

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Long Beach (HACLB)</u> PHA Code: <u>CA068</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2014</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>6,746</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:8%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:8%;">PH</th> <th style="width:11%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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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: The mission of HACLB is to provide high quality housing assistance to Long Beach's low-income households through: <ul style="list-style-type: none"> • Effectively and efficiently utilizing resources; • Promoting a positive image through excellent customer services and clear and open communication; and, • Continually educating staff and clients. 																										
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. Within the scope of HACLB's mission, specific goals have been established: <ul style="list-style-type: none"> • HACLB will continue to improve management to better service customers; • HACLB will continue to reach out to additional property owners; • HACLB will continue to promote self-sufficiency and asset development of assisted households; • HACLB will continue to educate staff on changing regulations that pertain to policies and procedures that affect a family's eligibility and assistance; • HACLB will investigate any additional, available, and affordable rental subsidy programs that could address local housing needs; • Maintain a leasing rate that maximizes available funding for the HCV Program in order to maximize funding and assist as many families as possible; and, • HACLB will strive to use 98% to 100% of available funding for all other programs. <p>**Please see Section 10 on page 3 for the progress HACLB has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>N/A</u> (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. HACLB's plan can be obtained from HACLB's office at 521 E. 4 th Street, Long Beach, CA 90802 and also at HACLB's website at www.HACLB.org .																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> HACLB will continue to explore and pursue the HCV Homeownership option and currently there are 3 homeowners on the Program. In addition, HACLB will continue to provide opportunities for financial literacy classes with the hope that more participants may qualify for the HCV Homeownership Program in the future. As stated in Section 6.0, HACLB continues to explore the use of project-based vouchers for the purpose of addressing various housing needs within the City of Long Beach.																										

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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</p>
9.0	<p>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.</p> <p>The Census documented a total of 176,032 housing units in Long Beach in 2010. As stated in the Long Beach Consolidated Plan for FY2013-2017, Long Beach's housing stock is comprised primarily of multi-family housing units (51%), while single-family homes made up 48% of total housing units in the City. The approximate breakdown of unit type is as follows: 40% detached single family homes, 53% multi-family units, including duplexes / triplexes / fourplexes, 6% single family attached units such as town homes and condominiums, and 1% mobile home units. During 1980, 1990 and 2000, the Census documented that 41% of Long Beach households were homeowners, while 59% of residents were renters. In 2010, the Census found that 42% of the City's residents were homeowners and 58% were renters. According to the Consolidated Plan, the City has maintained a consistent level of homeownership, but the homeownership rate is still relatively low in comparison to Los Angeles County (48%) and the State (56%). However, it is particularly low among African American and Hispanic residents. The 2010 Census documents the following homeownership rates by race/ethnicity in Long Beach: 25% of African American households, 32% of Hispanic households, 41% of Asian households, and 56% of white households were homeowners in 2010.</p> <p>Long Beach is considered one of the most ethnically diverse major cities in the United States. As of 2010, the racial and ethnic composition of Long Beach is as follows: white, (29%), Hispanic (41%), African American (13%), Asian (13%), and other (4%). While Long Beach as a whole is an ethnically diverse community, patterns of ethnic concentration are present within particular areas. Concentrations of Hispanic residents are evident in numerous Long beach neighborhoods, including the majority of Central Long Beach, Downtown, and North Long Beach. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of African American residents. African American households were disproportionately represented among extremely low-income households in comparison to 29% of all households in the City. Low-income households represented 24.6% of households citywide, yet comprised 29% of Hispanic households. African American and Hispanic minority groups were under represented among middle and upper income households, in contrast to White and Asian households who were over-represented in the highest income category.</p> <p>As stated on the City of Long Beach website, the current population in Long Beach is 465,000. Renter-households comprised 84% of all extremely low-income households in Long Beach between 2005 and 2007, with owners comprising the remaining 16%. Overall, 86% of extremely low-income households experienced housing problems, compared to 62% of all Long Beach households. In general, extremely low-income households had a disproportionate unmet need for affordable housing, especially rental housing, due to their limited incomes and the rising costs of housing. Low-income households also experienced a disproportionate unmet need for affordable housing. Renter-households comprised 76% of all low-income households, compared to owners who comprised 24%.</p> <p>Income is a key determinate of how much a household can afford to spend on housing. In Long Beach, a growing concern is the increasing gap between income and housing affordability. According to the 2006-2010 American Community Survey (ACS), households in Long Beach earned a median household income of \$51,173, below the \$55,476 median income for Los Angeles County. One-fourth of Long Beach households earned less than \$25,000. Many of the workers who make up the diverse fabric of Long Beach earn very limited incomes, and are faced with overcrowding or overpaying for housing to live in the community.</p> <p>HACLB's HCV Waiting List was last opened in May 2003. Currently, there are 2,797 eligible families listed. At this time, it is not known when HACLB may reopen the waiting list. However, when it is reopened, we plan to use an electronic format, which will make the process more efficient and easier for families to apply.</p>

9.1	<p>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.</p> <p>HACLB intends to continue addressing the needs of the Long Beach community utilizing the following strategies:</p> <ul style="list-style-type: none"> • Maximize the number of affordable units available by establishing payment standards that will enable families to rent in as broad a market area as possible. However, this must be balanced by controlling costs so as to serve the maximum number of families; • Utilize HUD's Veterans Affairs Supportive Housing (VASH) Program to provide housing assistance to more homeless veterans; • Utilize project-based vouchers as an alternative method of rental assistance in the City of Long Beach; • Employ various means of communication to market the program to owners / landlords; • Educate elected officials and property owners / landlords as to the value of the program and entice each to become more involved; • Within means available, provide counseling to the extremely low-income applicants who have a difficult time finding affordable housing, even with their voucher; • In an attempt to address the needs of certain segments of the local population, HACLB has implemented the following: <ul style="list-style-type: none"> A. Adopted a preference for veterans and veterans' family members; B. Adopted a preference for families unable to work because of age or disability; C. Adopted a preference for those who live or work in the City of Long Beach; and, D. HACLB sets aside 25 vouchers per year that are targeted specifically for families who are homeless. An additional 5 vouchers are designated for families that are homeless due to acts of domestic violence. • HACLB will continue to explore and pursue the HCV Homeownership option, keeping in mind the very high cost of ownership, and the very limited incomes of our participants; and, • HACLB hopes to maintain a leasing rate of between 96% and 98% for its HCV Program based on current funding levels. If additional funding is available, we will pursue 100% lease up.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>HACLB maintained an average leasing rate of 97% in FY13, as well as, the designation of "High Performer" under HUD's Section Eight Management Assessment Program (SEMAP) certification. HACLB continues to assist homeless veterans with the VASH Program, in addition to the families assisted by the HCV Program. To increase customer satisfaction, improve HACLB's image in the community, and improve management functions, HACLB has implemented and continues to use the following:</p> <ul style="list-style-type: none"> • Ways to prevent common fail items are incorporated on the HACLB website in order to assist both owners and tenants with their inspections; • Tablet PCs for the Inspections Unit in order to allow for a faster and more efficient inspections process; • Enterprise Income Verification (EIV) Program to assist in the verification of income for HCV Program participants and to reduce fraud; • HACLB continues to utilize on-line services such as: <ul style="list-style-type: none"> A. E-mail notification of Housing Assistance Payments (HAP); B. Property owners / landlords can add or delete their property information for the listings at any time, via HACLB's website at www.HACLB.org; C. Owners / landlords, tenants and applicants may e-mail their questions and receive written responses; D. Applicants can check their waiting list status and submit a request to update their applicant information; E. Newsletters for owners / landlords and tenants that provide timely information; and, F. HACLB's website, which provides important dates and lists successes of HACLB's programs. • HACLB employs various means of communication, such as trade shows, on-line newsletters, Family Self-Sufficiency (FSS) graduations and owner orientation meetings to market the program to owners / landlords and to educate and obtain participation of elected officials; • HACLB through its FSS Unit will continue to offer financial literacy classes; • HACLB partners with the City's Workforce Development Division for job training, and with non-profits such as Operation Hope and the Long Beach Community Action Partnership for the purpose of offering additional financial literacy classes, credit counseling, pre and post-purchase homeownership counseling and an Individual Development Account (IDA) Program to FSS participants; and, <p>HACLB currently has 3 homeowners on its HCV Homeownership Program.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>HACLB does not have a "Significant Amendment" and/or a "Substantial Deviation/Modification" in regards the 5-Yr / 1-Yr Plan for 2015-2019.</p> <p>HACLB's definition of a "Significant Amendment and Substantial Deviation/Modification" is anything that may require a revision of the Administrative Plan and, considerably changes HACLB's operations.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Attachment #1

Violence Against Women Act (VAWA)

HACLB complies with the Violence Against Women Act (VAWA) and recognizes that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse. In addition, criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse. HACLB's activities, goals, and objectives with regards to VAWA are as follows:

- HACLB sets aside five vouchers per year for applicants of the HCV Program who are victims of domestic violence.
- HACLB provides priority moves/ports for victims of domestic violence, dating violence, sexual assault or stalking.
- HACLB will provide individual briefing sessions for victims of domestic violence, dating violence, sexual assault or stalking.
- HACLB will continue to educate staff on VAWA requirements.
- HACLB will continue to take steps to ensure that families participating on the HCV Program are aware of the protections and rights offered under VAWA.
- HACLB will continue to take steps to ensure that property owners participating on the HCV Program are aware of their responsibilities and the requirements related to VAWA, as stated in their Housing Assistance Payment (HAP) contract.

Attachment #2

Significant Amendment and Substantial Deviation/Modification with regards to HACLB's 5-Yr /1-Yr Plan for 2015-2019

HACLB does not have a "Significant Amendment" and/or a "Substantial Deviation/Modification" in regards the 5-Yr / 1-Yr Plan for 2015-2019.

HACLB's definition of a "Significant Amendment and Substantial Deviation/Modification" is anything that may require a major revision of the Administrative Plan and, considerably changes HACLB's operations.

Resident Advisory Board (RAB) Agenda

Housing Authority of the City of Long Beach

521 E. 4th Street

Long Beach, CA 90802

Tuesday, June 04, 2014

5:00 – 6:30 PM

- I. Food and Refreshments
- II. Welcome & Introduction to Housing Authority Staff
- III. Purpose of the Resident Advisory Board (RAB)
- IV. Need for Subsidized Housing in Long Beach
- V. Strategy for Addressing Needs/Housing Authority Programs
 - a. Section 8 Housing Choice Voucher
 - b. Housing Opportunities for People with AIDS/HIV (HOPWA)
 - c. Shelter Plus Care
 - d. VASH (Veterans Initiative)
 - e. Project Based Vouchers
 - f. Family Self Sufficiency (FSS)
 - g. Homeownership
 - h. Homeless Assistance
- VI. Waiting List
- VII. Payment Standards & Subsidy/Occupancy Standards
- VIII. New Initiatives
- IX. Overview of Five-Year and One-Year Plans
- X. Comments & Questions
- XI. Approval of Proposed Plan

Housing Authority of the City of Long Beach
Resident Advisory Board (RAB) Meeting
June 3, 2014

- Meeting began at 5:22 P.M.

Attendees:

Donald Marks
Maria Tanzer
Katherine Garza
Anton Pearson
Alma Whitehurst
Christy Alvarez
Francisco Hernandez

Staff:

Darnisa Tyler, Deputy Executive Director
Elise Smith, Administrative Analyst
Joi Dailey, Occupancy Coordinator
Alison King, Housing Assistance Officer
Laurie Sharp, Bureau Secretary

- Welcome by Deputy Executive Director
- Introduction of Staff
- PowerPoint Presentation

Questions were raised and discussions ensued regarding the items listed below:

- ✓ How will the property be maintained when the new project based building is finished at Long Beach & 21st ? Answer: By each individual owner, or their property management.
- ✓ What types of people are on the homeless waiting list and how does it work? Answer: In order of priority, as an example, if you were in the emergency room, the prioritizing would be in the order of who was needing the most attention.
- ✓ How can we qualify for the Homeownership HCV Program? Can I qualify with a 1 bedroom voucher? Answer: Depends on your income, and it would be considered on a case by case basis. Each individual family has different financial situations to consider for this program.
- ✓ Is the Palace Hotel waiting list open? Answer: Yes. The Palace Hotel is for young adults getting trying to get back on their feet coming out of a foster care situation, or basically just trying to do better in life.

- ✓ HACLB HCV Waiting List has been closed since 2003
 - ✓ Family Self-Sufficiency Program goals and benefits including the escrow account were discussed. Also discussed were the resources that are available thru the program, such as job training, GED programs, and financial literacy training.
 - ✓ Fair Market Rents were discussed and HACLB's participation in the Small Area FMR Demonstration Project.
 - ✓ Discussion about the Small Area FMR Demonstration Project and the changes in rents and what the change means to the program participants.
 - ✓ Sequestration was discussed and how the cuts will impact the HCV program
 - ✓ Increases in the rents for SAFMR's were discussed and what zip codes were most impacted. Alison King explained Reasonable Accommodations.
 - ✓ Several questions were asked about individual situations and they were asked to stay after the meeting to discuss individual concerns.
 - ✓ Discussion about the importance of being in the Family Self-Sufficiency program.
 - ✓ Discussed www.gosection8.com as being a great resource for participants looking to move within a certain zipcode.
 - ✓ Proposal: Use Small Area Fair Market Rents
-
- Unanimous decision to pass the Five-Year Plan.

Long Beach Housing Authority
Resident Advisory Board Survey – Results

Name	How do you feel about your unit? Is it in good condition? Needs Repairs?	Do you feel that the HA has provided adequate space?	Encountered Any fraud?	Any other issues regarding Sec. 8?	Was it easy to find a LL to accept Sec. 8 tenants?	Any other comments or suggestions?
Francisco Hernandez	Good condition	Yes	None	None	Yes	no
Donald Marks	Good condition	Yes	None	None	Not Always. It seems like a LL that already has a Sec 8 tenant would accept another	none
Anton Pearson	I feel that the living conditions where I reside are adequate. The bldg. Is also kept in good condition.	No! Although I'm a single occupant, larger families I hear have difficulties living comfortably in their allotted space. I could use a larger apt as well.	No	None at this time. I realize government programs go through certain changes through the years. I hope this program will keep providing for people in need.	I haven't had any problems and this has been my second move since I've been a participant.	Please just keep all participants informed on any event which may occur that would affect us all.
Katherine Garza	My apt is in decent condition.	We live in a 1 bdrm apt, which I'm grateful to have, but it's crowded. Wish my son could have his own room as his is	No	No. Everyone is helpful and nice.	It was not easy to find a LL who would accept my Sec 8 voucher.	No other comments. Sec. 8 is a blessing.

Name	How do you feel about your unit? Is it in good condition? Needs Repairs?	Do you feel that the HA has provided adequate space? the living room.	Encountered Any fraud?	Any other issues regarding Sec. 8?	Was it easy to find a LL Sec. 8 tenants?	Any other comments or suggestions?
Cindy Alvarez	It depends on what good repair/condition means to Housing Authority. But there are some issues I don't feel that they make my apt. unlivable.	I think that in order for more families to be able to receive assistance a little glue & take has to happen somewhere.	No, but Landlords are afraid to hear about the program or unwilling because of things they hear that are negative.	Wondering that if Housing is talking about cutting people off of Sec. 8? Won't those people then become homeless?	NO! NOT AT ALL! Most Landlords hear the words Sec. 8 and automatically say "NO" and are not even willing to hear about the program or what it has to offer.	I would like Sec. 8 Program to possibly offer the option of "Rent to Own".
Maria Tanzer	Sometimes things require attention starting with the entrance of the building. The intercom hasn't worked in years. And the main office isn't concerned.	I'm 2 for current occupancy at this time.	Yes, in the past known an owner charges for ANY repairs when he wanted to, but only repairs when it pleases him, and just adding it to my rent.	This Program is a blessing and a great opportunity for people to live secure and clean in their own home. But it would be good to encourage more owners.	Some owners don't know how Sec. 8 works, or how to sign up for it. Some they are concerned to sign up because they don't want to deal with the inspections cost.	This program is going to be better for families in the future who would like to own a home. If Sec. 8 would explain to tenants how to do it, & the requirements every time they signed up so people would be more familiar.

Name	How do you feel about your unit? Is it in good condition? Needs Repairs?	Do you feel that the HA has provided adequate space?	Encountered Any fraud?	Any other issues regarding Sec. 8?	Was it easy to find a LL to accept Sec. 8 tenants?	Any other comments or suggestions?
Alma Whitehurst	Yes, good condition	Yes	None	None at this time	Yes	I am so blessed by your program. Thank you so much! God bless you all!