

The Urban Community Development Commission (UCDC) was established by Ordinance No. 1,479, adopted on July 15, 1975. The Commission functions as the governing body for the Local Housing Authority (LHA) and exercises the power, authority, jurisdiction and functions of housing authorities and federal surplus property authorities granted under the Marks Foran Residential Rehabilitation Act to charter cities.

"As a result of the convening of this meeting of the Urban Community Development Commission, each Commissioner in attendance is entitled to receive and shall be provided \$75 subject to a maximum payment of \$150 per month"

**URBAN COMMUNITY DEVELOPMENT COMMISSION
AGENDA
06/16/2026**

- 5:45 PM - PUBLIC MEETING

OPENING

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

NEW BUSINESS

1. A RESOLUTION OF URBAN COMMUNITY DEVELOPMENT COMMISSION ("UCDC"), ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON APPROVING THE ANNUAL PUBLIC HOUSING AUTHORITY OF THE CITY OF COMPTON

COMMISSION COMMENTS

ADJOURNMENT

June 16, 2026

TO: HONORABLE EXECUTIVE SECRETARY AND COMMISSIONERS

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
COMPTON LOCAL HOUSING AUTHORITY**

**SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT
COMMISSION (“UCDC”), ACTING AS THE LOCAL HOUSING
AUTHORITY OF THE CITY OF COMPTON APPROVING THE ANNUAL
PUBLIC HOUSING AUTHORITY (PHA) PLAN, AND AUTHORIZING THE
EXECUTIVE SECRETARY TO SIGN CERTIFICATIONS AND SUBMIT
THE 2026 PUBLIC HOUSING AUTHORITY ANNUAL PLAN**

SUMMARY

The United States Department of Housing and Urban Development (HUD) mandates all Public Housing Authorities (PHA) to develop and implement the Annual Plan. The Annual Plan provides an update on details about the PHA’s current operations, programs and services.

The Housing Authority staff recommends that the Urban Community Development Commission to approve the Annual Public Housing Authority Plan, authorize the Executive Secretary to sign the PHA Plan Certifications, and submit the 2026 PHA Annual Plan.

The Compton Housing Authority also anticipates a forthcoming amendment to the Administrative Plan to include an Emergency Housing Voucher (EHV) preference for “Currently assisted EHV families whose assistance is at risk of termination due to lack of program funding” related to the future transition of eligible EHV participants to the Housing Choice Voucher (HCV) program.

BACKGROUND

Staff has prepared the 2026 Annual Plan for submittal to HUD in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The PHA Plan advises HUD, Section 8 participants and other members of the public about the PHA’s mission, goals and objectives, policies, programs, operations for serving the needs of low-income and very low-income families, and the PHA’s strategies for addressing those needs. The Annual PHA Plan establishes goals detailing the PHA’s current operations and services and notifies HUD of any changes made therein.

Additionally, the Compton Housing Authority anticipates a forthcoming amendment to the Administrative Plan to include an Emergency Housing Voucher (EHV) preference for

“Currently assisted EHV families whose assistance is at risk of termination due to lack of program funding” in connection with the future transition of eligible EHV participants to the Housing Choice Voucher (HCV) program.

STATEMENT OF THE ISSUE

PHA’s are required to conduct a Public Hearing. A Joint Public Hearing was conducted on Tuesday, June 16, 2026. HUD regulations require approval of the Plans by the governing body of the PHA.

The draft Plan has been made available for review at the City’s Clerk’s Office and the Compton Local Housing Authority. The City is required to consider written comments, as well as those comments made at the Public Hearing.

Federal regulations require that a Resident Advisory Board (RAB) participate in the planning process and assist and make recommendations regarding the PHA Plan. PHA’s are required to consider the RAB’s recommendations to the Plan, but are not required to agree with them. The RAB was asked to submit recommendations and comments regarding the draft PHA Plan. There were no recommendations made by the RAB on the PHA Plan.

ALTERNATIVE

Do not approve the PHA Plan and direct staff to prepare a revised Plan.

FISCAL IMPACT

There is no fiscal impact on the General Fund or the Local Housing Authority fund with the adoption of the Housing Authority’s PHA Annual Plan. The Housing Authority is fully funded by HUD.

RECOMMENDATION

It is recommended that the Urban Community Development Commission (“UCDC”) approve the Annual Plan as presented, authorize the Executive Secretary to sign the PHA Plan Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077), and submit the PHA 2026 Annual Plan to HUD for approval.

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

APPROVED FOR FORWARDING:

**JEROME GROOMES
ACTING EXECUTIVE SECRETARY**

RESOLUTION NO. _____

**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION
ACTING AS THE COMPTON LOCAL HOUSING AUTHORITY OF THE CITY OF
COMPTON APPROVING THE ANNUAL PUBLIC HOUSING AUTHORITY (PHA)
PLAN, AND AUTHORIZING THE EXECUTIVE SECRETARY TO SIGN
CERTIFICATIONS AND SUBMIT THE 2026 PUBLIC HOUSING AUTHORITY
ANNUAL PLAN**

WHEREAS, the United States Department of Housing and Urban Development (HUD) mandates all Public Housing Authorities (PHA) nationwide to develop and implement an Annual Plan. The Annual Plan provides an update on details about the PHA's immediate operations, programs and services; and

WHEREAS, staff has prepared the 2026 PHA Annual Plan for submittal to HUD in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998; and

WHEREAS, the PHA Plan advises HUD, Section 8 participants and other members of the public about the PHA's mission, goals and objectives, policies, programs, operations for serving the needs of low-income and very low-income families, and the PHA's strategies for addressing those needs; and

WHEREAS, the Compton Housing Authority anticipates a forthcoming amendment to the Administrative Plan to include an Emergency Housing Voucher (EHV) preference for "Currently assisted EHV families whose assistance is at risk of termination due to lack of program funding" in connection with the future transition of eligible EHV participants to the Housing Choice Voucher (HCV) program; and

WHEREAS, the Urban Community Development Commission ("UCDC") has conducted a Joint Public Hearing on June 16, 2026 in compliance with HUD requirements; and

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

WHEREAS, it is recommended that the Urban Community Development Commission approve the Annual Plan as presented, authorize the Executive Secretary to sign the PHA Plan Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077-SL), and submit the PHA 2026 Annual Plan to HUD for approval.

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

Section 1. That the Urban Community Development Commission does hereby approve and authorize the submission of the Public Housing Authority Annual Plan for 2026.

Section 2. That the Executive Secretary, on the advice and approval of the Commission's General Counsel is hereby authorized to execute and deliver any and all documents in connection with the 2026 Annual PHA Plan.

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 Executive Secretary, City Controller, Commission Clerk, Commission General Counsel, Community Development Department, and the Compton Local Housing Authority.

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

ADOPTED this _____ day of _____, 2026.

**CHAIRPERSON OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**SECRETARY OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES
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 _____ day of _____, 2026

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

**AYES: COMMISSIONERS-
NOES: COMMISSIONERS-
ABSENT: COMMISSIONERS-
ABSTAIN: COMMISSIONERS-**

**SECRETARY OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: <u>Compton Housing Authority</u> PHA Code: <u>CA071</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>803</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission				
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.				
	☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	New Activities. – The CHA adopted the current 5-Year Administrative Plan 2025-2029 which includes Project-based Vouchers. The PBV's are to accommodate the County of Los Angeles' Project Home Key projects and for affordable housing projects in the City of Compton.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Goal: Increase and expand the CHA's supply of assisted housing Progress: - Continued servicing of families on Waiting List - Landlord outreach to increase availability of units available for families - Increase of Fair Market Rents - Administering Emergency Housing Vouchers Goal: Manage the PHA Housing Choice Voucher Program in an effective and efficient manner Progress: - Maintaining policies and procedures that are consistent with HUD statutory and regulatory changes. - Maintaining housing management efficiency through industry standard software. - Maintaining an emphasis on staff training. - Completing outstanding FYE Single Audits for FYE 2025. Goal: Improve the quality of assisted housing Progress: - Maintain safe, decent, sanitary units for residents living in HCV assisted units. - Conducting Housing Quality Standards inspections timely and as needed. Goal: Ensure equal opportunity and affirmatively further Fair Housing Progress: - 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. Goal: Violence Against Women Act (VAWA) Progress: - 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	Capital Improvements. – Not Applicable

B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A ☒ ☐ ☐ (b) If yes, please describe: Please see FYE 2024 Single Audit Submission.	
C.	Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (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.	
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.	
D.	Affirmatively Furthering Fair Housing (AFFH).	
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. <table><tr><td> Fair Housing Goal: <i>Outreach and Education</i> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Through our contract with the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers. </td></tr></table>	Fair Housing Goal: <i>Outreach and Education</i> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Through our contract with the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers.
Fair Housing Goal: <i>Outreach and Education</i> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Through our contract with the Fair Housing Foundation, the CHA provides outreach and housing education for landlords, homeowners, renters and future homebuyers.		

	Fair Housing Goal: <i>Renter Assistance</i> <u>Describe fair housing strategies and actions to achieve the goal</u> Through the Fair Housing Foundation (FHF), the CHA holds Fair Housing Workshops to provide renter's with guidance and education regarding tenant's rights and fair housing laws. In addition, in landlord-tenant disputes we advise the participant that they may receive guidance and legal advice regarding their rights from the FHF.
	Fair Housing Goal: <i>Promoting Access to Equal Housing</i> <u>Describe fair housing strategies and actions to achieve the goal</u> Through the FHF, 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 the education regarding housing discrimination, Federal and State of California 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



NOTICE OF JOINT PUBLIC HEARING

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

to consider

THE PUBLIC HOUSING AGENCY (PHA) 2026 ANNUAL PLAN ("Annual Plan") for the submission 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 joint public hearing ("Hearing") on April 14, 2026 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 Agreement, 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 2026 Annual Plan and a copy of the PHA 2026 Annual Plan is available for public review and or duplication, 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 Cecil Flournoy at (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:

March 11, 2026

March 18, 2026

CITY OF COMPTON HOUSING AUTHORITY MINUTES

Thursday, May 28, 2026

10:00 A.M.

In-Person Meeting

1) CALL TO ORDER/ROLL CALL: The meeting was called to order at 10:22 a.m.

Patrice Stewart, Housing Supervisor	PRESENT
Jose Martinez, Housing Specialist	PRESENT
Ever Ramirez, Housing Specialist, Inspector	PRESENT
Jackie Negrete, Housing Specialist, Secretary	PRESENT
Claude Jones, Section 8 Landlord	PRESENT
Enrique Rios, Section 8 Landlord	PRESENT
Aaron Williams, Section 8 tenant	ABSENT

2) PLEDGE OF ALLEGIANCE The pledge of allegiance was recited by all attendees

3) APPROVAL OF MINUTES:

4) NOTICE OF RESIDENT ADVISORY BOARD (RAB) MEETING

- A. Ms. Stewart presented City of Compton Housing Authority Resident Advisory Board (RAB) Meeting Review of the 2026 Public Housing Agency (PHA) Plan which included the Notice of RAB Meeting capturing purpose of meeting, identified eligible attendees, location, date, time, and contact information.
- B. Ms. Stewart reviewed purpose of RAB meeting is to gather group of assisted residents and Housing Choice Voucher Program participants to provide feedback and recommendations regarding Housing Authority policies, procedures, and proposed program changes to abide with HUD regulation requiring Housing Authorities to consult with residents and participants during the development of the PHA plan.
- C. Ms. Stewart reviewed proposed PHA updates to include continued administration of the Housing Choice Voucher Program, program compliance with HUD regulations, and operational and administrative updates regarding inspections following National Standards for the Physical Inspection of Real Estate (NSPIRE).
- D. Ms. Stewart reviewed proposed Emergency Housing Vouchers (EHV) to Housing Choice Voucher (HCV) transition amendment if EHV becomes unavailable. The purpose of this transition is to support housing stability. The proposed transition is

meant for eligible EHV participants and is subject to available HCV funding, HUD authorization and guidance, and applicable Housing Authority policies and procedures. Transitions are anticipated to occur during annual recertifications or interim actions. The Housing Authority may establish a local preference for currently assisted EHV families who are at risk of termination due to lack of program funding which will help support continuity of assistance.

5) ADVISORY BOARD COMMENTS:

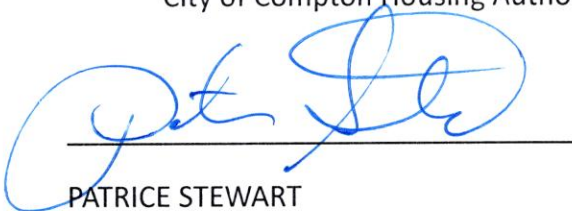
Mr. Rios inquired about recertification process and possible links to an inspection. Mr. Ramirez reviewed that current inspection protocol is biannually, at initial lease up, and special inspections requested by owner or tenant. Mr. Rios inquired about carbon monoxide and smoke alarm requirements. Mr. Ramirez confirmed that battery operated alarms are following HUD requirement and do not require being hard-wired at this time.

Speaking of inspection parameters, Mr. Rios commented on tenant damage of property and wildlife damage from racoons and gophers for properties outside of Compton Housing Authority Jurisdiction. Mr. Ramirez resonated with Mr. Rios. Mr. Rios then commented on the window guard safety release requirements needed to follow City of Compton code and requested clarification on foot or cable-operated foot cables. Mr. Ramirez confirmed either functioning release system tested during inspection.

Mr. Rios inquired about housing authority payment for EHV families. Ms. Stewart confirmed that Compton Housing Authority assists a total of 30 families due to other EHV vouchers that were granted being ported out to other housing authorities and that payments to Compton Housing Authority landlords who rent to EHV families will seamlessly continue with varying internal process to account for transition to alternate funding source.

6) ADJOURNMENT

City of Compton Housing Authority meeting adjourned at 11:18 a.m.



PATRICE STEWART

HOUSING SUPERVISOR