

Council Meeting of  
March 21, 2006

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

**PUBLIC HEARING**

Members of the Council:

**SUBJECT: City Council consideration of the 2006 PHA Annual Plan for the Section 8 Rental Assistance Program**

**Expenditure: None**

**RECOMMENDATION**

The Community Development Director recommends that the City Council conduct a public hearing, consider any comments received during the hearing and approve the attached 2006 PHA Annual Plan for the Section 8 Rental Assistance Program.

**FUNDING:** Not applicable

**Prior Hearings and Publications**

A legal advertisement was published in the Daily Breeze on February 4, 2006. The proof of publication is included as attachment A.

**BACKGROUND**

The City of Torrance has administered a Section 8 Rental Assistance Program since 1977, allowing it to assist up to 690 low or very low-income senior citizens, disabled persons and families to afford decent, safe and sanitary housing. Over time, the regulations governing the program have changed, with significant changes made during the past few years.

The Public Housing Reform Act of 1998 requires local Public Housing Authorities (PHAs) to undertake a comprehensive planning process that reviews all aspects of their program. The PHA is required to develop a PHA Plan in consultation with the participants of the Section 8 program and provide the broader community an opportunity to review and comment on the plan.

The staff of the Housing Office met with the Residential Advisory Board (RAB) on March 9, 2006 to obtain input on the PHA plan for 2006. The RAB is a relatively new requirement for agencies that administer only tenant-based programs. The function of the RAB is to assist the PHA in the development of its Annual Plan. The RAB (Belinda Monteiro, Annette Prideaux, and Eric Schultz) supports approval of the Draft PHA Annual Plan for 2006.

The PHA Plan consists of two documents, both of which are electronically submitted on templates provided by HUD (Housing and Urban Development Department). The first part of the plan is the five year Comprehensive Plan. It describes the mission of the PHA and its long range goals. The second part of the plan includes more specific details about the operation of the program, as well as providing an update on the progress made towards meeting its long-range goals.

### **ANALYSIS**

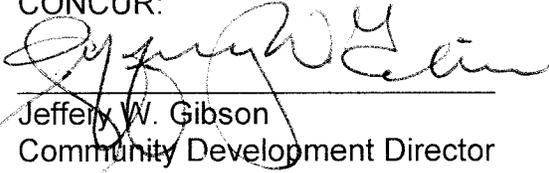
Attachment B contains the draft PHA Annual Plan for 2006. The plan is similar to those previously submitted, except that they include an update of the progress made by the Housing Office towards meeting its goals. The City of Torrance operates only a tenant based Section 8 program (that is, we do not have any project based assistance). The PHA plan addresses only those matters relating directly to the Section 8 program.

Respectfully Submitted,

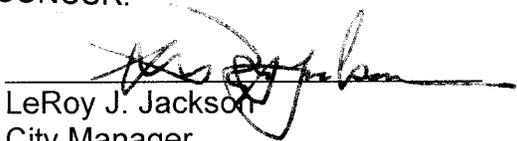
JEFFERY W. GIBSON  
Community Development Director

By   
D. R. Richardson  
Housing Administrator

CONCUR:

  
Jeffery W. Gibson  
Community Development Director

CONCUR:

  
LeRoy J. Jackson  
City Manager

Attachments:

- A. Proof of Publication
- B. 2006 PHA Annual Plan (Limited Distribution)
- C. Mayor's Script (Limited Distribution)

# Daily Breeze

3213 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

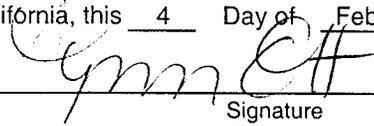
February 4,

all in the year 2006

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 4 Day of February 2006

  
Signature

This space is for the County Clerk's Filing Stamp

RECORDED BY CLERK  
2006 FEB 10 AM 11:45  
CITY OF TORRANCE

Proof of Publication of

DB

**DB 2-35**  
**NOTICE OF PUBLIC HEARING**  
**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the **City Council of the City of Torrance** at 7:00 p.m., **March 21, 2006**, 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 2006 Annual 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.

If you challenge any of the above matters 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 City Council 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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II] For further information, contact the **HOUSING OFFICE** of the Community Development Department at (310) 618-5840.  
**SUE HERBERS**  
**CITY CLERK**

Pub.: February 4, 2006.

