Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

1. High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.

2. Small PHA – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

3. Housing Choice Voucher (HCV) Only PHA – A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

4. Standard PHA – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

5. Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

6. Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1 PHA Name: Housing Authority of the City of Long Beach PHA Code: CA068

PHA Type: □ Small □ High Performer

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2021

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units _____________ Number of Housing Choice Vouchers (HCVs) ______________

Total Combined _____________

PHA Plan Submission Type: ✔ Annual Submission □ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The HACL.B FY21 Annual PHA plan, PHA Plan Elements and all other information relevant to the public hearing are available for inspection at the following locations:

* HACL.B’s website: www.haclb.org
* Housing Authority of the City of Long Beach, 1500 Hughes Way, Ste.A-150., Long Beach, CA 90810

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td></td>
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<td>PH</td>
</tr>
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## B. Annual Plan Elements

### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?

<table>
<thead>
<tr>
<th>Element</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
<td></td>
<td></td>
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<tr>
<td>Financial Resources.</td>
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<tr>
<td>Rent Determination.</td>
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<td>Homeownership Programs.</td>
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<td>Safety and Crime Prevention.</td>
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<tr>
<td>Pet Policy.</td>
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<tr>
<td>Substantial Deviation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Significant Amendment/Modification</td>
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<td></td>
</tr>
</tbody>
</table>

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Please see Attachment 1

### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th>Activity</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hope VI or Choice Neighborhoods.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Finance Modernization or Development.</td>
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<tr>
<td>Demolition and/or Disposition.</td>
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<tr>
<td>Conversion of Public Housing to Tenant Based Assistance.</td>
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<tr>
<td>Conversion of Public Housing to Project-Based Assistance under RAD.</td>
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<tr>
<td>Project Based Vouchers.</td>
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<tr>
<td>Units with Approved Vacancies for Modernization.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The HACLB currently has 801 PBVs that include VASH, Elderly and Disabled developments. There 3 AHAP commitments to: Mercy Housing, 18 VASH and 7 PBV units, 901-945 E. Pacific Coast Highway, 90806; Anaheim and Walnut, 40 units, 1500 E. Anaheim St., 90813; 26 Point 2, 76 units, 3590 East Pacific Coast Highway, 90804. A soft commitment to The Cove, 60 VASH units 900 River Ave, 90810 exists. There are plans to let a competitive RFP for the 2nd Qtr of CY2022 to commit up to 200 additional PBVs.

### B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The HACLB provides rental assistance to low income persons afford decent and safe rent housing. Goal 1: To expand the supply and quality assisted housing. The housing authority emerged from shortfall and resumed tenant based leasing despite low vacancy. Three PBV developments executed HAP contracts increasing adding 119 affordable units. The HA continues to apply for funding a requested additional EHV's resulting in an allocation of 582 in addition to 24 tenant protection vouchers in the fiscal year. Goal 2: Increasing the on line experience for greater access with user portals. The PHA instituted constant contact for more efficient email and text messaging to applicants, participants and owners.
B.4. **Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

<table>
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<tr>
<th></th>
<th>Y</th>
<th>N</th>
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<tr>
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</table>

(b) If yes, please describe:

Other Document and/or Certification Requirements.

C.1 **Certification**

**Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.2 **Civil Rights Certification.**

Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3 **Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
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</tbody>
</table>

If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

See attachment.

C.4 **Certification by State or Local Officials.**

*Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

D **Statement of Capital Improvements.** Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

D.1 **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.
**Instructions for Preparation of Form HUD-50075-HP**

**Annual Plan for High Performing PHAs**

A. **PHA Information.** All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. **Annual Plan.**

B.1 **Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box.

If an element has not been revised, mark “no.”

- **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. (24 CFR §903.7(a)(2) and 24 CFR §903.12(b).

- **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. (24 CFR §903.7(b)

- **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)

- **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

- **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

- **Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, programs, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

- **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

- **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

- **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii)

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see (24 CFR §903.2, (24 CFR §903.23(b))
B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Hope VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses], and the number and affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (24 CFR §903.7(h))

☐ Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))

☐ Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan and provide a rationale for why goals were not met. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(o))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP. PHA Certifications of Compliance with the PHA Plans and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(c))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(e), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL. Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
Substantial Deviation

The Housing Authority defines significant changes to the Agency Plan to be:

- Modifications to participant/tenant admission policies;
- Changes to the termination policy;
- Changes to the participant/tenant screening policy;
- Changes to the organization of the waiting list.

(c) The PHA must submit its Deconcentration Policy for Field Office Review

Deconcentration and Other Policies that Govern, Eligibility, Selection and Admissions

- In April 2021 the HACLB emerged from a financial shortfall and resuming leasing HCV for the first time since August 2019.
- April 19, 2021 HACLB moved to a new office after 25 years at the previous location. The current location design was modified to incorporate most social distancing protocols in the wake of the pandemic.
- Since the COVID-19 pandemic, HACLB staff worked remotely with the assistance of a limited number of temporary staff working from the office location scanning hard copy documents.
- In May 2021 the HACLB implemented an online Applicant Portal where applicants may apply, check their status and update their information.
- The Housing Authority continues to administer the Los Angeles County Measure H, Housing Incentives Program to aid those experiencing homelessness in getting housed with unit holding fees to owners, security and utility deposits, damage mitigation funds and the purchase of essential household items.

Revisions to the Housing Choice Voucher Administrative Plan include:

- With approval from the Resident Advisory Board, the HACLB combined all Project Based Development waiting list into one combined waiting list.
- With approval from the Resident Advisory Board the elderly and disabled preference were separated to make two distinct preferences thereby increasing the preference points for a person who is both elderly and disabled.
- Amendment to outline the operating requirements of EHV's pertaining to collaboration with the Coordinated Entry System (CES) and eligibility.
The HACL provides rental assistance to low income persons afford decent and safe rent housing.

**Goal 1:** To expand the supply and quality assisted housing.

The housing authority emerged from shortfall and resumed tenant-based leasing despite low vacancy. Three PBV developments executed HAP contracts increasing adding 119 affordable units. The HA continues to apply for funding a requested additional EHV's resulting in an allocation of 582 in addition to 24 tenant protection vouchers in the fiscal year.

**Goal 2:** Increasing the on-line experience for greater access with user portals to improve customer service.

The PHA instituted constant contact for more efficient email and text messaging to applicants, participants and owners. The owner and applicant portals are actively functioning increasing communication with both populations. The resident portal is soon to be live. The PHA is working from a new location and clients are being seen in person on a limited basis.

**Goal 3:** The Housing Authority will continue to improve the client experience through education of staff and will work to develop transparency with participants in understanding the program and moving applicants into housing.

Twice monthly the PHA is committed to professional development and training. Customer satisfaction surveys are embedding in all outgoing emails and are sent randomly to those that have had a staff encounter. The PHA continues to maintain a 70% satisfaction rate from the return of said surveys.
HACLB applies the statutes of the Violence Against Women Act (VAWA) law in order to serve the needs of victims of domestic violence, dating violence, sexual assault and/or stalking.

HACLB will do the following and encourage property owners to do the same:

- Not deny access to victims of domestic violence solely related to their being abused;
- Institute the transfer policy to ensure protection of the victim family;
- Honor court orders regarding rights of access or control;
- Maintain victim confidentiality; and Refer victims to agencies related to domestic
Housing Authority Staff Present:
Alison King, Kari Faithful, Joi Dailey, Beverly Rucker, Mechell Roberts, Eligio Garcia, Gerlanda Larry, and Brittany Harris

Participants Present: Please see sign-up sheet attached.

Call to Order (4:43pm)

Agenda Items (presented with a Power Point presentation):

- Introductions
- What is a Resident Advisory Board (RAB)?
- Planned Activities
- Housing Authority of the City of Long Beach’s (HACLB) Mission
- FMR’s
- Inspections
- Online Services/Portals
- PHA Policy Updates
- Intake Updates
- Approval of

Minutes: 86.33

Introductions by Alison King

Alison King explains the Resident Advisory Board and its role with HACLB.

Alison King introduces:

- 5-Year Public Housing Agency (PHA) plan.
- Housing Choice Voucher (HCV) Administrative Plan
- Mission Statement
- HACLB’s Goals
  - Goal 1 – Despite the COVID-19 pandemic and being in shortfall, the Housing Authority will continue to expand the supply and quality of assisted housing and work to get applicants from the waiting list to housed.
  - Goal 2 - The Housing Authority will strive to accommodate participants when it comes to implementing the new online portals.
  - Goal 3 – The Housing Authority will continue to improve the client experience through education of staff and will work to develop transparency when addressing participants while making progress on the waiting list and inevitably get it to close.
Goal #1 – Despite the setbacks of being in shortfall and the COVID-19 pandemic, HACLB will continue to expand the supply and improve the quality of assisted housing and close the Project Based Voucher waiting list.

King discussed the rental market over the past several years and the short supply of affordable housing and rising rents. The recent government shutdown and future funding information was also discussed at length along with the impact to assisted family rents. The effects of the COVID-19 pandemic and its role on the Housing Authority were also addressed. Payment standards and how they have been adjusted sometimes multiple times a year to ensure that owners are being compensated fairly and rents remain manageable to participants. Explained and solicited input on project-based vouchers, small area FMRs and payment standards. The HA will reach out to owners, identify opportunities for additional vouchers, the preservation of existing affordable housing and project basing. Briefly discussed FMR changes and what those changes meant for tenants who can relate to understanding why their rent increases and the limits that are in place. Mechell shared that there are thousands of families on the Project Based waiting list and that it is imperative that the list works through the individuals they have lined up before opening it back up. The plan is to separate the elderly and disabled families/preferences and increase their point value respectively. Explained shortfall and the role it has played limiting funds and inevitably, vouchers. Addressed the effects Covid-19 has had on the Housing Authority in the last year and expressed the guidelines that are still in place.

Conclusion: All in attendance support increasing set aside to reach the homeless and displaced who are not on the waiting list, additional vouchers, project basing to preserve affordable housing. All agree that the pandemic has posed a hardship for all and has hindered production. Everyone understands the building has not re opened to the public but dropping off documentation is still possible. The goal to separate elderly and disabled families received no comments. Participant Samuel is curious about the status of a relatives name on the waiting list and has been advised that that individual can check their status on the HACLB website. Board was asked if everyone understood shortfall, as it happens to be a frequently brought up concern from the call center.

Goal #2 – HACLB will strive to accommodate participants when it comes to implementing the new online portals.

King and Amezquita shared how much of an impact has had on the environment in the sense that we use too much paper. Amezquita explained briefly that there is a storage unit solely for documents from this facility alone. He discussed ongoing improvements to the website and introduced new electronic opportunities to interact with staff via email and online portals for applicants, participants, and owners. Amezquita deep-dived into the long awaited methods that will allow participants to help us reduce the use of paper, and allow them to handle tasks from the comfort of their own home. He also touched on the plan to implement kiosks (a feature that Alison King has been wanting-he noted) throughout the city to further assist helping those who might be faced with the challenge of making it to the new location or for those who don’t have access to computers at home. There are hopes to make kiosks available in the next year or so. There is also talk of allowing participants to come into the building to access computers at the Housing Authority to get their paperwork done; another option for those who do not have computer and/or internet.
Conclusion: There were concerns from the board regarding going paperless despite them understanding why it needs to be done. Participant Arlington admitted to being technologically challenged when came to tasks as simple as her email and feared this would be a major setback for her. Participant Moultrie confirmed those concerns as something she struggles with as well. Amezquita and King reassured the participants that they will not be left in the dark and reassured all present that accommodations are something that can be made and that it is no ones intention to exclude one or the other. Adequate training and guides will be provided when it comes to the portals and references will be given to ensure that everyone who is tech savvy, will be able to participate in the new methods.

Goal #3 – HACLB will continue to improve the client experience through education of staff and will work to develop transparency when addressing participants.

There has been an ongoing issue surrounding the Housing Authority staff regarding lack of communication to owners and participants. Mechell took the reigns and explained the trouble of being understaffed, which may have played a significant part. After Roberts explained the changes surrounding the Occupancy/Intake department, she as well as Housing Specialist Harris, addressed concerns brought forward by the board, such as the lack of response when it comes to answering phones and returning calls. (Please see a detailed list of questions asked and the responses they received on the next page, as participants voiced a majority of their opinions towards the end).

Conclusion: Mechell was forthcoming about improving greater phone and email response times and working to improve the customer service model in the call center as well as additional staff by implementing more training. She provided her personal work extension with the promise of getting back to Participant Arlington and Dawson.

Alison King presents proposed changes for Chapters 4, Chapter 5, Chapter 11, and Chapter 15.
No Concerns/Questions/Comments

Alison King presents proposed changes for Chapter 16 – To use the Housing Authority of the County of Los Angeles utility allowance schedule.

Concerns/Questions/Comments
Participant Williams and others agree that gas utility prices are higher in Long Beach than other cities in LA county and are concerned that the LA County rates will not adequately reflect costs in Long Beach.
Participant Collette - is using senior discount, care program.

Alison King recommended a vote whether HACLB should conduct its own utility allowance schedule (survey) vs. using the County of Los Angeles’ utility allowance schedule.
The participants voted for HACLB to continue to run its own utility allowance schedule.

Alison King presents Housing Authority proposed moved
HACLB will be relocating from its current office in downtown due to the loss of parking and the need for more space. Not many options in the commercial real estate market that provide both space, accessible location, and ample parking. One of the proposed sites is on the far
northwest side of the city and if selected there will be a need for remote locations. As a bureau within the Health Department, the housing authority can partner with them to create a presence across the entire city.

Concerns/Questions/Comments
Participant McKay - will need to use the freeway

Concerns/Questions/Comments

- Participant Arlington - Left 3 different message to her worker. Son and daughter, 23 and 28, going to college. Son is living in the car, and daughter is being evicted. Am I able to add either one of them to my case? Current son is accessing her pills.
  - Answer: Mechell will talk to her offline. Provided participant with office number and ext.

- Participant Moultrie - Question was about correspondence after request to add someone. I requested my mom last year and No one ever got back with us. I had to call months later to see if she was approved.
  - Mechell also interjected and explained the rules of how many individuals are allowed in a household based on bedroom size.
  - Proposal of updating information on the HACLB website so that frequently asked questions will be available without needing inquiry

- Participant Dawson - Are we assigned a caseworker?
  - Mechell addressed why caseworkers are not assigned and why they change every year.
  - Proposal of going back to the method of having a standard caseworker were mentioned and will be discussed further with the Eligibility team

- Participant Samuel - I believe earlier you said the new 5-year plan was sent to all of us, correct. If so, will someone please resend to me. Thank you
  - Shereese mentioned that she will resend a copy of the plans as well as a copy of the slides from today’s meeting.
  - Kari stated that the plans are also available online

Feedback:
Better communication from the agency.
Appreciate how hard the agency works.

Adjournment 6:26pm
Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 3-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Long Beach

PHA Name

CA063

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729-3731)

Name of Authorized Official
Councillwoman Mary Zendejas

Signature

Title
Chair

Date 3/10/21
I, Linda F. Tatum, the Assistant City Manager certify that the 5-Year PHA Plan and/or Annual PHA Plan of the Housing Authority of the City of Long Beach is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the Long Beach, California pursuant to 24 CFR Part 91.

The City of Long Beach and the Housing Authority of the City of Long Beach (HACLB) strive to provide housing opportunities, community services and social services to resident of Long Beach. HACLB's Annual Public Housing Agency

I hereby certify that all the information stated herein, as well as any information provided in the accommodation herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1011; 31 U.S.C. 3729, 3802)

Linda F. Tatum
Assistant City Manager

March 9, 2021
PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \( \times \) 5-Year and/or \( \times \) Annual PHA Plan for the PHA fiscal year beginning 2021 \( \_ \), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).