

BURBANK HOUSING AUTHORITY
MARCH 22, 2005

A regular meeting of the Burbank Housing Authority was held in the Council Chamber of the City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 6:42 p.m., by Mrs. Ramos, Chairman.

Invocation The invocation was given by Mr. Kramer, Community Assistance Coordinator.

Flag The pledge of allegiance to the flag was led by Ms. Wyatt,
Salute Information Technology Director.

ROLL CALL

Present- - - - - Commissioners Campbell, Golonski, Vander Borcht and Ramos.

Absent - - - - - Commissioner Murphy.

Also Present - - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and Mrs. Campos, Clerk.

8:32 P.M. Following a report, the combined oral communications and the
Meeting Council and Redevelopment Agency joint meeting, the Council
Continued and Housing Authority held a joint meeting.

HA 1 Ms. Carter, Interim Housing Administrator, Burbank Housing
HA 2 Authority, stated that on February 15, 2005, the draft Public
Public Housing Housing Authority Five-Year Plan and the Annual Plan were
Agency 5-Year presented to the Council/Housing Authority Board for
Plan (FY 2005- consideration. She noted that in response to staff's proposal
06 to FY 2009- to adjust Burbank's housing assistance payment standard,
10) & Annual additional information was requested on the following:
Plan (FY 2005- update on Section 8 waiting list purge process; Section 8
06) tenant income profile; and, fair market rent standards; and, 4)
 Section 8 funding options.

Ms. Carter reported that staff sent out update letters to the entire 8,700 waiting list households and the list is currently being updated with at least 1,303 letters returned undeliverable. She added that based on the low tenant turn-over coupled with ongoing updates to keep contact and preference information current, staff opines that purging the list every 24 months as currently defined in the Housing Authority Administrative Plan is adequate.

In terms of program participant incomes, Ms. Carter reported that the average annual household income ranges from \$9,630 per year for a studio unit with no bedroom to \$19,337 annually for a three-bedroom unit. She noted that this range results in an overall program average income of \$14,088. She added that if the Section 8 payment standard is maintained at 110 percent all program reserves will be exhausted in less than

12 months.

She explained that the per-household subsidy is based on the HUD-established fair market rent standards and as that component increases, the gap between what the tenants pay (Section 8 subsidy) also increases. She noted that based on program statistics as of February 2005, setting the payment standards at 90 percent of the fair market rent would ultimately result in an average per-household subsidy decrease of \$104 per month for approximately 34 percent of the program participants or 340 households. She added that while this amount represents the average monthly impact, the actual range is \$70 for a studio unit to \$157 for a three-bedroom unit.

Ms. Carter also reported that staff was asked to identify other funding sources to augment the Section 8 HUD allocation. She explained that while the Federal HOME Program guidelines allow for rental subsidies and California Redevelopment Law also allows the Redevelopment Agency to exercise any or all of its powers to provide affordable housing (including the provision of rental subsidies), in accordance with the HUD Section 8 guidelines, the "layering" of other funds with the Section 8 Federal allocation is prohibited. Therefore, even though both Federal HOME Program guidelines and California Community Redevelopment Law have provisions that allow rental subsidy programs, such programs would have to be structured and administered separately from the Section 8 Program.

Ms. Carter informed the Council that the primary goal of the Housing Authority is to assist the greatest number of families or households within the HUD-allocated budget, utilizing all 1,014 housing assistance vouchers available to Burbank while staying within the HUD-allocated funding with no reliance on the General Fund for assistance. She added that should the proposed payment standard be approved, the 340 households would be given a two-year notice period prior to increasing the rents in Fiscal Year 2006-07.

Mr. Vander Borcht was supportive of the 90 percent payment standard but supported purging the list more frequently than every two years to allow for more applicants.

Motion It was moved by Mr. Golonski and seconded by Mr. Campbell that "the following resolution be passed and adopted:"

HA 1 RESOLUTION NO. H-186:
 HA 2 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY
 5 Year PHA OF BURBANK APPROVING THE FIVE YEAR PUBLIC HOUSING
 Plan & Public AGENCY PLAN AND THE PUBLIC HOUSING AGENCY ANNUAL
 Housing Agency PLAN FOR FISCAL YEAR 2005-06 AND AUTHORIZING THE

3/22/05

Annual Plan CHAIRPERSON AND EXECUTIVE DIRECTOR TO EXECUTE THE CERTIFICATIONS REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Adopted The resolution was adopted by the following vote:

Ayes: Commissioners Campbell, Golonski, Vander Borgh
 and Ramos.
Noes: Commissioners None.
Absent: Commissioner Murphy.

8:52 P.M.
Recess The Authority recessed at this time to permit the Council to continue its meeting. The Authority reconvened at 9:25 p.m. for public comment with the same members present.

9:34 P.M.
Adjournment There being no further business to come before the Authority, the meeting was adjourned at 9:34 p.m.

Clerk

APPROVED AUGUST 23, 2005

Chairman