

**PHA Plans**  
**Streamlined 5-Year/Annual**  
**Version**

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

OMB No. 2577-0226

**City of Inglewood Housing Authority**

**Streamlined 5-Year Plan for Fiscal Years  
2009 - 2014**

**and**

**Streamlined Annual Plan for Fiscal Year  
2009 - 2010**

**Streamlined Five-Year PHA Plan  
Agency Identification**

**PHA Name:** Inglewood Housing Authority  
**PHA Fiscal Year Beginning:** 10/01/2009

**PHA Number:** CA 082

**PHA Programs Administered:**

Section 8 Only

**Public Access to Information**

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

Main administrative office of the PHA

**Display Locations for PHA Plans and Supporting Documents**

The PHA Plans and attachments are available for public inspection at:

IHA main administrative office

- City of Inglewood – Main public library
- City of Inglewood website – IHA page

PHA Plan Supporting Documents are available for inspection at:

- IHA main business office
- City of Inglewood, Office of the City Clerk

**Streamlined Five-Year PHA Plan**  
**PHA FISCAL YEARS 2009 – 2014**  
[24 CFR Part 903.12]

**A. Mission**

- The Inglewood Housing Authority's mission is essentially the same as the Department of Housing and Urban Development (HUD). It is our intention to fully endorse and manage a program designed to:
  - Provide a decent, safe and sanitary place to live and raise families; and
  - Promote affordable housing, economic opportunities and stability; and

- Provide a living environment free from discrimination; and
- Help create and maintain a safe and drug-free community.

## **B. Goals**

### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers
  - When possible leverage private or other public funds to create additional housing opportunities
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve voucher management: (SEMAP score:115)
  - Increase customer satisfaction
  - Concentrate on efforts to improve specific management functions:  
(housing finance)
  - Other: Conduct quality control inspections on 5% of annual inspections
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment -  
Objectives:
- Other: **SECTION 8 ONLY - NO PUBLIC HOUSING**

Our Section 8 Homeownership Program increases the economic viability of our participants. They have appreciation for and pride in their property and neighborhood. They now have a vested interest in the community.

Our Section 8 Applicant/Tenant Screening process improves the safety of our participants as well as the community.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families
  - Provide or attract supportive services to improve assistance recipients' employability
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: Offer the Section 8 Homeownership Program

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
  - Undertake affirmative 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 regardless of unit size required
  - Other:

To ensure Fair Housing, the Inglewood Housing Authority (IHA) works in conjunction with the Inglewood Tenant's Rights Association, Housing Rights Center and Los Angeles Legal Aid. We refer participants, as well as fair market renters, with discrimination and other rental concerns to the above organizations. And, pamphlets, brochures and/or information are available, to the public, in our lobby.

**Streamlined Annual PHA Plan**  
**Fiscal Year 2009-2010**  
[24 CFR Part 903.12(b)]

**Table of Contents**  
[24 CFR Part 903.7 9 (r)]

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Attachments:

- IHA Organizational Chart  
Certifications

**A. ANNUAL STREAMLINED PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs – N/A
- 6. Demolition and Disposition – N/A
- 7. Homeownership
- 8. Civil Rights Certifications (included with compliance certifications)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
- 10. Project-Based Voucher Program – N/A
- 11. Supporting Documents Available for Review
- 12. FY 20\_\_ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report – N/A
- 13. Capital Fund Program 5-Year Action Plan – N/A
- 14. Other [SEE ATTACHMENTS]

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

List of Supporting Documents Available for Review for Streamlined  
Five-Year / Annual PHA Plan

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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"/> In Section 8 Administrative Plan	Annual Plan: Rent Determination
	Housing grievance procedures	Annual Plan: Grievance Procedures

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> In Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	FSS Action Plan for Section 8	Annual Plan: Community Service & Self-Sufficiency
	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 & financial statements FYs 2007 & 2008 are incomplete per City's Finance Dept.
X	Violence Against Women / Anyone Policy	Administrative Plan

## **Executive Summary**

The Inglewood Housing Authority's (IHA) primary focus is on upgrading service delivery to our participants and owners along with continuing on our path to improve compliance with HUD policies.

IHA's specific areas of focus include, but are not limited to, requesting an increase in the supply of vouchers for very low-income families that we service and wish to service; increasing the number of "leased-up" waitlist applicants; working closely with Inter-City departments such as: the Community Development Block Grant (CDBG), Redevelopment, Building & Safety, Code Enforcement and the Inglewood Police Department (IPD). IHA will continue to actively work with various law enforcement agencies as well as the HUD Office of the Inspector General (OIG) Office of Investigations in regards to fraud, program abuse and criminal activity committed by participants. As such, our goal is to continue to improve the quality of life for both, our participants and the community as a whole. Likewise, IHA will maintain its collaboration with local non-profit agencies to ensure fair housing and general social service needs.

In April 2002, the IHA developed a Housing Choice Voucher Homeownership Policy and Program. The Board of Commissioners approved the policy and program in November 2002. The program was implemented in June 2003. Our first participant purchased a condo in July 2003. As of July 2007, nine clients have purchased homes/condos. The IHA's goal has been to increase the number of Section 8 Homeowners through the Family Self-Sufficiency (FSS) Program, increased employment, job training, education/trade school, credit/financial counseling and homebuyer education courses.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

Housing Needs of Families on the IHA's Waiting List			
Waiting list type:			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	772		10
Extremely low income <=30% AMI	725	93.92%	
Very low income (>30% but <=50% AMI)	24	3.11%	
Low income (>50% but <80% AMI)	23	2.98%	
*Race: Black	674	87.31%	
*Race: Hispanic/Latino	84	10.88%	
*Race: White	5	0.65%	
*Race: Other	9	1.17%	
Is the waiting list closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? 9 years			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

\* surnames

**Source:**

- **The IHA's Housing Pro (File Maker Pro 9) Happy Software – Waiting List; and**
- **The City of Inglewood's Consolidated Plan FY 2007-2010 (Adopted August 2007). Of that, the Consolidated Plan indicates general statistics of the City:**

- **Percentage of Extremely Low (EL), Low (L) and Moderately Low (M) income:**

	<b>EL</b>	<b>L</b>	<b>M</b>
<b>Blacks</b>	<b>10.7%</b>	<b>5.7%</b>	<b>9.0%</b>
<b>Hispanic</b>	<b>5.7%</b>	<b>5.9%</b>	<b>8.1%</b>
<b>White</b>	<b>0.9%</b>	<b>0.7%</b>	<b>0.8%</b>

- **Cost Burdens: 84% of City renters are EL income**

- **Over Crowding:**

**30% of City renters are EL**  
**40% of renters are L**

**B. 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:**

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- 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: Offering the Homeownership Program as a Housing Choice option.

**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 assistance
- Other:
  - Target 70% of families at or below 30% AMI.
  - Increase Voucher Payment Standards to increase affordable housing choices.
  - Offer the Homeownership Program as a Housing Choice option.

**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:
  - Increase Voucher Payment Standards to increase affordable housing choices.
  - 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:
  - Increase Voucher Payment Standard.
  - Offer the Homeownership Program as a Housing Choice option.
  - Obtain assistance from local non-profit agencies that assist the elderly.
  - Seek alternative affordable housing available to 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.
  - Increase Voucher Payment Standard.
  - Offer the Homeownership Program as a Housing Choice option.
  - Seek alternative affordable housing available to Families with Disabilities.

**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:**

- Other:
  - Continue to work in conjunction with organizations that assist families of races or ethnicities with disproportionate needs.
  - Continue to make information available to participants and families of races or ethnicities with disproportionate needs.
  - Continue to utilize our Customer Service Surveys to obtain vital feedback from participants.

**Strategy 2: Conduct activities to affirmatively further fair housing**

- Counsel section 8 tenants as to the 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 /minority concentrations
- Other:
  - Continue to utilize our Customer Service Surveys to obtain vital feedback from participants.
  - Continue to counsel participants on fair housing, refer them to appropriate agencies and inform them of upcoming Fair Housing Rights meetings.

- Make bilingual housing staff, information and materials accessible to our participants.

**(2) Reasons for Selecting Strategies**

Of the list of factors, select all that influenced the IHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- 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
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

**2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

Sources	Planned \$
1. Federal Grants (FY 2009-2010)	
a) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,749,738
b) HOME (TBRA)	N/A
c) Other Federal Grants	N/A
d) Section 8 New Construction	N/A
2. Prior Year Federal Grants (unobligated funds only)	N/A
3. Other income	N/A
4. Administrative Fees	\$1,808,634
5. Non-federal sources	N/A
<b>Total Resources</b>	<b>\$8,558,372</b>

<b>Financial Resources: Planned Sources and Uses</b>		
Sources	Planned \$	Planned Uses

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009-2014)</b>		
a) Annual contributions for Section 8 Tenant-Based Assistance	\$33,748,690	Vouchers
b) HOME (TBRA)	\$50,000	Homeownership
c) Other Federal Grants	N/A	
d) Section 8 new construction	N/A	
2. Prior Year Federal Grants (unobligated funds only)	N/A	
3. Other income	N/A	
4. Administrative fees	\$9,043,170	Salaries, CBIs, Supplies
5. Non-federal sources	N/A	
<b>Total Resources</b>	\$42,841,860	

**3. IHA Policies Governing Eligibility, Selection, and Admissions**  
**[24 CFR Part 903.12 (b), 903.7 (b)]**

**A. Public Housing - NO PUBLIC HOUSING**

**B. Section 8 Tenant-Based Assistance**

**(1) Eligibility**

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

Criminal or drug-related activity only to the extent required by law or regulation

b.  Yes  No: Does the IHA request criminal records from local law enforcement agencies for screening purposes? Inglewood Police Department

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?

e. Indicate what kinds of information you share with prospective landlords?

None

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program

- The IHA waitlist was last purged on April 21, 2008. As of May 27, 2009, we have a total of 772 active applicants on our list. 25 were pulled off the list. Of that, 5 are “leased-up”, 2 are in the process of leasing, and another 10 are slated for voucher activation.

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

IHA office located in Inglewood City Hall, 1 Manchester Blvd., 7<sup>th</sup> Floor, Inglewood, CA, 90301.

### **(3) Search Time**

a.  Yes  No: Does the IHA give extensions on standard 60-day period to search for a unit?

As a reasonable accommodation and upon submission of documented proof of effort to seek housing or evidence of extenuating circumstance, such as illness, hospitalization or active military duty, a maximum of 120 days are allowed.

### **(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? IHA's targets "very low" income limits for all new admissions.

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? **N/A**

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

3. If the IHA should 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. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each.

- 1 Date and Time
- 1 Involuntary Displacement
- 2 Victims of domestic violence
- 2 Substandard housing
- 1 Homelessness
- 1 Veterans and veteran's families
- 1 Residents who live and/or work in our jurisdiction
- 1 Other preference(s): Persons with HIV/AIDS and active military duty.

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 previous IHA Annual Plans.

6. Relationship of preferences to income targeting requirements:

**N/A.** The pool of applicant families ensures that the IHA will meet income targeting requirements.

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

**N/A.** The IHA does not offer Special Purpose Programs.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

**N/A**

**4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

**(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: Budget constraints, to reduce costs.

c. How often are payment standards reevaluated for adequacy?

Annually, at the 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.
- Budget constraints.

**(2) Minimum Rent**

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

\$50

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

- As a reasonable accommodation and extenuating circumstances.

**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**

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>
Section 8 Vouchers	1,002
Portability Vouchers	740
<b>Total Vouchers</b>	<b>1,742</b>

**C. Section 8 Management and Maintenance Policies**

- Annual and 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. 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?

Eligibility for section 8 homeownership 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?

Family Self-Sufficiency and Homeownership Programs.

#### **(2) Family Self-Sufficiency (FSS) Program**

**a. Participation Description**

Pursuant to 24 CFR 984.105 (a)(2)(c), in October 2007, the City of Inglewood Housing Authority (IHA) requested and received approval for exception to operate the FSS Program. In accordance with 984.103, the IHA provided HUD with certification that the operation of the program was infeasible due to the following factors:

- Lack of accessible supportive services funding and lack of availability of programs under SBWIB (formerly JOBS administered by JTPA). In recent years the SBWIB has experienced funding cuts which significantly cut program costs; and
- Lack of funding for reasonable administrative costs. The IHA receives no Federal, State, or local government funds to provide an FSS coordinator or personnel to administer the program. And, the IHA receives no additional Federal funding to offer the program (i.e. workshop materials, etc.) These things must come from the IHA's budget; and
- Lack of interest in participating in the FSS program on the part of eligible families. In FY 2006-2007, the IHA received 10 participant inquiries about the FSS program; and
- The IHA was in trouble status for the better part of three years and has had to place all focus and staff on HUD compliance and resuming satisfactory status.

The above obstacles have severely hindered the IHA from operating an effective FSS program.

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 IHA will take below:

- The IHA encourages participants to enroll in the FSS Program and to take courses such as Credit Counseling and Financial Fitness.

**8. Section 8 Tenant Based Assistance-Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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**

In January 2003, the Inglewood Housing Authority (IHA) implemented a Section 8 Homeownership Program. To date, 250 homeowner vouchers were issued and 9 participants have successfully purchased a home/condo in the City of Inglewood.

The IHA finds program implementation difficult due to the following factors:

- The purchase price of homes and condos in the City of Inglewood doubled since the program's inception. However, due to the nation's foreclosure rates of the past few years: 717,522 in 2006, 1.3 million in 2007, 2.2 million in 2008 and, as of February 2009, 291,000 foreclosures [Nationally, 18.4 per 1,000 homes. In California, 30 per 1,000 homes], purchase prices are starting to decline. [Source: cbsnews.com];
- Participants' inability to provide the necessary down payment and closing costs;
- Participants' financial history;
- Participants' current income status;
- Mortgage lenders financing only \$85,000-\$110,000 mortgage loans to low-income participants;
- The mortgage subsidy payment standard is exactly the same as the rental assistance payment standard, thus making mortgage payments prohibitive;
- Staff constraints: No FSS Program or Homeownership Program Coordinator.
- Recent housing market crisis;
- United States economy in a recession.

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 Applicant Screening process.

c. What actions will the IHA undertake to implement the program this year?

- Due to the country being in a recession, the current housing market and banking industry as well as staff constraints, the IHA is in the process of revamping our Section 8 Homeownership Program. Our intent for completion is on or before the end of the fiscal year.
- In the revised program, we will seek funds from the HUD HOME Program as a source of down-payment and closing costs.

### **(3) Capacity of the IHA to Administer a Section 8 Homeownership Program.**

The IHA has demonstrated its capacity to administer the program by:

Requiring that financing for the purchase of a home under its Section 8 Homeownership Program will be provided, insured or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

### **9. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included as attachments to this Streamlined Five-Year/Annual Plan, which is submitted, in hard copy, to the Field Office as well as electronic submission on-line at [www.hud.gov](http://www.hud.gov).

### **10. 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, 2007
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?

The Independent Audit's report performed by Simpson & Simpson, CPA was completed on Sept. 30, 2007. However, 2008 financial statements and audit reports have not been completed due to staffing shortages in the City of Inglewood Finance Department. The audits are expected to be completed by the submission of this Plan in July 2009.

### **11. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

- Since the submission of the 2004-2009 Streamlined 5-Year Plan, the IHA has significantly improved compliance with HUD policies. The IHA completed its 2005-2006 Corrective Action Plan (CAP) to HUD standards. Our SEMAP score (115) is highly satisfactory and, as of January 2007, the IHA is no longer in

“trouble status”.

- The IHA has increased customer satisfaction. 95% of the customer service surveys, completed by our participants, gave positive feedback as to the quality of our service.
- Conducting Quality Control HQS Inspections and Criminal Background Investigations (CBIs), in accordance with our Applicant Screening Policy, are measures set in place in order to provide safe and suitable living environments for our participants.
- In keeping with the Americans with Disabilities Act (ADA) standards, our “Available Housing List” clearly designates handicap accessible units. When medical apparatus is necessary, we also accommodate participants with an extra bedroom. Likewise, if necessary, a live-in care attendant will be added to the household.
- With the assistance of the City of Inglewood’s Finance Department, in January 2007, the IHA recouped \$1 million of billing owed from HACLA. The IHA recently upgraded to Housing Pro software. This software gives specific reports on Housing Authorities who are in arrears with their billing. Likewise, IHA will establish a policy for fraudulent landlords who owe the IHA. It is our intention to have this policy completed, approved by HUD and implemented by the end of this fiscal year.
- Since 2004, IHA has significantly increased its program abuse and fraud prevention through the use of the Upfront Income Verification/Electronic Income Verification (UIV/EIV) System, our Screening Policy, HUD OIG court prosecutions and actively investigating fraud allegations provided by anonymous callers, law enforcement and inter-industry agencies such as other Housing Authorities, the Los Angeles County Welfare & Fraud Prevention and other social service providers.
- Currently the IHA has 10 active court cases with HUD OIG. IHA currently receives, from the Los Angeles County Probation Dept., monthly restitution payments for over 15 HUD OIG prosecutions. Likewise, we have 30 repayment agreements for participants who owe the IHA \$2,000 or less. And by year’s end, the IHA will utilize the California Tax Franchise Board’s Intercept Program in order to recoup monies owed through fraudulent participant’s garnished State Income Tax Returns.
- Pursuant to 24 CFR 984.105 (a)(2)(c), the IHA has requested approval for exception to operate the FSS Program. In accordance with 984.103, the IHA has provided HUD with certification that the operation of the program is infeasible due to the following factors:

- Lack of accessible supportive services funding and lack of availability of programs under SBWIB (formerly JOBS administered by JTPA). In recent years the SBWIB has experienced funding cuts which significantly cut program costs; and
- Lack of funding for reasonable administrative costs. The IHA receives no Federal, State, or local government funds to provide an FSS coordinator or personnel to administer the program. And, the IHA receives no additional Federal funding to offer the program (i.e. workshop materials, etc. must come from the IHA budget.
- Lack of interest in participating in the FSS program on the part of eligible families. In FY 2006-2007, the IHA received 10 participant inquires about the FSS program.
- The nation's current economy in a recession, insolvent banks and the 9.4% unemployment rate or, in other words, 14 million people unemployed [Source: U.S. Bureau of Labor Statistics. May 8, 2009]. As of April 2009, 6.2 million people have filed for unemployment insurance claims as a result of the recession. [Source: U.S. Department of Labor. May 7, 2009]
- California's 11.5% unemployment rate [Source: U.S. Bureau of Labor Statistics. May 19, 2009]. With its \$24.3 billion deficit, citizens are bracing themselves for steep cuts in social services [The Associated Press. June 16, 2009].

These obstacles severely hinder the IHA from operating an effective FSS program.

## **12. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

## **13. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the IHA receive any comments on the PHA Plan from the Resident Advisory Board/s? Annual RAB meeting was held on May 6, 2009 @ 6:00 P.M. in the Inglewood (Main) Library Lecture Hall. 1 W. Manchester Blvd.

If yes, provide the comments below:

- b. In what manner did the IHA address those comments? N/A

## (2) Resident Membership on PHA Governing Board

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

Method of Selection:

Appointment: The term of appointment is 2 years.

### Description of Resident Election Process

Nomination of candidates for place on the ballot:

Other:

- Residents are appointed by the IHA Board. All participants of the IHA Section 8 program are members of the RAB.

Eligible candidates:

Any adult recipient of IHA Section 8 tenant-based assistance

Eligible voters:

All adult recipients of IHA Section 8 tenant-based assistance

- b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

Other:

- The IHA has found that over the years of soliciting for a Senior Participant and Participant, clients are not interested in coming to the meetings or being actively involved on the governing board.

Name and title of appointing official(s) for governing board:

- Dawn Miller - Chair
- Bill Alexander - Commissioner
- Karen Hamilton - Commissioner
- Sergio Hernandez - Commissioner
- Lafayette Funches - Commissioner

**(3) PHA Statement of Consistency with the Consolidated Plan** [24 CFR Part 903.15]

**Consolidated Plan jurisdiction: (City of Inglewood, CA)**

a. The IHA has taken the following steps to ensure consistency of this Plan with the Consolidated Plan for the jurisdiction:

- The IHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The IHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The IHA has consulted with the Consolidated Plan agency during the development of this Plan.
- Activities to be undertaken by the IHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
  - Affordable Housing needs.
  - Fair Housing Rights.
  - Ample Senior and Disabled Housing.
  - Safe neighborhoods.
  - Diverse ethnic communities.

<b>Annual Statement/Performance and Evaluation Report</b>		<b>PUBLIC HOUSING - N/A</b>	
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>			
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Lin e</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>

		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
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	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



**Annual Statement/Performance and Evaluation Report**

**PUBLIC HOUSING - N/A**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended



**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>			<b>PUBLIC HOUSING - N/A</b>		
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					



**13. Capital Fund Program Five-Year Action Plan**

Total CFP Estimated Cost	\$			\$
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<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>			<b>PUBLIC HOUSING - N/A</b>		
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>Total CFP Estimated Cost</b>		\$			\$

### **13. Capital Fund Program Five-Year Action Plan**

## **Attachment A**

**ca082a01**

### **NOTICE OF PUBLIC REVIEW.**

- The announcement for public review of the IHA Annual Plan FY 2009-2010 and the 5-Year Plan FY 2009-2014 was posted on the legal board located in the lobby of City Hall and in the IHA office on April 2, 2009.
- The announcement for public review of the IHA Annual Plan FY 2009-2010 and the 5-Year Plan FY 2009-2014, which included the notification of the May 6, 2009 RAB meeting, was published in the Inglewood News on April 16, 2009 (SEE ATTACHED).

### **NOTICE OF PUBLIC HEARING.**

- The announcement of the June 23, 2009 Inglewood Housing Authority public hearing to consider adoption of the IHA Annual Plan FY 2009-2010 and the 5-Year Plan FY 2009-2014 was posted on the legal board located in the lobby of City Hall and in the IHA office on June 3, 2009. A notification of the public hearing was published in the California Crusader and La Opinion Newspaper on June 4, 2009 (SEE ATTACHED).
-

## **Attachment B**

**ca082b01**

### **RESIDENT ADVISORY BOARD (RAB)**

- 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 RAB meeting to review the IHA Annual Plan FY 2009-2010 and the 5-Year Plan FY 2009-2014 was held on May 6, 2009 at 6:00 pm in the Inglewood Main Library Lecture Hall located outside in the Library courtyard.
  - As of the date of submission of the IHA Annual Plan FY 2009-2010 and the 5-Year Plan FY 2009-2014 to the Housing Authority Board, the IHA has not received comments or recommendations on the Plans.
-

**Attachment C**

**ca082c01**

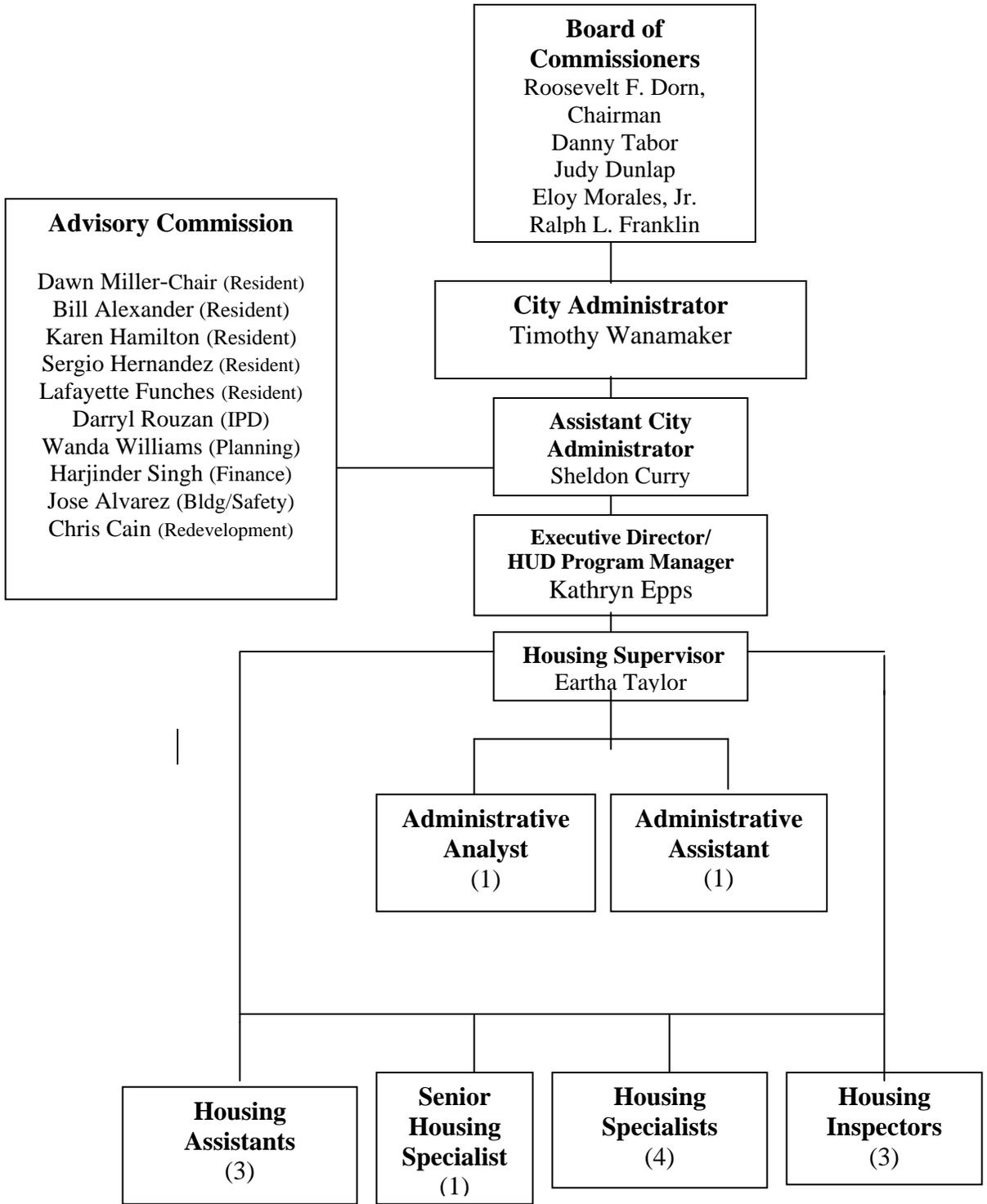
**HOMEOWNERSHIP POLICY & CAPACITY  
STATEMENT.**

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

The IHA has 8 participants in the homeownership program.

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**Attachment D**  
**ca082d01**  
**Inglewood Housing Authority**  
**Organizational Chart**



ca082d02

**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 viability. 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 740 portable vouchers thereby serving more very low-income families.
- IHA Applicant/Tenant Screening Policy continues to be maintained by IHA staff in conjunction with the Inglewood Police Department (IPD).
- The IHA has increased its work with the HUD Office of the Inspector General's Office of Investigations to combat program abuse and fraud. The IHA has significantly stepped up its efforts to investigate and terminate families found to be in violation of the family obligations of the program, such as unreported and under-reported household income, allowing unauthorized persons to occupy the subsidized unit, non-compliance of lease agreements, 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.

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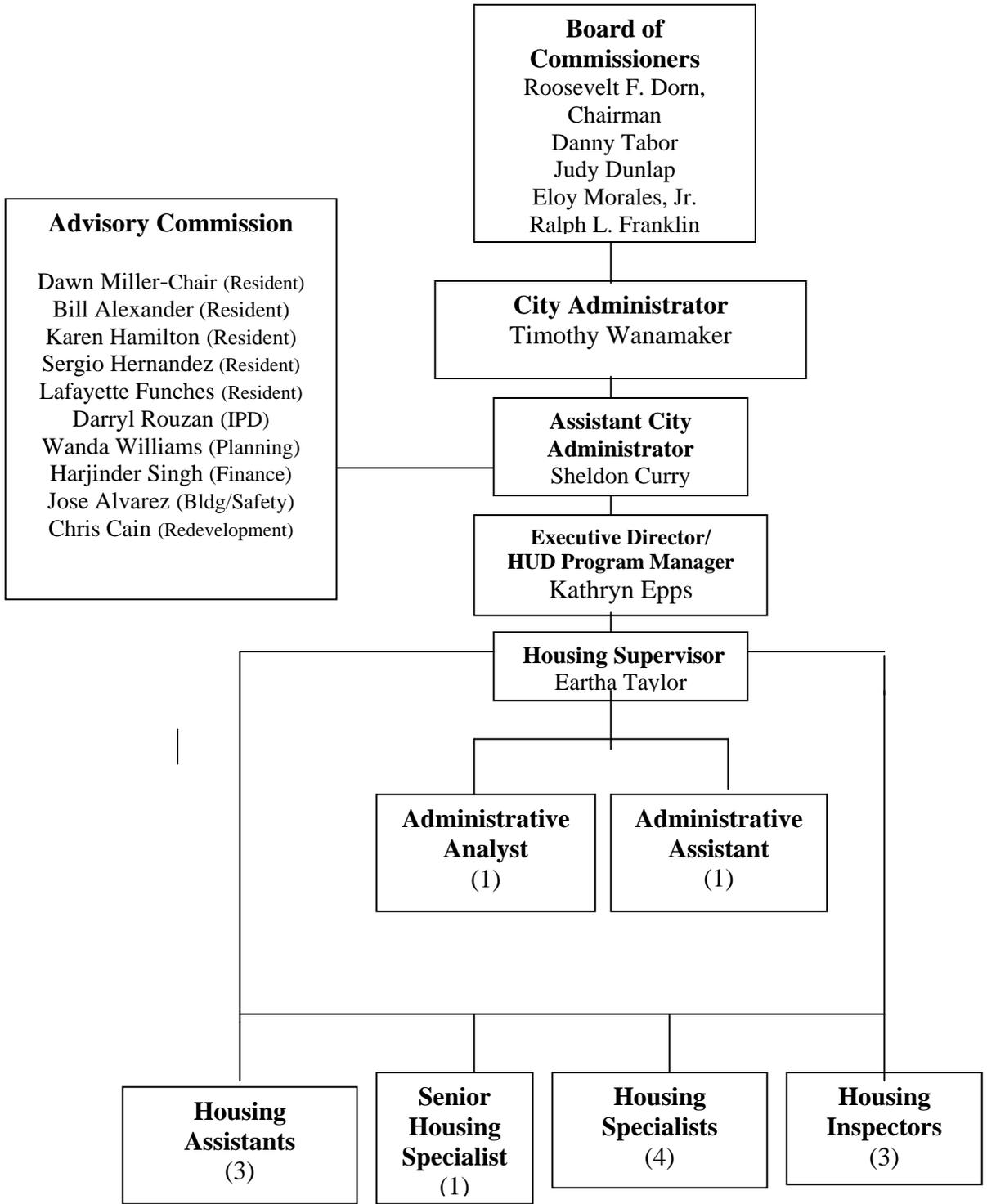
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