

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
01/03/2023
5:45 PM**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. MARCH 22, 2022

EXECUTIVE SECRETARY'S REPORT

2. A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING – HOUSING AUTHORITY 2023 PHA ANNUAL PLAN (March 14, 2023 at 5:50 p.m.)

COMMISSION COMMENTS

ADJOURNMENT

MARCH 22, 2022

The Urban Community Development Commission of the City Compton was called to order at 6:35 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Commissioners Present: Bowers, Darden, Sharif

Commissioners Absent: Galvan (*Joined the meeting after the Body Reconvened*)

Other Officials Present: E. Perrodin, A. Godwin, T. Thomas

5:50 P.M. – JOINT PUBLIC HEARING – HOUSING AUTHORITY 2022 PUBLIC HOUSING AGENCY (PHA) PLAN

On motion by Darden, seconded by Bowers, the public hearing was opened at 6:34 p.m. by the following vote on roll call:

AYES: Commissioner/Council Members – Bowers, Darden, Sharif

NOES: Commissioner/Council Members – None

ABSENT: Commissioner/Council Members – Galvan

Chairperson Sharif called the Urban Community Development Commission to order at 6:34 p.m.

ROLL CALL

Commissioners Present: J. Bowers, L. Darden, Chairperson Sharif

Commissioners Absent: I. Galvan

Alena Sall-Phok, Housing Services Supervisor, offered a power point presentation and indicated that the mission statement of the Housing Authority is to ensure residents with housing needs are offered safe, adequate and affordable housing and provide economic opportunity and a suitable living environment free from discrimination. The United States Department of Housing and Urban Development (HUD) requires all Public Housing Agencies (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. The Public Housing Agency (PHA) Plan is a comprehensive guide to the Compton Local Housing Authority policies and strategies that were developed to meet the City's housing needs and goals.

Goal 1: Expand the Supply of Assisted Housing as Follows:

- Provide quality housing that is affordable to low, very low and extremely low-income households.
- Service families on the Waiting List.
- Promote the Housing Choice Voucher (HCV) Program to prospective landlords.
- Administer the 53 Emergency Housing Vouchers (EHVs) from the American Rescue Plan Act and maximize Budget Authority by issuing new vouchers.

Goal 2: Manage the PHA Housing Choice Voucher Program in an Efficient and Effective Manner in the following areas:

- Participate in the City of Compton Homeless Task Force.
- Update policies and procedures to be consistent with HUD statutory and regulatory changes.
- Maintain high emphasis on the staff training:
 - HCV Housing Quality Standards
 - Fair Housing Workshop
 - Detecting and Addressing Hazard from mold, and other HUD Trainings as applicable
- Maintain Housing Management efficiency through the Information Technology and software upgrades.

Goal 3: Family Self-Sufficiency & Homeownership

- Continue to promote Self-sufficiency among program participants
- Family Self Sufficiency Program (FSS) participants progress:
 - a Licensed Realtor and closed three escrows/transactions,
 - registered to Compton College for AS Degree in Nursing Program,
 - completed 80 hours of truck driving training from Atzland and obtained Class A Driver License
 - self-employed, Landscaper
- Develop community partnerships to expand supportive services and improve employability of participants
 - Credit Repairs and Homeownership Counseling
 - Career Development and Resume Coaching
 - Work sources
 - Budget and Saving Management

Goal 4: Ensure Equal Opportunity and further nondiscrimination in Housing

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, marital status and disability.
- Attend Fair Housing Training to ensure that fair housing efforts continue for Compton participants
- Provide educational material and fair housing courses to landlords and participants

Goal 5: (Violence Against Women's Act) VAWA and Department of Justice Reauthorization Action of 2005

- Continue to promote and abide by the Violence Against Women's Act (VAWA).
 - domestic violence
 - dating violence
 - sexual assault
 - stalking and/or others as required by law

- The PHA continues to adhere to HUD requirements regarding the VAWA as it pertains to the Housing Choice Voucher Program.
 - Protects tenants and family members (who are victims of domestic violence, dating violence, or stalking) from being evicted and terminated based on acts of such violence against them.
 - Community Legal Services, Domestic Violence Supportive Services Program at: 725 W. Rosecrans Ave. Compton, CA, 90222, phone: 310-638-5524

Ms. Sall-Phok stated that the Housing Authority plans to issue a Request for Proposals (RFP) for Project-Based Vouchers (PVB) (depending on HUD funding availability). The projected number of project-based units depends on funding availability and the general locations for the project-based vouchers will be in areas of high opportunity with low concentrations of property, access to amenities and services, walkability to transit services and assist with Financial feasibility of a proposed project, among other selection criteria defined in the RFP. The project-basing vouchers will be consistent with the PHA Plan because it will more effectively meet our strategy for addressing the most pressing housing needs of our community.

Ms. Sall-Phok further explained the Emergency Housing Vouchers (EHV) program and indicated the following:

- HUD is allocating 70,000 vouchers across the country as a part of the American Rescue Plan
- HUD allocated 53 Emergency Housing Vouchers for Compton homeless population
- EHV helps assist with Housing Assistance Payment (rent)
- EHV provides service fees; security deposit, utility deposits and landlord incentive
- Support individuals and families to obtain or retain stable housing
- Partnership between the City of Compton and PHAs
- Enter into a Memorandum of Understanding-Emergency Housing Voucher Program between the City of Compton Housing Authority (CHA) and the Los Angeles Homeless Services Authority (LAHSA)
- Received 19 referrals, Issued 11 Vouchers, Pending 6 reviews, Pending 2 Criminal Background Checks

PUBLIC COMMENTS REGARDING THE HEARING

Jacqueline Venters asked if the housing vouchers had been distributed by the City.

Ms. Sall-Phok commented that housing vouchers were distributed by the HOPICS homeless providers.

Irene Chandler commented that in many cases, a homeless person does not have a cell phone nor transportation, and further questioned what type of outreach is done to reach individuals in this situation.

Alena Sall-Phok responded that there are several homeless service providers such as HOPICS with the expertise to assist the homeless and provide emergency housing vouchers and collect information from individuals and get them into the system to provide assistance.

Ben Holifield commented that he assisted the homeless for many years at his establishment on Compton Boulevard and urged the City to provide services and programs to assist the homeless.

Anthony Lewis questioned if there were funds available to assist the residents with paying for the truck driving school. Mr. Lewis then offered that CTI provides many classes to assist the residents. Ms. Sall-Phok replied that the truck driving school program is provided through the Family Self-Sufficiency program. However, the person referred to in the power point presentation paid his own way to attend the truck driving school.

Lynn Boone questioned the total dollar amount for the 53 housing vouchers offered by the American Rescue Act and further questioned Goal Number 3 – Family Self-Sufficiency and the training aspect of the program. Ms. Boone questioned the procedure for notifying the residents about the public hearing and also questioned how the homeless citizens will be made aware of the various services that are available to assist the homeless.

Ms. Sall-Phok replied that she did not know the total dollar amount allocated for the 53 housing vouchers as the amount is not separately detailed within the budget and further responded that the PHA 2022 Plan public hearing notification is published and advertised in the Compton Bulletin.

There being no further comments, it was moved by Darden, seconded by Bowers the public hearing was closed at 6:59 p.m. by the following vote on roll call:

AYES: Commissioners/Council Members – Bowers, Darden, Sharif
NOES: Commissioners/Council Members – None
ABSENT: Commissioners/Council Members – Galvan

Commissioner/Council Member Bowers indicated that the homeless population is increasing, and the City should continue to provide nutrition services. Commissioner/Councilmember Bowers then requested an explanation on the difference in the information they received in their agenda package and the information presented during the power point presentation.

Ms. Sall-Phok indicated that a draft of the Public Housing Authority Plan is what is before the Commission/City Council and added that such PHA plan has been available for review on the City's website, City Clerk's Office and advertised in the Compton Bulletin 45 days prior to this hearing. Ms. Sall-Phok noted that tonight's comments will be included in the Final Draft submitted to HUD for approval. Ms. Sall further indicated that the public may contact the City Clerk's Office and the Housing Authority and present any questions or comments to either office to be included with the final draft of the PHA Plan.

On motion by Darden, seconded by Bowers, the Urban Community Development Commission meeting was recessed at 7:06 p.m. by the following vote on roll call:

AYES: Commissioners – Bowers, Darden, Sharif
NOES: Commissioners – None
ABSENT: Commissioners – Galvan

RECONVENE TO OPEN SESSION

On motion by Galvan, seconded by Darden, the Urban Community Development Commission reconvened at 8:07 p.m. by the following roll call vote:

ROLL CALL

Commissioners Present: Galvan, Bowers, Darden, Sharif
Commissioners Absent: None

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lynn Boone referenced the Compton City Charter and indicated that violations of the Charter must be addressed.

Ben Holifield commented that the City needs a Beautification Committee and also thanked Councilman Galvan for the resolution in support of restoring Emily Hart Holifield's name to the Compton Community College Library.

Fidel Marquez thanked Councilman Bowers for addressing the concerns of the residents of the community and questioned how someone can come into the City and close streets for a special event, when the residents are not even provided with basic services.

Unidentified Speaker stated that he has experienced a problem with his plumbing and gas line for over 3 months and requested the City's assistance in working with Neighborhood Housing Services (NHS).

Vanessa questioned whether any funds were given to the City in exchange for the video shoot, noting that usually, the residents are compensated. Vanessa further questioned if anyone from District 3 signed an agreement relative to the video production.

Anthony Lewis read a letter regarding proposed legislation in response to the presentation shown by the Compton Sheriff's Department relative to illegal street takeovers. Mr. Lewis requested that the City schedule a meeting with the Compton Sheriff's Department and other law enforcement agencies to discuss the proposed legislation.

Jackie Venters requested that the City Council respect the citizens and notify the residents whenever there is an event that affects the community.

Mark Smith commented that he lives near the location of the recent street closures to facilitate the video production event, which greatly impacted the community and further questioned if the City has editorial rights to make certain that the City of Compton is portrayed in a positive light.

APPROVAL OF MINUTES

1. JANUARY 25, 2022

On motion by Darden, seconded by Bowers, the minutes were approved by the following vote on roll call:

AYES: Commissioners – Galvan, Bowers, Darden, Sharif

NOES: Commissioners – None

ABSENT: Commissioners – None

NEW BUSINESS

2. 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 2022 PUBLIC HOUSING AUTHORITY ANNUAL PLAN

On motion by Darden, seconded by Bowers, the resolution entitled ‘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 2022 PUBLIC HOUSING AUTHORITY ANNUAL PLAN’ failed by the following vote on roll call

AYES: Commissioners – Darden, Sharif

NOES: Commissioners – None

ABSENT: Commissioners – None

ABSTAIN: Commissioners – Galvan, Bowers

Michael Antwine commented that HUD requires that the City submit a 2022 Annual Action Plan and further noted that the Plan is a ‘draft’ until it is approved by the City’s legislative Body.

Commissioner Darden commented that the City Council must be allowed to review the documentation relative to this item, prior to submission of the PHA Plan to HUD.

Commissioner Bowers stated that the City should not wait until the last minute to bring items before the Council/Commission and added that this method of presenting information is unacceptable.

(Councilman Galvan exited the meeting at 8:35 p.m.)

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON LOCAL HOUSING AUTHORITY AMENDING THE LOCAL HOUSING AUTHORITY'S 2021-2022 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS (\$170,000)

On motion by Darden, seconded by Bowers, **Resolution Number 1,921** entitled '**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON LOCAL HOUSING AUTHORITY AMENDING THE LOCAL HOUSING AUTHORITY'S 2021-2022 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS**' was adopted by the following vote on roll call:

AYES: Commissioners – Bowers, Darden, Sharif
NOES: Commissioners – None
ABSENT: Commissioners – Galvan

COMMISSION COMMENTS

Chairperson Sharif requested that the Exec Manager address the issue regarding the filming at Tragniew park.

Executive Secretary Thomas informed the Body that this video production was approved by Staff and the Mayor was not involved. Mr. Thomas indicated that he will provide an outline of the procedures and process going forward.

ADJOURNMENT

On motion by Bowers, seconded by Darden, the meeting was adjourned at 8:49 p.m. by the following vote on roll call:

AYES: Commissioners – Bowers, Darden, Sharif
NOES: Commissioners – None
ABSENT: Commissioners – Galvan

Clerk of the Urban Community Development Commission

Chairperson of the Urban Community Development Commission

JANUARY 3, 2023

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

**SUBJECT: A REQUEST TO SCHEDULE A JOINT PUBLIC HEARING –
HOUSING AUTHORITY 2023 PHA ANNUAL PLAN**

SUMMARY

Staff is requesting a Joint Public hearing between the City Council and the Urban Community Development Commission for Tuesday, March 14, 2023 @ 5:50 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.

The information that the PHA must submit to HUD under the Annual Plan, 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.

The PHA's Annual Plan provides the plans and procedures required to be consistent with the goals and objectives of the PHA's Five Year Plan.

RECOMMENDATION

Staff respectfully requests a joint public hearing be scheduled for Tuesday, March 14, 2023, at 5:50 p.m. in the Council Chambers located at 205 South Willowbrook Avenue, Compton.

**ALENA SALL-PHOK, HOUSING SERVICES SUPERVISOR
COMPTON LOCAL HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**THOMAS THOMAS
EXECUTIVE SECRETARY**