

Agenda Report

DATE: MAY 13, 2002

TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2002-2003) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION

It is recommended that the Pasadena Community Development Commission take the following actions:

1. Hold a public hearing to consider the Public Housing Agency Annual Plan (2002-2003) (the "PHA Plan"); and
2. Adopt a resolution approving the PHA Plan and authorizing the Chief Executive Office to execute, and the City Clerk to attest any and all documents pertaining to its submission to the U.S. Department of Housing and Urban Development.

ADVISORY BODIES

The Public Housing Agency Annual Plan (the "PHA Plan") was submitted to the Resident Advisory Board (RAB), at its Bi-Annual meeting on April 4, 2002 for comments and recommendations. The RAB is comprised of individuals who reflect and represent the population assisted by the rental assistance programs administered by the Pasadena Community Development Commission ("PCDC"). The RAB had the following comments:

1. *"New construction housing projects in the City do not include affordable housing units."* (The Inclusionary Housing Ordinance enacted by the City in September 2001 addresses this issue.)
2. *"There should be more property owners participating in the Section 8 rental assistance program."* (Strategies #1, #2, and #5 identified on page 9 of the PHA Plan address this issue.)

On April 9, 2002, the PHA Plan was submitted to the Northwest Commission for review and comment.

The PHA Plan was submitted to the Community Development Committee (CDC) Housing Subcommittee on May 2, 2002 for comment and to the CDC on May 9, 2002 for review and recommendations. The CDC's action will be verbally reported at the City Council meeting.

BACKGROUND

In 1998, the U. S. Department of Housing and Urban Development (HUD) enacted the Quality Housing and Work Responsibility Act requiring the development of a PHA Annual Plan by each agency which administers federally-funded rental assistance programs. The PHA Plan provides details about the agency's rental assistance programs -- its current operations and services, as well as its strategies for addressing operational and programmatic needs for the upcoming fiscal year.

The principal rental assistance program operated under the authority of PCDC is the Section 8 Housing Choice Voucher Program. The other PCDC rental assistance programs include Housing Opportunities for Persons with AIDS, Shelter Plus Care, HOME Tenant-Based Rental Assistance Program, and the Supportive Housing Program. Between these programs, 1,445 units/beds of affordable rental housing are provided to very low and low-income households. This represents assistance for approximately 3% of the households residing within the City of Pasadena. For the fiscal year of 2000-2001, the total appropriation for PCDC's rental assistance programs is \$9.4 million. The ability of the PCDC to maintain this level of assistance will be depend on funding from the U. S. Congress and HUD.

To ensure consistency among all City housing policies and strategies, the PHA Plan was developed in tandem with the PCDC Five-Year Implementation Plan 1999-2004, the draft Housing Element of the General Plan, and the Five-Year Consolidated Plan 2000-2005. In addition, the PHA Plan would be amended to include any new strategies developed by the Housing Task Force. The Task Force was initiated by the City Council to examine how to most effectively provide affordable housing, and is expected to make recommendations to the City Council in approximately nine months.

PHA PLAN -- KEY ELEMENTS

The key elements of the PHA Plan include:

- ***Housing Needs Assessment/Market Analysis*** – describes the City's estimated housing needs for the ensuing five-year period and the significant characteristics of the City's housing market. This effort is being coordinated with the preparation of the Housing Element of the General Plan by the Planning and Development Department.
 - ***Strategy for Addressing Housing Needs*** - provides an overview of the City's plan for addressing housing needs.
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- **Housing Initiatives** – introduces new housing initiatives to meet the growing affordable housing need. These initiatives not only expand rental housing choices, but also provide opportunities for homeownership.

PUBLIC REVIEW

Draft copies of the PHA Plan were made available to the general public at all public libraries and four community centers (Jackie Robinson Center, Pasadena Senior Center, Villa-Parke Community Neighborhood Center, and El Centro de Accion Social) for a 45-day public review and comment period. Public notices were placed in the Pasadena Star News, Pasadena Journal News and La Opinion from March 18, 2002, through May 13, 2002. The PHA Plan was also submitted to the RAB, Community Development Committee and the Northwest Commission for review and comment.

CHILDREN, YOUTH, FAMILY IMPACT

The PCDC rental assistance programs provide 1,445 bed/units of affordable subsidized housing to very low and low-income individuals/families. This number includes 637 families with children and youth. The PHA Plan satisfies HUD-mandated policies and procedures to address the needs of these households and allow access to available federal resources. It sets forth the mechanism and initiatives to provide affordable decent, safe and sanitary housing that will enable seniors, disabled persons, children, youth, and families to live comfortably in a stable environment and receive appropriate supportive services.


FISCAL IMPACT

Submission of the PHA Plan to HUD will ensure compliance with HUD stipulated rules and regulations for receipt of federal funds in excess of \$9.4 million for local rental assistance program activities. The Rental Assistance Programs administered by the PCDC provide an average monthly rental subsidy of \$633.00 per household for the 1,445 very low and low-income households participating in the programs.


Respectfully submitted,


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