

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Inglewood Housing Authority

**Annual PHA Plan
Fiscal Year 2006-2007**

Inglewood Housing Authority (IHA)
Annual PHA Plan
Fiscal Year 2006-2007
[24 CFR Part 903.7]

Annual Plan Type:

- Standard Plan**
- Administering Section 8 Only**
- Troubled Agency Plan**

PHA Name: Inglewood Housing Authority (IHA)

PHA Number: CA 082

PHA Fiscal Year Beginning: 10/01/06

Public Access to Information

Information regarding any activities outlined in this plan may be obtained by contacting:

- City of Inglewood Housing Authority
Inglewood City Hall
1 Manchester Blvd., 7th Floor, Suite 750
Inglewood, CA 90301
(310) 412-5221

Display Locations For IHA PHA Plan and Supporting Documents

The IHA PHA Plans (including attachments) are available for public inspection at:

- Inglewood Housing Authority
- Inglewood Public library (Main Branch) 1 Manchester Blvd., Inglewood
- Other:
 - City of Inglewood website
 - Office of the City Clerk

IHA PHA Plan Supporting Documents are available for inspection at:

- Inglewood Housing Authority
- Other:
 - City of Inglewood Office of the City Clerk

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Attachments:

- IHA Organizational Chart
- Comments of Resident Advisory Board.

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	IHA PHA Plan Certifications of Compliance with the IHA PHA Plans and Related Regulations.	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the IHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the IHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the IHA PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	Approved or submitted Section 8 homeownership program	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	FSS Action Plan for Section 8	Annual Plan: Community Service & Self-Sufficiency
X	The most recent fiscal year audit of the IHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the IHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed) Corrective Action Plan (CAP)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the IHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI ELI	5,239 17.7%	5	5	3	4	2	1
Income >30% but <=50% of AMI Low Income	4,089 12.6%	5	5	3	4	2	1
Income >50% but <80% of AMI Median	4,805 17.9%	2	2	2	1	1	1
Elderly	2,339	5	5	3	4	1	1
Families with Disabilities	17,946	5	4	3	3	1	1
Ethnicity Hispanic	51,829	N/A	N/A	N/A	N/A	N/A	N/A
Ethnicity White	21,505	N/A	N/A	N/A	N/A	N/A	N/A
Ethnicity Black	53,060	N/A	N/A	N/A	N/A	N/A	N/A
Ethnicity Asian	1,280	N/A	N/A	N/A	N/A	N/A	N/A

- The City of Inglewood’s Consolidated Plan indicates the Housing Needs of Families in the jurisdiction only.
- Of that, the Consolidated Plan indicates:
 - Percentage of Extremely Low (EL), Low (L) and Moderately Low (M) income:

	EL	L	M
Blacks	10.7%	5.7%	9.0%
Hispanic	5.7%	5.9%	8.1%
White	0.9%	0.7%	0.8%
 - Cost Burdens:
 - 81% of City renters are EL income
 - Over Crowding
 - 30% of City renters are EL
 - 40% of renters are L

Source:

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2004-2007 (Adopted July 13, 2004)

B. Housing Needs of Families on the Section 8 Tenant-Based Assistance Waiting Lists

	# of families	% of total families
Waiting list total	1,227	
Extremely low income <=30% AMI	1,062	86.47%
Very low income (>30% but <=50% AMI)	139	11.33%
Low income (>50% but <80% AMI)	26	2.12%
Families with children	1,020	88%
Elderly families	199	12%
Families with Disabilities	8	
Race/ethnicity Black	1,104*	90.5%
Race/ethnicity Hispanic	94*	.06%
Race/ethnicity White	24*	.02%
Race/ethnicity Asian	5*	

* Guestimate. Race/ethnicity was not included on the Housing Choice Voucher applications.

Is the waiting list closed? No Yes

If yes:

How long has it been closed? **6 years.** Applications were taken July 10-17, 2000.

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the IHA within its current resources by:

- Undertake measures to ensure access to affordable housing among families assisted by the IHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other:
 - Offering the Homeownership Program as a Housing Choice option.

Strategy 2: Increase the number of affordable housing units by:

- Pursue housing resources other than Section 8 tenant-based assistance.
- Other:
 - Implementation of the Housing Choice Voucher Homeownership Program.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 rental assistance.
- Other:
 - Increase the number of extremely low-income families on the FSS program to support and encourage job training, employment and homeownership.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Other:
 - Target 15% of new admissions to families at or below 50% of AMI.
 - Offer the Homeownership Program as a Housing Choice option.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

- Other:
 - Consider the use of vouchers to provide project-based assistance to encourage the development of new housing units.
 - Offer the Homeownership Program as a housing choice option.
 - Obtain assistance from local non-profit agencies that assist the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other:
 - Target at least 15% of new voucher allocations to assist families with disabilities.
 - Offer the Homeownership Program as a Housing Choice option.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of IHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other:
 - Make bi-lingual housing and social service information and materials accessible to recipients.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty or minority concentrations
- Other:
 - Counsel section 8 recipients on fair housing and refer to appropriate agencies.
 - Make bi-lingual housing information and materials accessible to recipients.

Other Housing Needs & Strategies:

(2) Reasons for Selecting Strategies

The following factors influenced the IHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the IHA

- Influence of the housing market on IHA programs
- Results of consultation with residents and the Resident Advisory Board

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Sources	Planned \$
1. Federal Grants FY 2006-2007	
a) Annual Contributions for Section 8 Tenant-Based Assistance	7,319,443
b) HOME	N/A
c) Other Federal Grants	N/A
d) Sec. 8 New Construction	3,971,975
2. Prior Year Federal Grants (unobligated funds only)	N/A
3. Other income:	N/A
b) Administrative Fees	848,192
4. Non-federal sources:	
Total resources	12,139,610

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

The City of Inglewood Housing Authority does not administer public housing.

B. Section 8 Tenant-Based Assistance

(1) Eligibility

a. What is the extent of screening conducted by the IHA?

- Criminal and drug-related activity, more extensively than required by law or regulation
- Other:
 - IHA Applicant Screening Policy implemented Nov. 2001.
 - USC Title 42, Chapter 135, Sub chapter V, Sec. 13663(f) “Ineligibility of dangerous sex offenders for admission to public housing” California Dept. of Justice through the California Housing Authorities Association (24 CFR 5.905).
 - Beginning October 1, 2006, the IHA will screen port-ins if the original PHA has not screened their participant.

- b. Yes No: Does the IHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the IHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the IHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- HUD Office of Inspector General (OIG) Special Agent screens FBI records for the IHA.
- e. Indicate what kinds of information you share with prospective landlords?
- None
- The IHA does not share any law enforcement information with prospective landlords.
 - The IHA will deny admission to an applicant requesting to be added to a household based on an extensive criminal history. The criminal history information is not shared with the household's current landlord. The IHA sends the landlord a letter stating that the applicant was denied admission into the program.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?
- None
- [Waiting list is purged annually. The list was purged on May 24, 2006].
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
- Inglewood Housing Authority office

(3) Search Time

- a. Yes No Does the IHA give extensions on standard 60-day period to search for a unit?
- A maximum of 120 days are allowed upon submission of documented proof of effort to seek housing or evidence of extenuating circumstances, such as illness, hospitalization or military duty.

(4) Admissions Preferences

- a. Income targeting

Yes No: Does the IHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the IHA established preferences for admission to section 8 tenant-based assistance?

2. Which of the following admission preferences does the IHA plan to employ in the coming year?

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

3. If the IHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on.

- 1 Date and Time
- 1 Involuntary Displacement
- 2 Victims of domestic violence
- 2 Substandard housing
- 1 Homelessness
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction

4. Among applicants on the waiting list with equal preference status, how are applicants selected?

- Date and time of application

5. If the IHA plans to employ preferences for "residents who live and/or work in the jurisdiction"

- This preference has previously been reviewed and approved by HUD in the IHA Annual Plan FY 2005-2006, FY 2004-2005, FY 2003-2004 FY 2002-2003 FY 2001-2002, FY 2000-2001.

6. Relationship of preferences to income targeting requirements:

- Not applicable: The pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

IHA DOES NOT OFFER SPECIAL PURPOSE SECTION 8 ASSISTANCE PROGRAMS

Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the IHA's payment standard?

At or above 90% but below 100% of FMR

b. If the payment standard is lower than FMR, why has the IHA selected this standard?

Other

- Budgetary constraints, to reduce costs.

c. How often are payment standards reevaluated for adequacy?

Annually

- Beginning of each fiscal year.

d. What factors will the IHA consider in its assessment of the adequacy of its payment standard?

Success rates of assisted families

Rent burdens of assisted families

Other

- Annual rent reasonableness analysis.
- Significant increases in utility rates.
- Budgetary constraints.

(2) Minimum Rent

a. What amount best reflects the IHA's minimum rent?

\$1-\$25

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. IHA Management Structure

An organization chart showing the IHA's management structure and organization is attached. [Attachment D (ca082d01)].

B. HUD Programs Under IHA Management

Program Name	Units or Families Served at Year Beginning
Section 8 Vouchers	1,002
Portability Vouchers	1,100
Total Vouchers	2,102

C. Management and Maintenance Policies

Section 8 Management:

- Annual Plan
- Administrative Plan
- City of Inglewood Consolidated Plan
- HUD Guidebook and handbooks
- City of Inglewood Municipal Code

6. IHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

1. Yes No: Has the IHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
2. Which IHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

Inglewood Housing Authority office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

NO PUBLIC HOUSING

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

NO PUBLIC HOUSING

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

NO PUBLIC HOUSING

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

NO PUBLIC HOUSING

11. Homeownership Programs Administered by the IHA

[24 CFR Part 903.7 9 (k)]

1. Yes No: Does the IHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982?

2. Program Description:

The Inglewood Housing Authority (IHA) implemented a Section 8 Homeownership Program in January 2003. To date, there are 6 Homeownership participants.

a. Size of Program

- Yes No: Will the IHA limit the number of families participating in the section 8 homeownership option?

b. IHA established eligibility criteria

- Yes No: Will the IHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

- The IHA does not have eligibility criteria in addition to the HUD criteria.

12. IHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. IHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the IHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the IHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

- Section 8 admissions policies
- Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

- Yes No: Does the IHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents?

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 07/18/06)
Section 8	50	33

b. Yes No: If the IHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps that the IHA plan to undertake to achieve at least the minimum program size? If no, list steps the PHA will take below:

- IHA will consider offering additional incentives to the FSS program participants, with particular focus on the Homeownership Program. The IHA is of the opinion that extending an opportunity to families to become homeowners will be a prime motivator in participating in the FSS program.
- Referrals for courses such as Credit Counseling, Financial Fitness and the Individual Development Accounts (IDA) Program are currently in place.
- Beginning October 1, 2006, the FSS Program will have a new coordinator assigned to the FSS program.

C. Welfare Benefit Reductions

1. The IHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the IHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Other:
 - Informing owners/landlords of the new policy prior to annual re-examination.

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

NO PUBLIC HOUSING

14. Reserved for Pet Policy

[24 CFR Part 903.7 9 (n)]

NO PUBLIC HOUSING

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the IHA Plan Certifications of Compliance with the IHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the IHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
- 2. Yes No: Was the most recent fiscal audit submitted to HUD? Sept. 30, 2004
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? Reported in the Independent Audit's report performed by Simpson & Simpson, CPA and submitted to the IHA on May 9, 2005.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

NO PUBLIC HOUSING

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- 1. Yes No: Did the IHA receive any comments on the IHA PHA Plan from the Resident Advisory Boards? **Pending June 2006 meeting**
- 2. If yes, the comments are:
 - Attached at Attachment (File name)
 - Provided below:
- 3. In what manner did the IHA address those comments?
 - Considered comments, but determined that no changes to the IHA PHA Plan were necessary.
 - The IHA changed portions of the IHA PHA Plan in response to comments
List changes below:
 - Other:

B. Description of Election process for Residents on the IHA Board of Commissioners.

1. Yes No: Does the IHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937?
2. Yes No: Was the resident who serves on the IHA Board elected by the residents?
3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot:
 - Other:
 - In accordance with the City charter, nomination for election to the City Council includes nomination to the IHA Board of Commissioners.
 - b. Eligible candidates:
 - Other
 - Any resident eligible for election to the City Council.
 - c. Eligible voters:
 - All adult recipients of IHA assistance (Section 8 tenant-based)
 - Other
 - All registered voters in the City of Inglewood.

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: **City of Inglewood**
2. The IHA has taken the following steps to ensure consistency of this IHA PHA Plan with the Consolidated Plan for the jurisdiction:
 - The IHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan.
 - The IHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - Activities to be undertaken by the IHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
 - Applying for additional housing vouchers to meet the needs of low-income residents.
 - Requested assistance from Community Development Block Grant Division for HOME funding towards down payment assistance for Housing Choice Voucher Homeownership Program.
 - Tenant Based Rental Assistance (TBRA).
3. The Consolidated Plan of the jurisdiction supports the IHA PHA Plan with the following actions and commitments:
 - City agencies such as the redevelopment department work with local developers to provide financial subsidies for the construction of affordable housing units.

D. Other Information Required by HUD (attached)

- NOTICE OF PUBLIC REVIEW & PUBLIC HEARING (ca082a01)
- RESIDENT ADVISORY BOARD (ca082b01)
- HOMEOWNERSHIP POLICY & CAPACITY STATEMENT (ca082c01)
- ORGANIZATIONAL CHART (ca082d01)
- BRIEF STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS; **and**
- DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION. (ca082d02)
- CERTIFICATIONS: [HARD COPIES SENT VIA MAIL]
 - Compliance and Resolution
 - Consistency with Consolidated Plan
 - For a Drug-Free Workplace
 - No Payments to Influence Federal Transactions

Attachment A

ca082a01

NOTICE OF PUBLIC REVIEW.

- The announcement for public review of the IHA 2006-2007 Annual Plan was posted on the legal board located in the lobby of City Hall and in the IHA office on May 31, 2006.
- The announcement for public review of the IHA 2006-2007 Annual Plan, which included the notification of RAB meeting, was published in the California Crusader Newspaper in the June 8, 2006 issue.

NOTICE OF PUBLIC HEARING.

- The announcement of the July 11, 2006 Inglewood Housing Authority public hearing to consider adoption of the 2006-2007 Annual Plan was posted on the legal board located in the lobby of City Hall and in the IHA office on June 14, 2006.
 - The announcement of the July 11, 2006 Inglewood Housing Authority public hearing to consider adoption of the 2006-2007 Annual Plan was published in the Inglewood News on June 22, 2006.
-

Attachment B

ca082b01

RESIDENT ADVISORY BOARD.

- All recipients of the IHA section 8 tenant based assistance are considered members of the RAB for purposes of preparation and review of the Annual Plan.
- The Resident Advisory Board (RAB) meeting to review the IHA 2006-2007 Annual Plan was held on July 6, 2006 at 6:00 pm in the Community Room located on the first floor of Inglewood City Hall.

The Resident Advisory Board had a question in reference to the Annual Plan; the question was, "What does PHA mean?" The participants gave positive feedback as to the changes within IHA's organizational structure, portability procedures, and participant compliance with family obligations. There were no comments or recommendations in regards to the Annual Plan itself.

As of the date of submission of the Annual Plan, the IHA has not received recommendations on the Annual Plan.

Attachment C

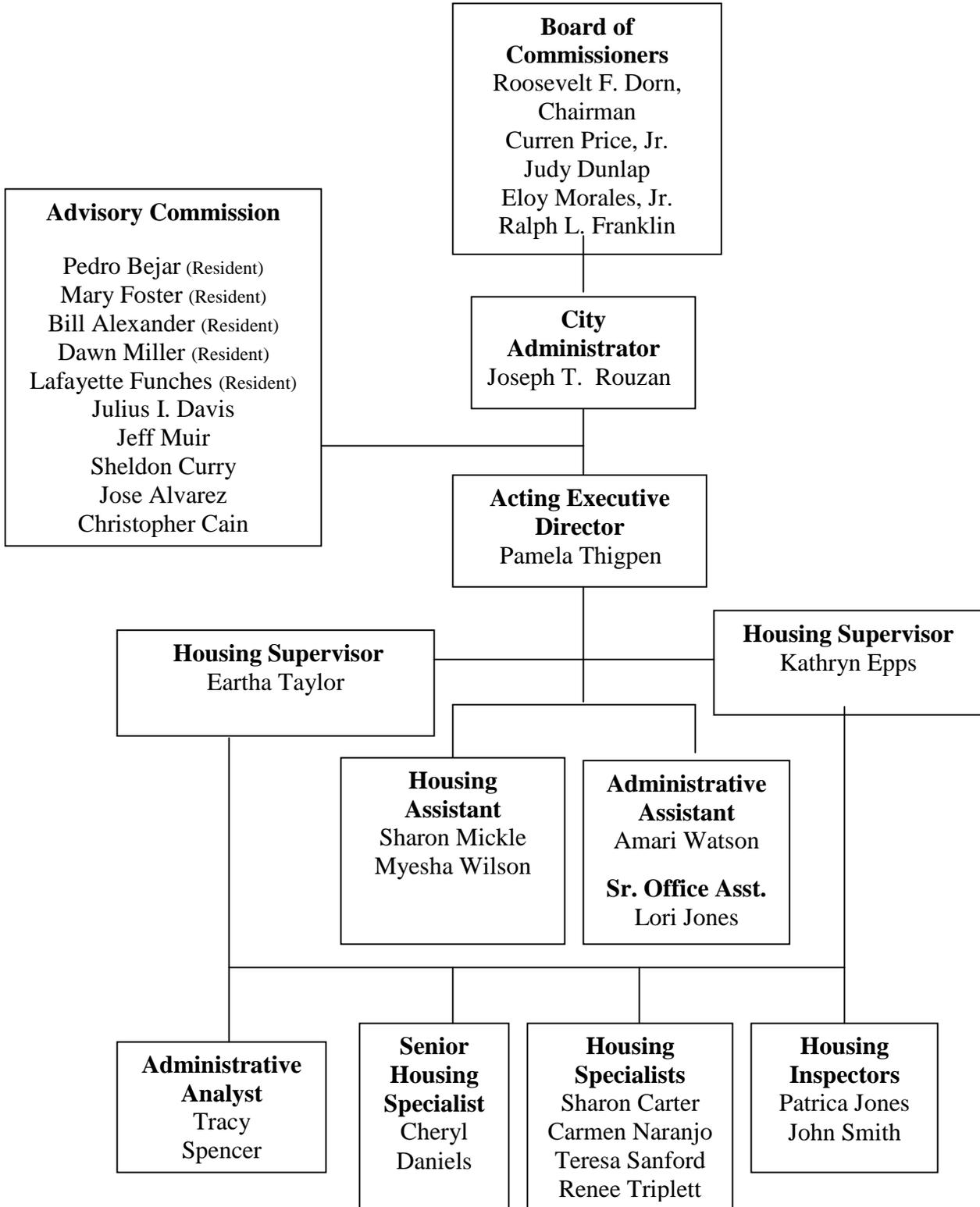
ca082c01

**IHA HOMEOWNERSHIP POLICY AND CAPACITY
STATEMENT.**

The Inglewood Housing Authority (IHA) does hereby declare that it has the capacity to successfully operate a Section 8 homeownership program.

Attachment D
ca082d01

ORGANIZATIONAL CHART



Brief Statement of Progress in Meeting the Five-Year Plan Mission and Goals.

The Inglewood Housing Authority (IHA) is meeting its mission and goals of upgrading service delivery to our clients in various ways throughout the Housing Choice Voucher Program.

- The Homeownership Program affords eligible participants the option of homeownership and economic stability. The program is available to assist all eligible participants including senior citizens and persons with disabilities. The program partners with a local Homeownership Center in which IHA participants are eligible for the City of Inglewood's First-Time Homebuyer loans, receive financial, credit counseling, enroll in a matching funds program and complete homebuyer education courses.
- IHA has processed approximately 1,100 portable vouchers thereby serving more low-income families.
- The IHA staff and HUD's Recovery Prevention Corps meet on a monthly basis in regards to the October 2005 Corrective Action Plan (CAP). The IHA is getting closer to its goal of moving out of the "troubled" agency status toward total Section 8 Management Assessment (SEMAP) compliance.
- In May 2006, the IHA implemented the use of HUD's Upfront Income Verification / Enterprise Verification (UIV/EIV) System as its preferred method of verifying all household income.
- In June 2006, the IHA implemented a new Procurement Policy and updated the Administrative Plan.
- IHA Applicant/Tenant Screening Policy continues to be maintained by IHA staff and the Inglewood Police Department (IPD).
- The IHA has increased its work with the HUD Office of the Inspector General's Office of Investigations to increase enforcement of family obligations. The IHA has significantly stepped up its efforts to investigate and terminate families found to be in violation of program requirements, such as unreported increases in household income, allowing unauthorized persons to occupy the subsidized unit and criminal, gang, and drug-related activity.

Definition of Substantial Deviation and Significant Amendment or Modification.

The Inglewood Housing Authority's (IHA) definition of substantial deviation and significant amendment or modification:

Modifications to the Housing Choice Voucher Program as specified by HUD notices, guidelines, statute or regulations and governed by HUD are presented to the board for approval prior to implementation and submitted to HUD, via Annual Plan and Administrative Plan, for approval.
