

DATE: May 23, 2005
TO: Pasadena Community Development Commission
FROM: City Manager
SUBJECT: Section 8 Housing Choice Voucher Program
Waiting List Preferences [24 CFR 982.207]

RECOMMENDATION

It is recommended that the Pasadena Community Development Commission retain the existing Section 8 Housing Choice Voucher Program Waiting List Preferences and points.

BACKGROUND

The Public Housing Agency Annual Plan (2005-2006) was submitted to the Pasadena Community Development Commission (PCDC) on March 28, 2005 for review and approval. At its meeting, the PCDC requested a review of the Section 8 Housing Choice Voucher Program (HCVP) waiting list preferences contained within the PCDC's Rental Assistance Program Administrative Plan.

The Administrative Plan covers both admission and continued participation of eligible households for all PCDC Tenant-Based Rental Assistance Programs. The Administrative Plan became effective April 1989, when the City designated the PCDC as its local public housing authority (PHA). Until 1996, mandated federal preferences were utilized to determine the priority of eligible applicants for placement on the waiting list and receipt of rental assistance. However, in 1996 HUD under Part 24 Code of Federal Regulations, Section 982.207, authorized the use of local preferences. PHAs were allowed to use either: 1) the former federal preferences or 2) both federal and local preferences with assigned numeric weights to reflect local housing needs and priorities.

In 2001 the Administrative Plan was revised to include local preferences for the city's special needs population (e.g., lower-income households, seniors, disabled persons, large households, single parent families with children, homeless individuals, persons living with HIV/AIDS and recipients of public assistance). Based on U.S. Census 2000 data approximately 14,103 extremely-low and very low-income (less than 50% of median income) households reside in Pasadena. PCDC receives 1,315 HCVP vouchers to assist these households. Presently, 1,262 vouchers (96% lease-up) are in use by active program participants. The remaining 53 vouchers have been issued to eligible

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households that are currently pursuing the lease of available rental units. 5,081 families remain on the HCVP waiting list.

Section 8 Housing Choice Voucher Program Waiting List

Applicants for the PCDC Section 8 Housing Choice Voucher Program are maintained in an electronic data base – the waiting list. Applicants are listed in order of total preference points. Applicants equal in preference points are prioritized by date and time sequence. All applicants must meet “Very Low Income” eligibility requirements as established by HUD. The family circumstance of each applicant is periodically updated and preference points adjusted accordingly to ensure a timely offer of rental assistance to appropriately ranked eligible applicants.

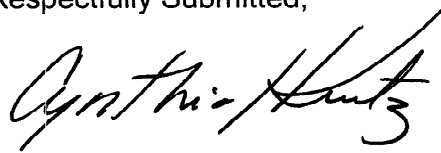
The following preferences and associated points are used to rank eligible applicants:

1. Residency preference (20 pts) – applicants in which the head of household or spouse lives, works full-time, or attends school full-time (as defined by the school or institution) within the PCDC’s jurisdiction.
2. PCDC assisted housing preference (15 pts) – applicants in which the head of household lives in a PCDC assisted housing development.
3. Disabled preference (5 pts) – applicants in which the head of household or spouse is disabled.
4. Veteran preference (2 pts) – applicants in which the head of household who is a current member of the military, a veteran, or the surviving spouse of a veteran.
5. Involuntarily displacement preference (3 pts) – applicants who are not living in standard, permanent replacement housing or will be involuntarily displaced within six months from date of preference status verification.
6. Substandard housing preference (3 pts) – applicants who are currently residing in substandard housing.
7. Elderly preference (2 pts) – applicants with an elderly head of household or spouse.

FISCAL IMPACT

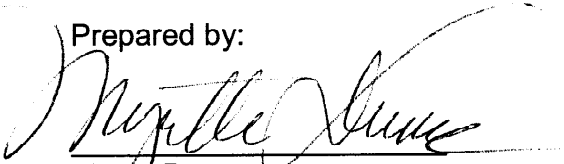
The PCDC administered federal Housing Choice Voucher Program (HCVP) provides an average of \$625.00 in rental assistance per month towards rental housing for 1,315 extremely-low, very-low and low-income households. However, due to the current real estate market conditions as well as recent and proposed changes to HCVP requirements, it is anticipated that the number households served, amount of rental assistance per household and the associated local staffing may be reduced. The HCVP rental assistance and administrative costs are paid from federal funds; there is no direct impact on the General Fund.

Respectfully Submitted,



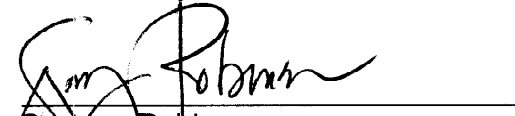
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