



Meeting Date: 01/15/2008

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: Arturo Casillas, Housing Programs Manager Agenda Item No. I-10

Reviewed By: City Manager [Signature] Holmberg City Attorney [Signature] Finance [Signature] Other (Specify) \_\_\_\_\_

**DATE:** January 6, 2008  
**TO:** Housing Authority Board of Commissioners  
**FROM:** Sal D. Gonzalez, Housing Director  
Housing Department [Signature]

**SUBJECT: Revised Family Self Sufficiency Program Action Plan**

**RECOMMENDATION**

That the Housing Commission:

1. Authorize submission of a revised Family Self Sufficiency (FSS) Program Action Plan for the Oxnard Housing Authority to the U.S. Department of Housing and Urban Development (HUD).
2. Authorize and direct the Housing Director to submit the FSS Program Action Plan to HUD for review and approval.

**DISCUSSION**

In order for the Housing Authority to implement HUD defined family self-sufficiency programs and to be eligible to apply for HUD grants to fund FSS coordinator positions, the Housing Authority is required to have a Family Self Sufficiency Program Action Plan in place.

In 1993, the Housing Authority adopted its current Family Self Sufficiency Plan for the Section 8 rental assistance program. The program, governed by Section 554 of the Cranston-Gonzalez National Affordable Housing Act (NAHA) of 1990, allowed for up to 125 families to participate in the program. Over time, the number of families permitted on the program has been decreased by the number of families that have graduated, or become self-sufficient. Since the inception of the Section 8 FSS Program, 72 families have graduated. Presently, the program has allowance for up to 53 families, while 34 families are enrolled. Staff carries out continuous recruitment efforts in an attempt to maximize the number of families on the program. Since the inception of the Section 8 FSS Program, the Housing Authority has been successful in obtaining competitive grant funds each successive year for a Section 8 Program FSS Coordinator.

On June 28, 2005, the Housing Commission amended the FSS Plan to extend its provisions to the

Public Housing Program, while updating the plan based on provisions contained in 24 CFR, Part 984, which address requirements for self-sufficiency programs. These regulations were adopted by reference as part of the local FSS plan by the Housing Commission in 2005. The local Public Housing program requires a minimum of 25 families to be enrolled in the program at any one time, with a maximum of 40 families being permitted. A strong point of the FSS Program is its use of escrow accounts. When the income increases for a tenant that is enrolled in the program, the family still pays a higher rent, but the increased amount is set aside in an escrow account for the family. The family obtains these funds later to make a down payment on a home, or when it has met other self-sufficiency goals. This program, which has 29 families enrolled and has had one graduate, has just received its second competitive HUD grant award.

The revised Family Self Sufficiency Program Action Plan does not represent a major policy change for the Housing Authority, which would require a 45 day comment and review period and a public hearing. The revised plan instead simply reformats into one document the Section 8 Program and Public Housing Program plans and applicable HUD regulations which have evolved since 1993 and are codified in 24 CFR, Part 984. Changes in HUD regulatory requirements are also not considered significant amendments that would require local public hearing and notice procedures.

The original 1993 FSS Plan was also done in concert with the other Housing Authorities in the County. The idea was that there would be only one advisory board of partner agencies, or "Project Coordinating Council," which would meet with all the Housing Authorities on a regular basis, in the interest of efficiency. However, that effort proved to be impractical, and was not put into practice on a sustained basis. The proposed plan eliminates the consortium basis of the original plan.

## **FINANCIAL IMPACT**

There is no financial impact anticipated based on the recommended action.

Attachment #1 - Resolution

Attachment #2 - Revised Family Self Sufficiency Program Action Plan

Note: The Revised Family Self Sufficiency Program Action Plan has been provided to the Board of Commissioners. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Board of Commissioners meeting and at the City Clerk's Office after 8:00 a.m. on Monday.

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HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION AUTHORIZING THE REVISED FAMILY SELF SUFFICIENCY PROGRAM ACTION PLAN AND AUTHORIZING THE HOUSING DIRECTOR TO EXECUTE AND SUBMIT THE REVISED PLAN

WHEREAS, the Housing Authority of the City of Oxnard ("OHA") is required by the U.S. Department of Housing and Urban Development ("HUD") to have a Family Self Sufficiency Program Action Plan ("FSS Plan") and submit the FSS Plan for HUD's review and approval in order to be eligible to receive competitive HUD grant funds for the employment of FSS coordinators and to operate FSS programs; and

WHEREAS, the Housing Authority of the City of Oxnard has an approved Family Self Sufficiency Program Action Plan for the Section 8 Program and Public Housing programs on file with the Los Angeles HUD Field Office;

WHEREAS, the Housing Authority of the City of Oxnard presently has Family Self Sufficiency programs in operation in the Section 8 Program and in the Public Housing Program;;

WHEREAS, the OHA wishes to update its plan to conform with regulatory requirements and procedures that have evolved since the inception of the local program in 1993, and which are codified in 24 CFR, Part 984;

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. The Commission authorizes the Revised Family Self Sufficiency Program Action Plan for the Housing Authority and authorizes and directs the Housing Director to submit it to HUD for review and approval, as required by Section 554 of the Cranston-Gonzalez National Affordable Housing Act (NAHA) of 1990.

APPROVED AND ADOPTED this 15th day of January 2008, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Chairman

ATTEST:

\_\_\_\_\_  
Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:

\_\_\_\_\_  
Gary L. Gillig, General Counsel

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Attachment #1