

Board Meeting of
April 6, 2010

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 2010-2014 Five Year Plan and the 2010 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 2010-2014 Five Year Plan 2010 Annual Plan for the Section 8 Rental Assistance Program, consider any comments received during the hearing and approve the 2010-2014 Five Year Plan and the 2010 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 18, 2010. 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 19, 2010 and March 23, 2010 to obtain input on the PHA plans for 2010. The RAB is a requirement for agencies that prepare PHA Plans. The function of the RAB is to assist the PHA in the development of its Annual and Five Year Plans. The RAB (Donna Donato, Annett Faulcon, and Marion Loverdi) supports approval of the Draft PHA Five Year Plan for 2010-2014 and Draft PHA Annual Plan for 2010.

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. Both plans are under consideration in 2010.

ANALYSIS

Attachment B contains the draft PHA Five Year Plan for 2010-2014 and the draft PHA Annual Plan for 2010. 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). Section 8 only agencies are no longer required to use those portions of the template that apply only to public (project based) housing, and these have been eliminated from the plans. The Mission Statement in the Five Year Plan has been expanded to include the Mission Statement from the 2008 Strategic Plan to better reflect the values of the community.

The City of Torrance only administers the Section 8 program. There are no other public housing programs. A total of 690 Housing Vouchers are allocated to this housing authority. As of the writing of this Plan, we have not received final notification of the funding levels for 2010. We are currently spending all of the funding we receive for Housing Assistance Payments and are leasing 625 vouchers. We will be calling names from our waiting list as funding and vouchers become available.

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 OIG and local law enforcement 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 Income Verification (EIV) System 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.

We will continue to maintain and update the database for our rent reasonableness system.

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 been 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.

Information about program participants is electronically transmitted to HUD using a system known as the Multi Tenant Characteristic System (MTCS). HUD requires that at least 95% of the records for program participants be successfully submitted to MTCS. This PHA exceeded this requirement during 2010. It is the goal of this PHA to continue to comply with this requirement during the next fiscal year.

On September 16, 2009, the City of Torrance opened the Section 8 waiting list. The list remained opened through October 16, 2009. During the time the list was open, over 18,000 applications were received. Staff is currently working to enter these applicants into the computer system so we can call names from the list as soon as funding is available.

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.

Beginning in 2004, administrative fees for the Section 8 Program were cut. This has resulted in reduced staffing levels. However, during the time the waiting list was open, we hired temporary clerical staff to assist the regular 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

BY 
D.R. Richardson
Housing Administrator

CONCUR:


JEFFERY W. GIBSON
Deputy Executive Director

CONCUR:


LeROY J. JACKSON
Executive Director

Attachments:

- A. Proof of Publication
- B. 2010-2014 PHA Five Year and 2010 PHA Annual Plan for the Rental Assistance Program **(Limited Distribution)**
- C. Chairperson's Script

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * 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

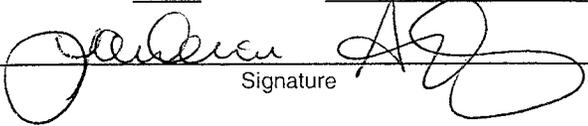
February 18,

all in the year 2010

the foregoing is true and correct.

Dated at Torrance

California, this 18 February 2010


Signature

*The Daily Breeze circulation includes the following cities:
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Marina Del Rey, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Redondo Beach, San Pedro, Torrance and Wilmington

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Proof of Publication of

DB

DB 2-79

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., April 6, 2010, 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 2010 Annual Plan and 2010-2014 Five Year 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/Housing Office at (310) 618-5840. 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: February 18, 2010