



Meeting Date: 04 / 7 / 09

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

Prepared By: Karl Lawson, Compliance Services Manager

Agenda Item No. K-3

Reviewed By: City Manager General Counsel Finance Other (Specify)

DATE: March 25, 2009

TO: Housing Authority Commission

FROM: William E. Wilkins, Housing Director

SUBJECT: Annual Agency Plan

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard:

- (1) Hold a public hearing to receive comments concerning the proposed Agency Plan;
- (2) Adopt a resolution:
 - (a) Approving the Annual Agency Plan for the Housing Authority; and
 - (b) Authorizing and directing the Chairman to execute the Department of Housing and Urban Development (HUD) Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with HUD's policies and procedures; and
 - (c) Authorize the Housing Director to execute and submit all reports and documents required to comply with HUD's policies and procedures regarding the Agency Plan.

SUMMARY

The Oxnard Housing Authority (OHA) Agency Plan consists of a Five-Year Plan and an Annual Plan. The Five-Year Plan describes the mission of the Housing Authority and the long-range goals and objectives for achieving the mission over the course of the five-year period. The OHA is in the fourth year of the current Five-Year Plan, which began July 1, 2005. The Annual Plan coincides with the fiscal year, and provides details about the OHA's immediate operations, program participants, programs, and services, as well as OHA strategies for handling operational and resident concerns in the upcoming fiscal year. The two planning mechanisms (the Five-Year Plan and the Annual Plan) require the OHA to examine existing operations and needs, and to design long- and short-range strategies to address those needs. The proposed amendments for the 2009-2010 Annual Plan include two notable policy changes, including an increase in the OHA flat rents for 15% of the OHA's tenant households.

DISCUSSION

The requirement to develop an Annual Agency Plan is set forth in the Quality Housing and Work Responsibility Act of 1998 (the Act). The Annual Agency Plan must be consistent with the City's Consolidated Plan, and its development involves consultation with affected groups.

The purpose of the Annual Agency Plan is to provide a framework for local accountability, along with an easily-identifiable source document where public housing residents, participants in the Section 8 program, and members of the public may locate basic information regarding a Housing Authority's policies, rules and regulations, and services provided by the agency.

Annual Agency Plan updates must be submitted to HUD at least seventy-five days prior to the beginning of each fiscal year, and must include certifications that the OHA Plan is consistent with the City's Consolidated Plan, and in accordance with HUD requirements.

The proposed changes included in the OHA 2009-2010 Annual Agency Plan were made available for public review on January 30, 2009, and submitted to the Resident Advisory Board (RAB) for its review and input. The RAB, consisting of two Tenant Commissioners, five other public housing residents, and three Section 8 tenants, conducted public meetings to discuss the Plan on January 26 and March 2, 2009. OHA staff made presentations to the RAB at those meetings and responded to inquiries and suggestions from RAB members and others. A forty-five day period, which ended on March 16, 2009, was established for submission of written comments on the proposed changes to the Agency Plan.

While most of the recommended modifications to the Agency Plan are for the purpose of clarifying current policy, the recommended Annual Plan includes two notable policy changes.

The first involves a proposed revision of the OHA's "flat rent" schedule. Currently, residents of the 780 public housing units owned by the OHA have two options for payment of their unit rent: The resident can pay rent based on income (which is calculated as 30% of their adjusted gross income); or the resident can opt to pay a pre-determined "flat rent" in accordance with the existing flat rent schedule (for example, \$500 for a studio apartment, \$600 for a one-bedroom, and so on for unit size up to five bedrooms).

The OHA's flat rent schedule has not been adjusted since the year 2000, and thus is based on local rent levels a decade old. The proposed change would increase flat rents substantially, in order to bring those rents more in line with affordable rents for similarly-sized units.

Since only 15 percent of the households residing in public housing currently choose the flat rent option, 85% of public housing tenant families would not be affected by this change. The 15% that would be affected are the households with the highest incomes, and thus are those that are currently receiving the highest rent subsidy. While this proposed change would increase the unit rents of 111 of these households, all tenants would still have the option of paying the income-based rent level (i.e., no more than 30% of their adjusted gross income) that the other 85% of public housing tenant families pay.

Attachment No. 2 illustrates in a spreadsheet format the projected impact of the proposed flat rent increase on each of these 111 households, as well as the financial impact on the OHA. The rent increase is phased in, as each affected family comes in for their annual re-certification. As can be seen on page 3 of the spreadsheet, the flat rent increase, once fully implemented, could potentially yield a net annual rental revenue increase of as much as \$342,000. That rent increment must be expended on maintenance and services at the public housing projects where the tenants reside.

It is possible that some of the higher-income families may exercise their right to seek housing in the private housing market rather than pay either the higher flat rent or a rent level that is a function of their status as a higher-income household. Such action would open up a vacancy which would be filled with one of the many hundreds of applicant families currently on the OHA's waiting list for housing assistance.

The second proposed policy change involves the OHA's local preference policy for the provision of housing assistance. The existing policy grants preference to those applicants for housing assistance who live, work, or attend school in Oxnard. The proposed change would maintain this preference for those who live or work in Oxnard, but removes the preference for non-Oxnard residents who only attend school in Oxnard. This change is designed to avoid a situation where an applicant who does not live or work in Oxnard applies to an educational institution in order to acquire preference for housing, but with no real intention of completing an educational program in Oxnard.

FINANCIAL IMPACT

The approval of the recommended action will enable the OHA to obtain various HUD funds, including approximately \$1.8 million under the Capital Fund. Adoption of an Annual Plan is required for the OHA to receive the funds set forth in the revision to the 5-Year Capital Fund program which was approved by the Commission on March 24, 2009. In addition, adoption of the revised flat rent schedule could potentially yield an annual increase in gross rental income of as much as \$342,000, once said increase is fully implemented within 24 months of adoption.

KL/kl

- Attachment #1 - Proposed flat rent schedule
#2 - Spreadsheet entitled "Projected Financial Impact of Proposed Flat Rent Increase"
#3 - Proposed Amendments to the Agency Plan
#4 - Resolution Approving the Annual Agency Plan and Authorizing the Housing Director to Execute and Submit the Revised Plan

Note: The Annual Agency Plan has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on the Monday prior to the Council meeting.

PROPOSED FLAT RENT SCHEDULE

The current flat rent schedule for the public housing units owned and operated by the Oxnard Housing Authority was adopted by the Commission in April 2000, and became effective on July 1, 2000. The current flat rents, along with the proposed 2009 flat rents, are as follows:

<u>Unit Size</u>	<u>Current Flat Rents (effective July 2000)</u>	<u>Proposed Flat Rents</u>
Studio	\$500	\$853
One bedroom	\$600	\$871
Two bedrooms	\$725	\$915
Three bedrooms	\$950	\$1440
Four bedrooms	\$1150	\$1580
Five bedrooms	\$1250	\$1680

PROJECTED FINANCIAL IMPACT OF PROPOSED FLAT RENT INCREASE ON
 THE 116 O.H.A. HOUSEHOLDS CURRENTLY PAYING FLAT RENTS

HOUSEHOLD IDENTIFIER	ANNUAL INCOME	INCOME-BASED RENT	CURRENT FLAT RENT	SAVINGS/DIFFERENCE	NEW FLAT RENT	INCREASE IN FLAT RENT	NEW RENT IF TENANT CHOOSES NEW FLAT RENT	RENT INCREASE IF TENANT CHOOSES NEW FLAT RENT OPTION	SAVINGS IF TENANT CHOOSES FLAT RENT OPTION	NEW RENT IF TENANT CHOOSES INCOME-BASED RENT OPTION	RENT INCREASE IF TENANT CHOOSES INCOME-BASED RENT OPTION
1	\$33,468	\$637	\$600	\$37	\$637	\$37	\$637	\$37	\$637	\$637	\$237
2	\$46,210	\$1,155	\$950	\$205	\$1,440	\$271	\$1,440	\$490	\$1,155	\$1,155	\$205
3	\$56,131	\$1,403	\$725	\$678	\$915	\$190	\$915	\$190	\$488	\$1,144	\$194
4	\$45,772	\$1,144	\$950	\$194	\$1,440	\$490	\$1,440	\$490	\$93	\$1,217	\$267
5	\$40,337	\$1,008	\$725	\$283	\$915	\$190	\$915	\$190	\$556	\$882	\$157
6	\$48,889	\$1,217	\$950	\$267	\$1,440	\$490	\$1,440	\$490	\$881	\$1,043	\$93
7	\$79,826	\$1,986	\$950	\$1,046	\$1,440	\$490	\$1,440	\$490	\$492	\$1,517	\$367
8	\$35,296	\$882	\$725	\$157	\$915	\$190	\$915	\$190	\$576	\$1,230	\$280
9	\$69,846	\$1,746	\$725	\$1,021	\$915	\$190	\$915	\$190	\$729	\$1,059	\$109
10	\$56,263	\$1,407	\$725	\$682	\$915	\$190	\$915	\$190	\$57	\$882	\$157
11	\$41,734	\$1,043	\$950	\$93	\$1,440	\$490	\$1,440	\$490	\$168	\$1,189	\$239
12	\$80,853	\$2,016	\$950	\$1,066	\$1,440	\$490	\$1,440	\$490	\$368	\$1,206	\$256
13	\$80,864	\$1,517	\$1,150	\$367	\$1,580	\$430	\$1,580	\$430	\$198	\$1,173	\$223
14	\$66,773	\$2,169	\$950	\$1,219	\$1,440	\$490	\$1,440	\$490	\$227	\$1,123	\$173
15	\$77,868	\$1,942	\$1,150	\$792	\$1,580	\$430	\$1,580	\$430	\$530	\$1,288	\$338
16	\$49,194	\$1,230	\$950	\$280	\$1,440	\$490	\$1,440	\$490	\$574	\$1,385	\$435
17	\$69,633	\$1,741	\$725	\$1,016	\$915	\$190	\$915	\$190	\$881	\$1,206	\$256
18	\$38,896	\$972	\$725	\$247	\$915	\$190	\$915	\$190	\$271	\$1,173	\$223
19	\$42,363	\$1,059	\$650	\$109	\$1,440	\$490	\$1,440	\$490	\$57	\$1,123	\$173
20	\$35,264	\$882	\$725	\$157	\$915	\$190	\$915	\$190	\$168	\$1,189	\$239
21	\$41,480	\$1,037	\$600	\$437	\$871	\$271	\$871	\$271	\$368	\$882	\$157
22	\$51,326	\$1,283	\$725	\$558	\$915	\$190	\$915	\$190	\$198	\$1,059	\$109
23	\$71,120	\$1,778	\$1,150	\$628	\$1,580	\$430	\$1,580	\$430	\$227	\$882	\$157
24	\$66,692	\$1,667	\$950	\$717	\$1,440	\$490	\$1,440	\$490	\$530	\$1,288	\$338
25	\$78,800	\$1,970	\$950	\$1,020	\$1,440	\$490	\$1,440	\$490	\$574	\$1,385	\$435
26	\$80,566	\$2,014	\$950	\$1,064	\$1,440	\$490	\$1,440	\$490	\$881	\$1,206	\$256
27	\$30,376	\$759	\$600	\$159	\$871	\$271	\$871	\$271	\$368	\$882	\$157
28	\$47,579	\$1,189	\$650	\$239	\$1,440	\$490	\$1,440	\$490	\$57	\$1,189	\$239
29	\$38,909	\$973	\$725	\$248	\$915	\$190	\$915	\$190	\$168	\$1,189	\$239
30	\$33,480	\$637	\$725	\$112	\$915	\$190	\$915	\$190	\$368	\$882	\$157
31	\$34,753	\$869	\$725	\$144	\$915	\$190	\$915	\$190	\$198	\$1,059	\$109
32	\$51,014	\$1,275	\$950	\$325	\$1,440	\$490	\$1,440	\$490	\$227	\$882	\$157
33	\$39,518	\$988	\$950	\$38	\$1,440	\$490	\$1,440	\$490	\$530	\$1,288	\$338
34	\$51,521	\$1,288	\$950	\$338	\$1,440	\$490	\$1,440	\$490	\$574	\$1,385	\$435
35	\$65,124	\$2,128	\$1,250	\$878	\$1,680	\$430	\$1,680	\$430	\$881	\$1,206	\$256
36	\$55,400	\$1,385	\$950	\$435	\$1,440	\$490	\$1,440	\$490	\$227	\$882	\$157
37	\$65,736	\$1,643	\$725	\$918	\$915	\$190	\$915	\$190	\$198	\$1,059	\$109
38	\$46,223	\$1,206	\$950	\$256	\$1,440	\$490	\$1,440	\$490	\$530	\$1,288	\$338
39	\$46,924	\$1,173	\$950	\$223	\$1,440	\$490	\$1,440	\$490	\$574	\$1,385	\$435
40	\$44,935	\$1,123	\$950	\$173	\$1,440	\$490	\$1,440	\$490	\$881	\$1,206	\$256
41	\$47,449	\$1,186	\$725	\$461	\$915	\$190	\$915	\$190	\$271	\$1,173	\$223
42	\$41,900	\$1,048	\$725	\$323	\$915	\$190	\$915	\$190	\$198	\$1,059	\$109

"Income-Based Rent" = 30% of monthly gross income.
 "Current Flat Rent" column shows rents tenants pay now.
 (Current Flat Rents were last increased in the year 2000.)

ATTACHMENT #2
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PROJECTED FINANCIAL IMPACT OF PROPOSED FLAT RENT INCREASE ON THE 116 O.H.A. HOUSEHOLDS CURRENTLY PAYING FLAT RENTS

HOUSEHOLD IDENTIFIER	ANNUAL INCOME	INCOME-BASED RENT	CURRENT FLAT RENT	SAVINGS/DIFFERENCE	NEW FLAT RENT	INCREASE IN FLAT RENT	NEW RENT IF TENANT CHOOSES NEW FLAT RENT	RENT INCREASE IF TENANT CHOOSES NEW FLAT RENT OPTION	SAVINGS IF TENANT CHOOSES FLAT RENT OPTION	NEW RENT IF TENANT CHOOSES INCOME-BASED RENT OPTION	RENT INCREASE IF TENANT CHOOSES INCOME-BASED RENT OPTION
43	\$65,989	\$1,650	\$950	\$700	\$1,440	\$490	\$1,440	\$490	\$210	\$863	\$138
44	\$34,500	\$863	\$725	\$138	\$915	\$190	\$915	\$190	\$88	\$915	\$99
45	\$40,510	\$1,013	\$725	\$288	\$915	\$180	\$915	\$190	\$88	\$915	\$99
46	\$78,067	\$1,952	\$1,250	\$702	\$1,680	\$430	\$1,680	\$430	\$272	\$1,049	\$159
47	\$61,951	\$1,548	\$725	\$824	\$915	\$190	\$915	\$190	\$634	\$884	\$159
48	\$41,975	\$1,048	\$950	\$99	\$1,440	\$490	\$1,440	\$490	\$52	\$884	\$159
49	\$38,682	\$967	\$725	\$242	\$915	\$190	\$915	\$190	\$36	\$884	\$159
50	\$50,051	\$1,251	\$725	\$526	\$915	\$190	\$915	\$190	\$36	\$884	\$159
51	\$115,090	\$2,877	\$1,150	\$1,727	\$1,580	\$430	\$1,580	\$430	\$1,287	\$884	\$159
52	\$99,736	\$2,493	\$1,150	\$1,343	\$1,580	\$430	\$1,580	\$430	\$913	\$884	\$159
53	\$71,880	\$1,797	\$725	\$1,072	\$915	\$190	\$915	\$190	\$682	\$884	\$159
54	\$63,091	\$1,577	\$950	\$627	\$1,440	\$490	\$1,440	\$490	\$137	\$884	\$159
55	\$35,360	\$884	\$725	\$159	\$915	\$190	\$915	\$190	\$267	\$884	\$159
56	\$47,294	\$1,182	\$725	\$457	\$915	\$190	\$915	\$190	\$267	\$884	\$159
57	\$35,270	\$882	\$725	\$157	\$915	\$190	\$915	\$190	\$176	\$882	\$157
58	\$43,622	\$1,091	\$725	\$366	\$915	\$190	\$915	\$190	\$176	\$882	\$157
59	\$38,187	\$955	\$725	\$230	\$915	\$190	\$915	\$190	\$40	\$882	\$157
60	\$37,960	\$949	\$725	\$224	\$915	\$190	\$915	\$190	\$34	\$882	\$157
61	\$44,528	\$1,113	\$950	\$163	\$1,440	\$490	\$1,440	\$490	\$326	\$882	\$157
62	\$49,655	\$1,241	\$725	\$516	\$915	\$190	\$915	\$190	\$147	\$882	\$157
63	\$63,463	\$1,587	\$950	\$637	\$1,440	\$490	\$1,440	\$490	\$129	\$882	\$157
64	\$41,745	\$1,044	\$725	\$319	\$915	\$190	\$915	\$190	\$326	\$882	\$157
65	\$35,021	\$876	\$725	\$151	\$915	\$190	\$915	\$190	\$129	\$882	\$157
66	\$47,770	\$1,194	\$1,150	\$44	\$1,580	\$430	\$1,580	\$430	\$560	\$882	\$157
67	\$89,613	\$2,240	\$1,250	\$990	\$1,680	\$430	\$1,680	\$430	\$238	\$882	\$157
68	\$46,511	\$1,163	\$950	\$213	\$1,440	\$490	\$1,440	\$490	\$176	\$882	\$157
69	\$48,113	\$1,153	\$725	\$428	\$915	\$190	\$915	\$190	\$176	\$882	\$157
70	\$29,662	\$742	\$725	\$17	\$915	\$190	\$915	\$190	\$176	\$882	\$157
71	\$56,725	\$1,418	\$950	\$468	\$1,440	\$490	\$1,440	\$490	\$457	\$882	\$157
72	\$55,744	\$1,394	\$950	\$444	\$1,440	\$490	\$1,440	\$490	\$108	\$882	\$157
73	\$43,643	\$1,091	\$725	\$366	\$915	\$190	\$915	\$190	\$163	\$882	\$157
74	\$62,247	\$1,556	\$1,150	\$406	\$1,580	\$430	\$1,580	\$430	\$392	\$882	\$157
75	\$50,294	\$1,257	\$1,150	\$107	\$1,580	\$430	\$1,580	\$430	\$529	\$882	\$157
76	\$54,886	\$1,372	\$725	\$647	\$915	\$190	\$915	\$190	\$407	\$882	\$157
77	\$40,918	\$1,023	\$725	\$298	\$915	\$190	\$915	\$190	\$407	\$882	\$157
78	\$43,933	\$1,098	\$725	\$373	\$915	\$190	\$915	\$190	\$407	\$882	\$157
79	\$52,295	\$1,307	\$725	\$582	\$915	\$190	\$915	\$190	\$407	\$882	\$157
80	\$54,264	\$1,357	\$950	\$407	\$1,440	\$490	\$1,440	\$490	\$407	\$882	\$157
81	\$57,762	\$1,444	\$725	\$719	\$915	\$190	\$915	\$190	\$407	\$882	\$157
82	\$34,048	\$851	\$725	\$126	\$915	\$190	\$915	\$190	\$407	\$882	\$157
83	\$36,271	\$907	\$725	\$182	\$915	\$190	\$915	\$190	\$407	\$882	\$157
84	\$96,368	\$2,409	\$1,150	\$1,259	\$1,580	\$430	\$1,580	\$430	\$929	\$882	\$157

(Current Flat Rents were last increased in the year 2000.)

"Income-Based Rent" = 30% of monthly gross income.
"Current Flat Rent" column shows rents tenants pay now.

ATTACHMENT # 2
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PROJECTED FINANCIAL IMPACT OF PROPOSED FLAT RENT INCREASE ON THE 116 O.H.A. HOUSEHOLDS CURRENTLY PAYING FLAT RENTS

HOUSEHOLD IDENTIFIER	ANNUAL INCOME	INCOME-BASED RENT	CURRENT FLAT RENT	SAVINGS/ DIFFERENCE	NEW FLAT RENT	INCREASE IN FLAT RENT	NEW RENT IF TENANT CHOOSES NEW FLAT RENT	RENT INCREASE IF TENANT CHOOSES NEW FLAT RENT OPTION	SAVINGS IF TENANT CHOOSES FLAT RENT OPTION	NEW RENT IF INCOME-BASED RENT OPTION	RENT INCREASE IF TENANT CHOOSES INCOME-BASED RENT OPTION
85	\$37,400	\$935	\$600	\$335	\$871	\$271	\$871	\$271	\$64		
86	\$37,120	\$928	\$600	\$328	\$871	\$271	\$871	\$271	\$57		
87	\$68,400	\$1,710	\$1,150	\$560	\$1,580	\$430	\$1,580	\$430	\$130		
88	\$35,920	\$698	\$725	\$173	\$915	\$190	\$915	\$190		\$898	\$173
89	\$103,400	\$2,585	\$1,150	\$1,435	\$1,580	\$430	\$1,580	\$430	\$1,005		
90	\$56,480	\$1,412	\$950	\$462	\$1,440	\$490	\$1,440	\$490		\$1,412	\$462
91	\$56,360	\$1,408	\$725	\$684	\$915	\$190	\$915	\$190	\$494		
92	\$54,320	\$1,353	\$725	\$628	\$915	\$190	\$915	\$190	\$448		
93	\$52,640	\$2,118	\$950	\$1,168	\$1,440	\$490	\$1,440	\$490	\$678		
94	\$42,160	\$1,316	\$725	\$591	\$915	\$190	\$915	\$190		\$1,316	\$386
95	\$47,160	\$1,179	\$950	\$229	\$1,440	\$490	\$1,440	\$490			
96	\$49,360	\$1,234	\$1,150	\$84	\$1,580	\$430	\$1,580	\$430		\$1,179	\$229
97	\$55,960	\$1,389	\$1,250	\$139	\$1,680	\$430	\$1,680	\$430		\$1,234	\$84
98	\$38,920	\$973	\$950	\$23	\$1,440	\$490	\$1,440	\$490		\$1,389	\$139
99	\$51,200	\$1,280	\$950	\$330	\$1,440	\$490	\$1,440	\$490		\$973	\$23
100	\$57,840	\$1,446	\$725	\$721	\$915	\$190	\$915	\$190	\$531		
101	\$42,480	\$1,062	\$950	\$112	\$1,440	\$490	\$1,440	\$490		\$1,062	\$112
102	\$56,160	\$1,404	\$1,150	\$254	\$1,580	\$430	\$1,580	\$430		\$1,404	\$254
103	\$98,320	\$2,208	\$1,150	\$1,058	\$1,580	\$430	\$1,580	\$430	\$628		
104	\$120,880	\$3,022	\$1,150	\$1,872	\$1,580	\$430	\$1,580	\$430	\$1,442		
105	\$48,040	\$1,201	\$725	\$476	\$915	\$190	\$915	\$190	\$286		
106	\$64,400	\$1,610	\$950	\$660	\$1,440	\$490	\$1,440	\$490	\$170		
107	\$64,360	\$1,609	\$950	\$659	\$1,440	\$490	\$1,440	\$490	\$169		
108	\$44,720	\$1,118	\$950	\$168	\$1,440	\$490	\$1,440	\$490		\$1,118	\$168
109	\$50,280	\$1,257	\$850	\$407	\$1,440	\$490	\$1,440	\$490		\$1,257	\$307
110	\$54,800	\$1,370	\$950	\$420	\$1,440	\$490	\$1,440	\$490		\$1,370	\$420
111											
112											
113											
114											
115											
116											

SUB-TOTAL:	\$18,313
\$29,169	Total Increase
x 12	Times 12 months
\$350,033	Equals Annual Total

SUB-TOTAL:	\$10,866
\$1,118	\$168
\$1,257	\$307
\$1,370	\$420
\$350,033	Annual Increase
-\$7,880	Minus net decrease
\$342,653	Equals Net Annual Increase

MONTHLY RENT DECREASE FOR THESE 5 TENANTS	\$615
x 12	Times 12 months:
\$7,380	

"Income-Based Rent" = 30% of monthly gross income.
"Current Flat Rent" column shows rents tenants pay now.

(Current Flat Rents were last increased in the year 2000.)

HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO. _____

RESOLUTION APPROVING THE ANNUAL AGENCY 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 develop and adopt a Five Year Agency Plan, update same with an Annual Plan ("the Plan"), and submit the Five-Year and Annual Plans for HUD's review and approval in order to be eligible to receive HUD funding utilized for the OHA's operation; and

WHEREAS, the Housing Authority of the City of Oxnard adopted a Five-Year Plan in 2004; and

WHEREAS, on April 7, 2009, the OHA conducted a public hearing on the proposed Annual Plan update to the Five-Year Plan;

WHEREAS, the OHA wishes to update its plan by adoption of the 2009 Annual Plan;

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

1. The Commission hereby approves and adopts the Annual Agency Plan, as presented to the Commission on April 7, 2009; and
2. The Commission authorizes and directs the Chairman to execute the Department of Housing and Urban Development (HUD) Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with HUD's policies and procedures; and
3. The Commission authorizes the Housing Director to execute and submit all reports and documents required to comply with HUD's policies and procedures regarding the Agency Plan.

APPROVED AND ADOPTED THIS 7th Day of April 2009 by the following vote:

AYES:

NOES:

ABSENT:

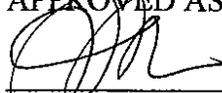
Dr. Thomas E. Holden, Chairman

Attachment No. 4

ATTEST:

Daniel Martinez, Secretary-Designate

APPROVED AS TO FORM:

 FDR

Alan Holmberg, General Counsel
3.27.09