING

Not Applicable

BACKGROUND AND ANALYSIS

The City of Torrance has administered a Section 8 Rental Assistance Program since 1977, allowing it to assist up to 690 very low income senior citizens, disabled persons and families to afford decent, safe and sanitary housing. Over time, regulations governing the program have been added or changed. The Administrative Plan must be modified to include current regulations. The Plan also includes policies relating to a recently implemented electronic income matching system created by the U. S. Department of Housing and Urban Development (HUD).

Attachment B contains the Draft Administrative Plan. The Administrative Plan is essentially a policy manual for the administration of the rental assistance program. Much of the information included in the Plan is regulatory in nature and outlines procedures contained in the most recent applicable legislation. In other areas, local housing authorities are given discretion to make decisions that reflect local needs. For example, the Plan contains Torrance's local preferences for calling names from the Waiting List. These include assisting Torrance residents before non-residents, as well as giving preferences to elderly and disabled households.

The Draft Plan includes the following:

- Chapter One provides an overview of the Plan and the Section 8 Program.
- The Plan addresses policies related to HUD's Enterprise Income Verification (EIV) System. The EIV system provides information about the income of program participants and simplifies the verification process as well as assisting in fraud detection.
- The Plan addresses policies relating to the Violence Against Women Act (VAWA), fair housing and reasonable accommodations for persons with disabilities.
- The Plan also contains detailed guidance relating to procedures to be used in administering the Program. These are intended to ensure that staff members are consistent in the implementation of rules and regulations relating to the Program.

Many of the discretionary elements included in the Plan continue or update policies already established by the City Council when the current plan was approved in 2002. These include:

- Enhancements to the Housing Quality Standards required by HUD. These are established to ensure that both the exterior and interior of units on the program meet or exceed neighborhood standards.
- A continuation of the policy that allows the Housing Office the discretion to deny admission to applicants based on drug related or violent criminal activity.
- A continuation of the previously established local preferences, including the Veteran's preference.

It is recommended that the City Council review and approve the attached Draft Administrative Plan for the Section 8 Rental Assistance Program and adopt the attached Resolution of Approval for the Plan.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By *Linda Cessna*
Linda Cessna
Deputy Community Development Director

CONCUR:

Jeffery W. Gibson
JEFFERY W. GIBSON
Community Development Director

LeRoy J. Jackson
LeROY J. JACKSON
City Manager

Attachments

- A. Proof of Publication
- B. Draft Administrative Plan (**Limited Distribution**)
- C. Resolution of Approval

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

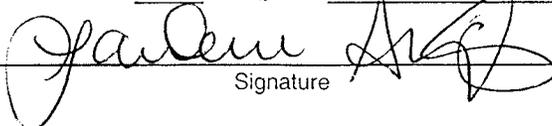
Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

November 30,

all in the year 2007

the foregoing is true and correct.
Dated at Torrance

California, this 30 Day of November 2007


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2007 DEC -5 AM 11:00

City of Torrance
City Clerk's Office

Proof of Publication of

DB

DB 11-135
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Governors for the Housing Authority of the City of Torrance at 7:00 P.M., December 11, 2007, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

The City Council, sitting as the Board of Governors for the Housing Authority, will conduct a public hearing on the proposed revision of the Administrative Plan for the Section 8 Rental Assistance Program.

Material can be reviewed in the Housing Office. All persons interested in the above matters are requested to be present at the hearing or to submit their comments to the Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the HOUSING OFFICE of the Community Development Department at (310) 618-5840.

SUE HERBERS
CITY CLERK

Pub.: November 30, 2007.

RESOLUTION NO.: _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AN UPDATED AND REVISED ADMINISTRATIVE PLAN FOR THE CITY OF TORRANCE SECTION 8 RENTAL ASSISTANCE PROGRAM**

WHEREAS, the City of Torrance has a Section 8 Rental Assistance Program;

WHEREAS, Federal Regulations governing the program have changed, requiring changes in the administration of the Section 8 Program, and;

WHEREAS, Policies and policy changes regarding the administration of the Section 8 Program must be established in an Administrative Plan, and;

WHEREAS, said Administrative Plan must be adopted by the Governing Body of the Housing Authority, and;

WHEREAS, the City Council of the City of Torrance conducted a public hearing on December 11, 2007 to consider an updated and revised Administrative Plan for the City of Torrance Section 8 Rental Assistance Program:

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

IT HEREBY ADOPTS THE DECEMBER 2007 UPDATE AND REVISION OF THE ADMINISTRATIVE PLAN FOR THE SECTION 8 PROGRAM FOR THE HOUSING AUTHORITY OF THE CITY OF TORRANCE

Introduced, approved and adopted this 11th day of December 2007.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

