

Board Meeting of
March 24, 2009

PUBLIC HEARING

Honorable Chair and Members
of the Board of Commissioners
City Hall
Torrance, California

Members of the Board:

SUBJECT: Community Development - Consider and adopt the 2009 PHA Annual Plan for the Section 8 Rental Assistance Program

Expenditure: None

RECOMMENDATION

Recommendation of the Deputy Executive Director that the City Council, sitting as the Board of Commissioners for the Public Housing Agency of the City of Torrance, conduct a public hearing on the attached 2009 Annual Plan for the Section 8 Rental Assistance Program, consider any comments received during the hearing and approve the 2009 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 7, 2009. 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 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 five 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 11, 2009 to obtain input on the PHA plan for 2009. The RAB is a requirement for agencies that prepare a PHA Plan. The function of the RAB is to assist the PHA in the

development of its Annual Plan. The RAB (Basili Faragallah, Linda Mitchell, and Anna Pizzati) supports approval of the Draft PHA Annual Plan for 2009.

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. Only the Annual Plan is under consideration in 2009.

ANALYSIS

Attachment B contains the draft PHA Annual Plan for 2009. The plan is similar to 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 related directly to the Section 8 Program.

A total of 690 Housing Choice Vouchers are allocated to this housing authority. We are currently spending all of the funding we receive for Housing Assistance Payments and have 605 vouchers leased. We are calling names from our waiting list and our major goal is to continue to lease up as many vouchers as the funding will support.

In addition to maximizing lease-up there are seven major initiatives in the Annual Plan. These seven are as follows:

- 1) to continue quality control inspections
- 2) to continue the review of 100% of case files by supervision
- 3) to continue working with social service agencies in the community including those serving seniors and handicapped/disabled households
- 4) to continue working with HUD's Office of the Inspector General (OIG) to follow up on fraud reports and collect any money owed to the Housing Authority as a result of such fraud
- 5) to review the operations and procedures of the program in order to serve our clients in a more efficient manner
- 6) to utilize the Enterprise Income Verification (EIV) to electronically verify the accuracy of tenant reported data to ensure that program participants pay their fair share of the rent
- 7) to require families who fail to report income in a timely manner to the housing authority to reimburse overpayments on the Housing Assistance Payments (HAP) made on their behalf by the agency.

All files are reviewed by supervisory staff to ensure that the tenant share of rent is correctly calculated and that each file contains all needed income verifications and other required documentation. Quality control inspections are conducted on a monthly basis.

In 2006, the staff of the PHA began working with the HUD Office of the Inspector General (OIG) to investigate fraud issues raised by the EIV system. We also followed up on Social Security number discrepancies that have be encountered since HUD began matching the records of program participants with the Social Security Administration records. The staff will continue to work with the OIG to investigate and eliminate fraud by participants.

Between July 1, 2008 and the present, we have recovered a total of \$9,899.66 in repayments from fraud recovery. Some of the repayments were ordered by the court as a result of criminal convictions. Others resulted from repayment agreements determined as a result of administrative hearings conducted by housing agency staff.

PHA staff will make every effort to provide the best possible service to both tenants and owners who participate in the program.

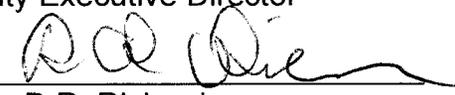
Respectfully submitted,

JEFFERY W. GIBSON
Deputy Executive Director

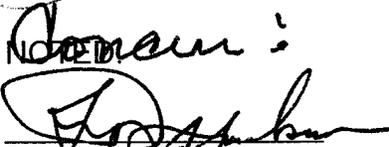
CONCUR:



JEFFERY W. GIBSON
Deputy Executive Director

BY 

D.R. Richardson
Housing Administrator



LeROY JACKSON
Executive Director

Attachments:

- A. Proof of Publication
- B. 2009 PHA Annual Plan for the Rental Assistance Program **(Limited Distribution)**
- C. Chairperson's Script

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

February 7,

all in the year 2009

the foregoing is true and correct.

Dated at Torrance

California, this 7 February 2009


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2009 FEB 17 PM 3:34

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

**DB 2-42
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the **Board of Commissioners for the Public Housing Agency of the City of Torrance at 7:00 P.M., March 24, 2009**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

The City Council, sitting as the Board of Commissioners for the Public Housing Agency of the City of Torrance, will conduct a public hearing on the 2009 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/Housing Office, 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 (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 III].

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

**SUE HERBERS
CITY CLERK**

Pub: Feb 07, 2009