

**CITY OF COMPTON
COMPTON HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**



**PUBLIC HOUSING AGENCY (PHA)
2025 ANNUAL PLAN**

JANUARY 22, 2025

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS

FROM: CITY MANAGER

**SUBJECT: A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING –
HOUSING AUTHORITY 2025 PHA ANNUAL PLAN AND 2025-
2029 ADMINISTRATIVE PLAN**

SUMMARY

Staff is requesting a Joint Public hearing between the City Council and the Urban Community Development Commission for Tuesday, April 1, 2025 at 5:45 p.m.

DISCUSSION

The United States Department of Housing and Urban Development (HUD) requires all Public Housing Agency (PHA) to develop and implement an Annual Plan. The Annual Plan provides details about the PHA's immediate operations, programs and services and notifies HUD of changes that were not included in the Five-Year Plan. Likewise, HUD requires PHAs to update their Five-Year Administrative Plan every five years. Staff is currently updating the Five-Year Administrative Plan also.

The information that the PHA must submit to HUD under both, are the discretionary policies of the various plan components or elements (i.e., programs, operations, and strategies for meeting local housing needs and goals) and not the statutory or regulatory requirements that govern these components.

RECOMMENDATION

Staff respectfully requests a joint public hearing be scheduled for Tuesday, April 1, 2025, at 5:45 p.m. in the Council Chambers located at 205 South Willowbrook Avenue, Compton, California 90220.

**CECIL FLOURNOY, EXECUTIVE DIRECTOR
COMPTON HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE HOPKINS JR.
CITY MANAGER**

JANUARY 22, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

**SUBJECT: A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING –
HOUSING AUTHORITY 2025 PHA ANNUAL PLAN AND 2025-
2029 ADMINISTRATIVE PLAN**

SUMMARY

Staff is requesting a Joint Public hearing between the City Council and the Urban Community Development Commission for Tuesday, April 1, 2025 at 5:45 p.m.

DISCUSSION

The United States Department of Housing and Urban Development (HUD) requires all Public Housing Agency (PHA) to develop and implement an Annual Plan. The Annual Plan provides details about the PHA's immediate operations, programs and services and notifies HUD of changes that were not included in the Five-Year Plan. Likewise, HUD requires PHAs to update their Five-Year Administrative Plan every five years. Staff is currently updating the Five-Year Administrative Plan also.

The information that the PHA must submit to HUD under both, are the discretionary policies of the various plan components or elements (i.e., programs, operations, and strategies for meeting local housing needs and goals) and not the statutory or regulatory requirements that govern these components.

RECOMMENDATION

Staff respectfully requests a joint public hearing be scheduled for Tuesday, April 1, 2025, at 5:45 p.m. in the Council Chambers located at 205 South Willowbrook Avenue, Compton, California 90220.

**CECIL FLOURNOY, EXECUTIVE DIRECTOR
COMPTON HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE HOPKINS JR.
CITY MANAGER**



NOTICE OF JOINT PUBLIC HEARING

URBAN COMMUNITY DEVELOPMENT COMMISSION AND CITY COUNCIL OF THE CITY OF COMPTON

to consider

THE FIVE-YEAR PUBLIC HOUSING AGENCY(PHA) ADMINISTRATIVE PLAN and the 2025 PHA ANNUAL PLAN ("Annual Plan") for the submission of the 2025 to the U.S. Department of Housing and Urban Development

NOTICE IS HEREBY GIVEN that the Urban Community Development Commission (UCDC) and City Council will hold a Public Hearing ("Hearing") on April 1, 2025 at 5:45pm (or as soon thereafter as the matter may be heard) in the Compton City Council Chambers located at 205 South Willowbrook Avenue, Compton, California, 90220.

The purpose of this Hearing is for the UCDC and City Council to consider approval of the Administrative Plan and 2025 Annual Plan, which provides a ready source for interested parties to access PHA policies, rules, operations, programs and services.

A report summarizing certain aspects of the Streamlined 2025 Annual Plan and a copy of the Five-Year Administrative Plan and PHA 2025 Annual Plan are available for public review and copying, at a cost not to exceed the cost of duplication, at the office of the City Clerk of the City of Compton, Compton City Hall, 205 South Willowbrook Avenue, Compton, California, 90220.

Further information regarding this Hearing may be obtained by calling or emailing Cecil Flournoy, in the Community Development Department at cflournoy@comptoncity.org or (310) 605-5559.

All persons having any objections to the proposed Agreement or who deny the regularity of the proceedings, or who wish to speak on these matters, may appear at the Hearing and will be afforded an opportunity to be heard. Written correspondence on this matter may be addressed to the City Council, c/o of the City Clerk, at 205 South Willowbrook Avenue, Compton, California, 90220.

DATES OF PUBLICATION:

February 19, 2025

February 26, 2025

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities. – The Compton Housing Authority is requesting approval and authorization to issue Project Based Vouchers (PBV) beginning FY 2025.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Goal: Increase and expand the CHA’s supply of assisted housing</p> <p>Progress:</p> <ul style="list-style-type: none"> • Continued servicing of families on Waiting List • Landlord outreach to increase availability of units available for families • Marketing the opportunity for local landlords to partner with the CHA to assist in providing housing. • Increase of Fair Market Rents • Administering Emergency Housing Vouchers • Administering Project-based Vouchers <p>Goal: Manage the PHA Housing Choice Voucher Program in an effective and efficient manner</p> <p>Progress:</p> <ul style="list-style-type: none"> • Maintaining policies and procedures that are consistent with HUD statutory and regulatory changes. • Maintaining housing management efficiency through industry standard software. • Tracking HUD revisions and upcoming administrative shifts such as HOTMA and INSPIRE. • Maintaining an emphasis on staff training. • Completing outstanding FYE Single Audits for FYE 2021, 2022 and 2023. <p>Goal: Improve the quality of assisted housing</p> <p>Progress:</p> <ul style="list-style-type: none"> • Maintain safe, decent, sanitary units for residents living in HCV assisted units. • Conducting SEMAP Inspections annually. • Conducting Housing Quality Standards inspections timely and as needed. • Using INSPIRE in the inspection process. <p>Goal: Ensure equal opportunity and affirmatively further Fair Housing</p> <p>Progress:</p> <ul style="list-style-type: none"> • Undertake affirmative housing measures to provide a suitable living environment for families regardless of race, color, religion, sex, familial status, national origin, marital status, or disability. • Work with our contracted partner, the Fair Housing Foundation to ensure that fair housing practices are continued. <p>Goal: Violence Against Women Act (VAWA)</p> <p>Progress:</p> <ul style="list-style-type: none"> • Continuing to promote and abide by the VAWA. • The CHA continues to adhere to HUD requirements regarding the VAWA as it pertains to HCV Program.
B.4	<p>Capital Improvements. – Not Applicable</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The Compton Housing Authority most recently completed the FYE 2023 Single Audit where the CHA had a finding for not being able to locate and produce the Award Letter or Annual Contribution Contract.</p>		
<p>C. Other Document and/or Certification Requirements.</p>			
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>		
C.2	<p>Certification by State or Local Officials.</p> <p><i>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>		
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>			
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1444 1455 1898"> <tr> <td data-bbox="180 1444 1455 1486"> <p>Fair Housing Goal: Outreach and Education</p> </td> </tr> <tr> <td data-bbox="180 1486 1455 1898"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Through the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers.</p> </td> </tr> </table>	<p>Fair Housing Goal: Outreach and Education</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Through the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers.</p>
<p>Fair Housing Goal: Outreach and Education</p>			
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Through the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers.</p>			

Fair Housing Goal: Renter Assistance

Describe fair housing strategies and actions to achieve the goal

Through the Fair Housing Foundation, the CHA holds Fair Housing Workshops to provide renter's with guidance and education regarding tenant's right and fair housing law. In addition, in landlord tenant disputes, we advise the participant that they may receive additional advice regarding their rights from the Fair Housing Foundation (our contracted service provider).

Fair Housing Goal: Promoting Access to Equal Housing

Describe fair housing strategies and actions to achieve the goal

Through the Fair Housing Foundation, the CHA holds Fair Housing Workshops to provide renter's with guidance and education regarding tenant's rights and fair housing law. In addition, housing counseling is provided along with education regarding housing discrimination, Federal and State Fair Housing Laws.

**Instructions for Preparation of Form HUD-50075-HCV
Annual PHA Plan for HCV-Only PHAs**

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

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

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e))

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

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

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with

any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



Community Development Department - Housing Division

700 North Bullis Road, Compton, CA 90221 (310) 605-3080 www.comptoncity.org

April 10, 2025

To: Resident Advisory Board

From: Cecil Flournoy

Director of Community Development

Re: Review of the 2025 PHA Annual Plan and Five-Year Administrative Plan

Attached for your review for the Resident Advisory Board meeting is the Compton Housing Authority's 2025 Public Housing Agency (PHA) Annual Plan as well as the Five-Year Administrative Plan, scheduled for Tuesday, April 15, 2025, at 2:00 p.m. at the City of Compton, 205 S. Willowbrook Ave, Compton, CA 90220. The PHA Plan serves as a comprehensive guide to the Public Housing Authority's (PHA) policies, programs, operations, and strategies for addressing local housing needs and goals. The Annual Plan is submitted to HUD each year by non-qualified agencies.

As mentioned above, the Housing Authority must establish goals and objectives for the Annual Plan, with a target date set for completion within one year. The outlined goals have been reviewed by staff, who agree that the Housing Authority can accomplish them within the specified timeframe.

As the Board, the Housing Authority welcomes any comments you may have regarding the PHA Annual Plan's goals and objectives. If you need further information, please contact my staff Patrice Stewart, pstewart@comptoncity.org, Jeff Yamabayashi, jyamabayashi@comptoncity.org, and/or Calicia Godwin, cgodwin@comptoncity.org.

NOTICE

MEMBERS OF THE PUBLIC MAY ADDRESS THE RESIDENT ADVISORY BOARD ON ANY ITEM SHOWN ON THE AGENDA OR MATTER OF THE BOARD'S AUTHORITY AFTER COMPLETION OF THE "REQUEST TO ADDRESS THE BOARD FORM" AVAILABLE IN THE LOBBY OF THE HOUSING AUTHORITY. THIS FORM MUST BE COMPLETED 15 MINUTES PRIOR TO THE SCHEDULED MEETING TIME.

THE RESIDENT ADVISORY BOARD (RAB) WAS ESTABLISHED AS AN INTERIM BOARD BY THE COMPTON HOUSING AUTHORITY ON MARCH 31, 2004, AND CREATED BY THE CITY COUNCIL OF THE CITY OF COMPTON THROUGH RESOLUTION NUMBER 21,824 ON DECEMBER 13, 2025. THE RAB SHALL ACT AS AN ADVISORY BOARD TO THE URBAN COMMUNITY DEVELOPMENT COMMISSION (UCDC) AND PARTICIPATE IN THE PUBLIC HOUSING AGENCY (PHA) PLANNING PROCESS AND ASSIST AND MAKE RECOMMENDATIONS REGARDING THE OHA PLAN. THE RESIDENT ADVISORY BOARD WILL HEAR AND PROVIDE FORMAL RULING ON FORMAL GRIEVANCES FROM TENANTS AND/OR LANDLORDS PARTICIPATING IN THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.

RESIDENT ADVISORY BOARD – HOUSING AUTHORITY
205 SOUTH WILLOWBROOK AVE., COMPTON, CA 90220

AGENDA

April 15, 2025

2:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. February 17, 2023

ORAL AND WRITTEN COMMUNICATIONS

STAFF REPORTS

OLD BUSINESS

NEW BUSINESS

2. 2024 PHA ANNUAL PLAN
3. FIVE-YEAR PUBLIC HOUSING AGENCY (PHA) PLAN
4. 2025 PHA PLAN
5. RAB PAYMENTS

AUDIENCE COMMENTS

COMMISSION COMMENTS

AJOURNEMENT



Community Development Department - Housing Division

700 North Bullis Road, Compton, CA 90221 (310) 605-3080 www.comptoncity.org

RESIDENT ADVISORY BOARD (RAB)

Meeting – April 15, 2025

The Resident Advisory Board, as stated, accepted the Compton Housing Authority Five-Year Public Housing Agency (PHA) Plan and the 2025 Public Housing Agency (PHA) Annual Plan, and approved submission to the Department of Housing and Urban Development. There were no comments or challenged elements by any of the Resident Advisory Board.

Handwritten signature of Fredd Hobbs in cursive script.

Fredd Hobbs

Chairperson, Resident Advisory Board

Handwritten date "4/15/25" in cursive script.

Date

RESOLUTION NO. 1,928

1
2 A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION
3 ACTING AS THE COMPTON HOUSING AUTHORITY OF THE CITY OF COMPTON
4 APPROVING THE FIVE-YEAR PUBLIC HOUSING AUTHORITY (PHA)
5 ADMINISTRATIVE PLAN AND THE 2025 PHA ANNUAL PLAN (ANNUAL PLAN), AND
6 AUTHORIZING THE EXECUTIVE SECRETARY TO SIGN CERTIFICATIONS AND
7 SUBMIT THE PHA FIVE-YEAR ADMINISTRATIVE AND 2025 ANNUAL PLAN

8 **WHEREAS**, by mandate of the United States Department of Housing and Urban
9 Development (HUD), Housing Authorities nationwide are required to develop and
10 implement both Five-Year Administrative Plans and Annual Plans. Currently, the PHA is in
11 its fifth year, necessitating the development of the Five-Year Administrative Plan. The
12 Annual Plan provides an update on details about the PHA's immediate operations,
13 programs and services and notifies HUD of changes that were not included in the Five-
14 Year Administrative Plan; and

15 **WHEREAS**, as required by Section 511 of the Quality Housing and Work
16 Responsibility Act of 1988, staff has prepared the PHA Five-Year Administrative and 2025
17 Annual Plans for submittal to HUD; and

18 **WHEREAS**, the PHA Plans advise HUD, Section 8 participants and the public about
19 the PHA's mission, goals, objectives, policies, programs, and operations for serving the
20 needs of low-income and very low-income families. These plans also outline the strategies
21 employed to address those needs; and

22 **WHEREAS**, PHAs are mandated to hold a Public Hearing. On April 1, 2025, a Joint
23 Public Hearing was conducted in compliance with requirements of HUD; and

24 **WHEREAS**, the City of Compton does effectively and efficiently operate the Compton
25 Housing Authority pursuant to all federal and local rules; and

26 **WHEREAS**, it is recommended that the Urban Community Development Commission
27 approve the PHA Five-Year Administrative Plan and the 2025 Annual Plan as presented.
28 Additionally, it is recommended to authorize the Executive Secretary to execute the PHA
29 Plan Certifications and to adopt a resolution approving the submission of these Plans to
30 HUD for final approval.

31 **NOW, THEREFORE THE URBAN COMMUNITY DEVELOPMENT COMMISSION**
32 **ACTING AS THE COMPTON HOUSING AUTHORITY OF THE CITY OF COMPTON**
33 **DOES HEREBY RESOLVE AS FOLLOWS:**

34 **Section 1.** That the Board of the Urban Community Development Commission
35 does hereby approve and authorize the submission of the PHA Five-Year Administrative
36 Plan and the 2025 Annual Plan.

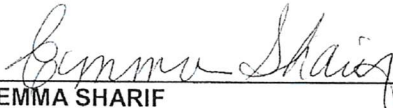
37 **Section 2.** That the Executive Secretary, on the advice and approval of the
38 Commission's General Counsel, is hereby authorized to execute and deliver any and all
39 documents in connection with the PHA Five-Year Administrative and 2025 Annual Plans.

40 **Section 3.** That a copy of this Resolution shall be transmitted to the U.S.
41 Department of Housing and Urban Development and filed in the offices of the Executive
42 Secretary, City Controller, Commission Clerk, Commission General Counsel, and the
43 Compton Housing Authority.

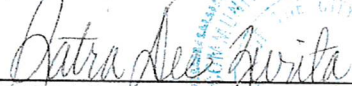
44 **Section 4.** That the Chairperson shall sign and the Commission Clerk shall
45 attest to the adoption of this resolution.

ADOPTED this 8th day of APRIL, 2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32


EMMA SHARIF
CHAIRPERSON OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

ATTEST:


SATRA D. ZURITA
SECRETARY OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES: ss
CITY OF COMPTON

I, Satra D. Zurita, Clerk of the Urban Community Development Commission hereby certify that the foregoing Resolution was adopted by the Commission, signed by the Chairperson and attested by the Commission Clerk at the regular meeting thereof on the 8th day of APRIL, 2025

That said Resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS- DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: COMMISSIONERS- NONE
ABSENT: COMMISSIONERS- NONE
ABSTAIN: COMMISSIONERS- NONE


SATRA D. ZURITA
SECRETARY OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

RESOLUTION NO. 26,221

1
2 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING**
3 **THE FIVE-YEAR PUBLIC HOUSING AUTHORITY (PHA) ADMINISTRATIVE PLAN AND**
4 **THE 2025 PHA ANNUAL PLAN (ANNUAL PLAN), AND AUTHORIZING THE CITY**
5 **MANAGER TO SIGN CERTIFICATIONS AND SUBMIT THE PHA FIVE-YEAR**
6 **ADMINISTRATIVE AND 2025 ANNUAL PLANS**

7 **WHEREAS**, by mandate of the United States Department of Housing and Urban
8 Development (HUD), Housing Authorities nationwide are required to develop and
9 implement both Five-Year Administrative Plans and Annual Plans. Currently, the PHA is in
10 its fifth year, necessitating the development of the Five-Year Administrative Plan. The
11 Annual Plan provides an update on details about the PHA's immediate operations,
12 programs and services and notifies HUD of changes that were not included in the Five-
13 Year Administrative Plan; and

14 **WHEREAS**, as required by Section 511 of the Quality Housing and Work
15 Responsibility Act of 1988, staff has prepared the PHA Five-Year Administrative and 2025
16 Annual Plans for submittal to HUD; and

17 **WHEREAS**, the PHA Plans advise HUD, Section 8 participants and the public about
18 the PHA's mission, goals, objectives, policies, programs, and operations for serving the
19 needs of low-income and very low-income families. These plans also outline the strategies
20 employed to address those needs; and

21 **WHEREAS**, PHAs are mandated to hold a Public Hearing. On April 1, 2025, a Joint
22 Public Hearing was conducted in compliance with requirements of HUD; and

23 **WHEREAS**, it is one of the City of Compton's top priorities to effectively and efficiently
24 operate the Compton Housing Authority pursuant to all federal and local rules; and

25 **WHEREAS**, it is recommended that the City Council approve the PHA Five-Year
26 Administrative Plan and the 2025 Annual Plan as presented. Additionally, it is
27 recommended to authorize the City Manager to execute the PHA Plan Certifications and
28 to adopt a resolution approving the submission of these Plans to HUD for final approval.

29 **NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF COMPTON DOES**
30 **HEREBY RESOLVE AS FOLLOWS:**

31 **Section 1.** That the City Council does hereby approve and authorize the
32 submission of the PHA Five-Year Administrative Plan and the 2025 Annual Plan.

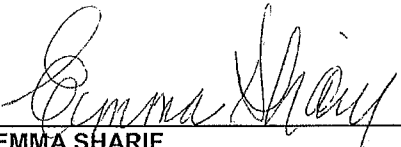
Section 2. That the City Manager, on the advice of the City Attorney, is hereby
authorized to execute and deliver any and all documents in connection with the PHA Five-
Year Administrative and 2025 Annual Plans.

Section 3. That a copy of this Resolution shall be transmitted to the U.S.
Department of Housing and Urban Development and filed in the offices of the City
Manager, City Controller, City Clerk, City Attorney, Community Development Department
and the Compton Housing Authority.


Section 4. That the Mayor shall sign and the City Clerk shall attest to the
adoption of this resolution.

ADOPTED this 8th day of APRIL, 2025.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32


EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:



SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES: ss
CITY OF COMPTON

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the Council, signed by the Mayor and attested by the Clerk at the regular meeting thereof on the 8th day of APRIL, 2025

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-~~DUHART, SPICER, BOWERS, DARDEN, SHARIF~~
NOES: COUNCIL MEMBERS- NONE
ABSENT: COUNCIL MEMBERS- NONE
ABSTAIN: COUNCIL MEMBERS- NONE


SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON