



CITY OF HAWAIIAN GARDENS HOUSING AUTHORITY

PUBLIC HEARING NOTICE
FOR THE
PUBLIC HOUSING AGENCY 5 YEAR AND ANNUAL PLAN

Notice is hereby given that the City of Hawaiian Gardens Housing Authority will conduct a Public Hearing pertaining to the item(s) listed below:

DATE OF HEARING: TUESDAY, MARCH 23, 2010
TIME OF HEARING: 6:00 P.M., or soon thereafter.
LOCATION OF HEARING: City Council Chambers
City of Hawaiian Gardens
21815 Pioneer Boulevard
Hawaiian Gardens, CA. 90716

HEARING ITEM:

The City of Hawaiian Gardens Housing Authority will hold a public hearing on March 23, 2010 at 6:00 p.m. in the City Council Chambers, 21815 Pioneer Blvd., Hawaiian Gardens, California, to consider public comments and input on the proposed Public Housing Agency 5 Year and Annual Plan, which the Housing Authority is preparing for submission to the Department of Housing and Urban Development. The proposed plans are available for public review at the Housing Authority Office, at 21815 Pioneer Boulevard and at the local library, 11940 Carson Street, Hawaiian Gardens, CA, during regular business hours. The plan will be available from February 5, 2010 through March 23, 2010, and will be discussed at a public hearing which has been scheduled for March 23, 2010.

INVITATION TO BE HEARD

Those persons wishing to comment on the proposed plan may attend the public hearing and/or submit written comments by no later than March 23, 2010. If you challenge the subject application 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 submitted to the City Council at, or prior to the public hearing.

Further information may be obtained by contacting the City of Hawaiian Gardens Housing Authority at (562) 420-2641. *Si desea obtener informacion sobre la audiencia, llame al Departamento de Autoridad de Viviendas al (562) 420-2641.*

Sue Underwood
City Clerk

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5.2	<p>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.</p> <p>PHA Goal: Expand the supply of assisted housing <i>Objective:</i> Increase housing choices for families and individuals ❖ Apply for additional vouchers</p> <p>PHA Goal: Improve the quality of assisted housing <i>Objective:</i> Maintain safe, decent, sanitary units for residents living in Section 8 Units. ❖ Increase customer satisfaction</p> <p>PHA Goal: Increase assisted housing choices <i>Objective:</i> Balance service delivery in the housing market ❖ Conduct outreach efforts to potential voucher landlords ❖ Increase voucher payment standards</p> <p>PHA Goal: Ensure Equal Opportunity and affirmatively further fair housing <i>Objective:</i> Promote equal housing opportunities ❖ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national, origin, sex, familial status, and disability ❖ Undertake measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex familial status, and disability. ❖ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities.</p> <p>Report on progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan:</p> <p>PHA Goal: Expand the supply of assisted housing <i>Objective:</i> Apply for additional rental vouchers if funding is available. <i>Progress:</i> Although, the PHA did not apply for additional rental vouchers, the PHA accomplished this goal by utilizing more than the 100% of its available funding.</p> <p>PHA Goal: Improve the quality of assisted housing <i>Objective:</i> Improve the voucher management system SEMAP score <i>Progress:</i> The PHA accomplished this goal by obtaining high performer rating on SEMAP for FY 2009.</p> <p>PHA Goal: Increase assisted housing choices <i>Objective:</i> Conduct outreach efforts to potential voucher landlords and increase voucher payments standards <i>Progress:</i> The PHA continues to attract new landlords interested in renting to Housing Choice Voucher participants. The PHA was not able to increase its voucher payment stands due to funding availability.</p> <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing <i>Objective:</i> Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability or sexual orientation. <i>Progress:</i> The City continued its contract with the Fair Housing Foundation to provide fair housing counseling, discrimination/investigation and education services to all City residents, including landlords and tenants participating in the PHA's Section 8 Program. The PHA also made available the guide "California Tenants – a Guide to residential Tenants' and Landlords Right and Responsibilities" to all of its residents.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ❖ No elements have been revised by the PHA since its last 5-Year Plan submission.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. ❖ Copies of the 5- Year and Annual PHA Plan are available at: City of Hawaiian Gardens Housing Authority 2815 Pioneer Blvd Hawaiian Gardens, CA 90716 ❖ City of Hawaiian Gardens Public Library/Public Safety Center 11940 Carson St. Hawaiian Gardens, CA 90716 ❖ The 5-Year and Annual Plan may also be viewed on the City's website:</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</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.</p>

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

8.3 Capital Fund Financing Program (CFFP).
 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.

9.0 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.

The PHA monitors housing needs for those seeking housing and those in the program. Income trends have not kept up with national trends and housing need is still prevalent; based on the high percentage of housing problems, some households are at risk of becoming homeless. The PHA's Section 8 Program Waiting list (table listed below) depicts these issues:

	# of families	% of total families
Waiting list total	604	
Extremely low income <=30% AMI	544	90.04%
Very low income (>30% but <=50% AMI)	56	9.27%
Low income (>50% but <80% AMI)	2	0.33%
Families with children	316	52.32%
Elderly families	97	16.06%
Families with Disabilities	138	22.85%
Race/ethnicity- White	130	21.52%
Race/ethnicity- Black	350	57.95%
Race/ethnicity-Indian/Alaskan	28	4.64%
Race/ethnicity-Asian/Pacific Hispanic	115	72.35%

9.1 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.**

The overall strategy of the City of Hawaiian Gardens PHA is to provide decent, safe housing by maintaining and increasing affordable housing for housing opportunities for lower income families. This goal and the PHA's overall strategies serve to address the housing needs of families including those on the waiting list. The following actions will be undertaken in order to accomplish this goal:

- ❖ The PHA will strive to maintain HCV lease-up rates by continuing to market the program to owners throughout the PHA's jurisdiction
- ❖ Apply for additional HCV as they become available and pursue housing resources available in the community other than the HCV Program
- ❖ Continue to adhere to the HUD regulation specifying that not less than 75% of families admitted to the HCV Program during the fiscal year from our waiting list will be extremely low income families.
- ❖ The PHA will also promote housing opportunities for persons with special housing needs by increasing awareness, providing technical assistance and funding to housing and service providers.
- ❖ The PHA will encourage and strengthen partnerships among local governments, public agencies, for-profit and nonprofit organizations through enhanced coordination for the effective and efficient use of affordable housing resources.

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>Progress in Meeting Mission and Goals.</p> <ul style="list-style-type: none"> ❖ It is the intent of the Housing Authority of the City of Hawaiian Gardens to adhere to the goals and objectives outlined in the 5-year strategic plan. However, the plan will be modified and resubmitted to HUD if a significant deviation from program goals and objectives occurs. ❖ Significant Amendment and Substantial Deviation/Modification are defined by the Housing Authority as follows: <ul style="list-style-type: none"> ❖ A change in program administration, ❖ A significant increase or decrease in program funding, ❖ A significant change in local economics, i.e., recession depression, and a need to respond to acts beyond the Housing Authorities' control, such as an act of God, and earthquake or uncivil unrest; or other unforeseen significant event. ❖ A mandate from local government officials, specially the governing body of the Housing Authority to change the direction (goals and objectives) of the program.
<p>11.0</p>	<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)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
PHA Name:					

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report Revised Annual Statement (revision no:)			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
	Original	Revised ²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	Signature of Public Housing Director
			Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ RIIF funds shall be included here.

