

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>City of Hawthorne Housing Authority</u> PHA Code: <u>CA126</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>711</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p><b>The City of Hawthorne Housing Authority is to provide high quality housing assistance for the City of Hawthorne low-income households through:</b></p> <ul style="list-style-type: none"> <li>. Effectively and efficiently utilizing resources.</li> <li>. Promoting a positive image through excellent customer service and clear and open communication.</li> <li>. Continually educating staff and clients.</li> <li>. Providing quality customer service and economic assistance to low-income persons/families to ensure tenancy in decent, safe, and sanitary housing.</li> </ul>					
<b>5.2</b>	<p><b>Goals and Objectives.</b> 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 style="text-align: center;"><u><b>Goals and Objectives</b></u></p> <ul style="list-style-type: none"> <li>. Apply for additional rental Vouchers</li> <li>. Improve Voucher Management (SEMAP Score)</li> <li>. Concentrate on efforts to improve specific management functions</li> <li>. Promoting a positive image through excellent Customer service and clear and open communication.</li> <li>. Continually educating staff and clients.</li> <li>. Providing quality customer service and economic assistance to low-income persons/families and to ensure tenancy in decent, safe, and sanitary housing.</li> <li>. The Housing Authority will continue to reach out to new property owners.</li> </ul>					

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>a. Increase awareness of neighborhood association meetings among Section 8 Tenants by providing tenants with information about upcoming meetings.</b></p> <p><b>b. Main administrative office of the City of Hawthorne Housing Department is located at 4455 W. 126 ST, Hawthorne CA 90250</b></p> <p><b>13. The City of Hawthorne Housing Authority did not have any Domestic Violence cases last Fiscal Year. However, we are working along with our police department to help Victims of domestic Violence. Any Criminal activity directly relating to domestic violence, dating violence or stalking shall not be considered a serious or repeated violation of the lease by the victim or threatened victim of that criminal activity or justify termination of assistance to the victim or threatened victim. ( Please see the Attachment)</b></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p>N/A</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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> <p>N/A</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>N/A</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>The City of Hawthorne Housing Authority is working hard to encourage owners to have decent, safe and sanitary housing units to lease to section 8 families. The PHA encourages participation by owners of suitable units located outside areas of poverty or minority concentrations. We conduct meetings with participating owners to improve owner relations and to recruit new owners. We maintain a list of units available for the Section 8 program and update this list at least biweekly. When listings from owners are received, the PHA Staff will compile them by unit size for our low-income tenants. The PHA will maintain lists of available housing submitted by owners in all neighborhoods within the Housing Authority's jurisdiction to ensure greater mobility and housing choice to very low and extremely low-income households. We outreach to owners to make sure our elderly families, families with disabilities and households of various races and ethnic group, and other families have accessibility to their housing needs.</b></p> <p><b>We have a waiting list total = 2,431    Extremely Low income = 1,858    Very low income=568</b></p> <p><b>Low income=5    Families with children= 625    Elderly Families= 115    Families with Disabilities= 186</b></p> <p><b>Asian=13    Black=2145    White (Hispanic &amp; non Hispanic=99</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. Increase section 8 Lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. Increase Section 8 lease-up rates by effectively screening section 8 applicants to increase owner acceptance of program.</b></p>

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

(a)

**City of Hawthorne Housing Authority staff will be focusing on meeting mission and goals as implemented. Our mission is to provide quality customer service and economic assistance to low-income persons/families and to ensure tenancy in decent, safe, and sanitary housing.**

**Our Goals are to provide decent, safe, and sanitary housing for very low income families while maintaining their rent levels at an affordable level.**

**Ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.**

**Promote fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice.**

**Create positive public awareness and expand the level of family, owner, and community support.**

**We are working with our work force investment center to help our clients who are looking for an employment opportunity.**

**(b) Significant amendment to the Annual Plan and/or 5-Year Plan.**

**A significant amendment to the PHA Annual Plan and/or 5-Year Plan is defined as a change in program policy and admissions policies, or if we re-open our waiting list to the public by next year and change our preferences.**

**Substantial Deviation from the Annual Plan and/or 5-year Plan**

**It is the intent of CHHA to adhere to the goals and objectives outlined in the Five-Year plan. However, the plan will be modified and re-submitted to HUD if a substantial deviation from program goals and objectives occurs. Substantial deviation is defined by CHHA as follows:**

- . **A change in program Administration**
- . **A significant increase or decrease in program funding**
- . **A significant change in the local economy or a recession**
- . **A mandate from local government officials, Specifically CHHA governing body, to change the direction (goals and objectives) of the program.**

10.0

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(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)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(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.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul>
-------------	---

## **Violence against Woman Act Policies**

The Housing Authority in response to the Violence against Woman Act (VAWA) Has implemented the following changes to the Section 8 Administrative Plan on May 01, 2008.

- If an applicant or participant is, or has been, a victim of domestic violence, dating violence or stalking, then this will not be an appropriate basis for denial or termination of program assistance, or for denial of admission to any assisted housing program, if the applicant otherwise qualifies for assistance or admission.
- The City of Hawthorne Housing Authority may not terminate assistance to a participant in any assisted housing program on the basis of an incident or incidents of actual or threatened domestic violence, dating violence or stalking against that participant.
- Vouchers shall not be cancelled for a member or member of a family who move out in violation of the lease due to a threat or perceived threat of domestic violence dating violence or stalking. However, other violations of the lease such as unpaid rent, damage to the unit, disturbance to the neighbors, etc. will be cause for termination of program assistance. Portability benefits remain un-affected.
- Criminal activity directly relating to domestic violence, dating violence or stalking shall not be considered a serious or repeated violation of the lease by the victim or threatened victim of that criminal activity or justify termination of assistance to the victim or threatened victim.

**5-Year Plan for the fiscal Years 2009-2013  
Annual Plan for the fiscal year 2009-2010**

---

**The Resident Advisory Board reviewed the Annual Plan  
And 5- years plan for the fiscal year beginning 07/01/09,  
Prior to the Public Hearing held on February 26, 2009.  
The Board agreed with the plan as submitted and offered  
No comments.**