

# Agenda Report

APRIL 4, 2011

**TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION**

**FROM: WILLIAM K. HUANG, HOUSING DIRECTOR**

**SUBJECT: PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2011) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

## **RECOMMENDATION:**

It is recommended that the Pasadena Community Development Commission ("Commission"), after a public hearing,

(1) Find that the action proposed herein is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) as it will not have a potentially significant environmental effect and therefore falls under the "general rule" exemption; and

(2) Approve the Public Housing Agency Annual Plan (2011) and authorize the Chief Executive Officer to execute any and all documents regarding its submission to the U.S. Department of Housing and Urban Development (HUD).

## **ADVISORY COMMISSION RECOMMENDATION:**

The subject recommendation was agendized for the Community Development Committee at its regular meeting of March 24, 2011 but no action was taken due to lack of a quorum.

## **BACKGROUND**

The rental assistance programs administered by the City of Pasadena Housing Department consist of the Section 8 Housing Choice Voucher (HCV) Program, the Shelter Plus Care Program, HOME Tenant-Based Rental Assistance, and Housing Opportunities for Persons with AIDS. These programs provide affordable housing to approximately 1,567 very low and low-income households. This represents assistance for approximately three percent of the households residing within the City of Pasadena. For the current fiscal year 2011, the total federal appropriation for the rental assistance programs is \$13.3 million, including \$12.1 million appropriated for the Section 8 HCV Program and \$1.2 million for the other programs indicated above.

In 1998, the U. S. Department of Housing and Urban Development (HUD) enacted the Quality Housing and Work Responsibility Act that called for the creation of a public housing agency annual plan (PHA Plan). The purpose of the PHA Plan is to provide for more flexible use of Federal assistance by public housing agencies (PHAs); facilitate mixed income communities; decrease concentrations of poverty; increase accountability and reward effective management of PHAs; and create incentives and economic opportunities for residents assisted. The Pasadena Community Development Commission ("Commission") has approved and submitted its PHA Plans annually beginning in 1999 to present. In addition, five-year PHA Plans were approved and submitted in 2000, 2005 and 2009.

## **PUBLIC HOUSING AGENCY ANNUAL PHA PLAN FOR FY 2011**

The Commission's Public Housing Agency Annual Plan for FY 2011 ("PHA Plan 2011") provides details about the agency's rental assistance programs and services; its operations and management; program participants and their concerns; strategy for handling operational issues; and needs for the upcoming fiscal year. Public input solicited in the formation of the PHA over the years has consistently informed the Commission that its PHA Plan should support, as the agency's main focus, the provision of adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The Commission's 2011 Rental Assistance Program Administrative Plan (2011 Administrative Plan) is part of the PHA Plan 2011 as "Attachment H". The 2011 Administrative Plan has been updated in accordance with 24 Code of Federal Regulations (CFR). Chapter 25 and Section F of Chapter 14 are new additions to the 2011 Administrative Plan, and are summarized below.

### **2011 Administrative Plan - Chapter 25**

The Commission was recently awarded funding for 100 new Section 8 Housing Choice Vouchers for Non-Elderly Disabled (NED) Persons in Category 1 (to serve NED persons who are currently on the HCV waiting list) and Category 2 (to assist NED persons who are institutionalized solely due to their inability to afford rental housing to move into mainstream housing). The Commission was the only Public Housing Authority (PHA) in Los Angeles County to receive this competitive funding in either Category 1 or 2 and one of only four PHAs nationwide to be awarded funding in both categories. The Commission's policies and procedures for the allocation of these vouchers are stated in Chapter 25 of the 2011 Administrative Plan.

### **2011 Administrative Plan - Chapter 14, Section F**

The Commission's policies and procedures for managing insufficient funding are outlined in this Chapter and are in accordance with the provisions for termination of Housing Assistance Payment (HAP) contracts and housing choice vouchers for insufficient funding as set forth in the 24 Code of Federal Regulations (CFR) Section 982.454. The Commission may terminate the HAP contract if the Commission

determines, in accordance with HUD requirements, that funding under the consolidated Annual Contributions Contract is insufficient to support continued rental assistance for families in all programs.

### **PUBLIC REVIEW AND COMMENTS**

To satisfy HUD's required minimum forty-five day public review and comment period, copies of the PHA Plan 2011 were made available to the general public at all public libraries and five community centers (Jackie Robinson Center, Pasadena Senior Center, Villa-Parke Community Neighborhood Center, Victory Park Center, and El Centro de Accion Social) from January 18, 2011 through April 4, 2011. Public notices of the review and comment period were placed in the Pasadena Star News, Pasadena Journal News and La Opinion from January 18, 2011, through January 31, 2011.

The PHA Plan 2011 was reviewed by the Resident Advisory Board (RAB) at its meeting of January 27, 2011. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan 2011 be approved by the Commission. The PHA Plan 2011 was presented for review and discussion to the Northwest Commission on February 24, 2011 and the Housing Sub-Committee on March 9, 2011, and for recommendation by the Community Development Committee on March 24, 2011.

### **COUNCIL POLICY CONSIDERATION**

The PHA Plan 2011 advances Policy HE-3.6 in the City's Housing Element (2008-2014): Rental Assistance: Support the provision of rental assistance and emergency assistance for individuals and families earning extremely low, very low, and low incomes and special needs households.

The PHA Plan 2011 is also in agreement with the following Commission-approved program plans and documents:

- Rental Assistance Program Administrative Plan (2011)
- Shelter Plus Care (S+C) Action Plan
- Housing Opportunities for Persons with AIDS (HOPWA) Action Plan
- Family Self-Sufficiency (FSS) Action Plan
- HOME Action Plan
- Five-Year Consolidated Plan (2010 - 2014)
- Rental Assistance Program Policies and Procedures

### **ENVIRONMENTAL ANALYSIS**

The action proposed herein consists of the continuation of ongoing programs to provide housing assistance to certain low income populations in the City, and will not result in any changes that may have any environmental effect. The action proposed herein is exempt from the California Environmental Quality Act pursuant to State CEQA

Guidelines Section 15061(b)(3) as it will not have a potentially significant environmental effect and therefore falls under the "general rule" exemption; and

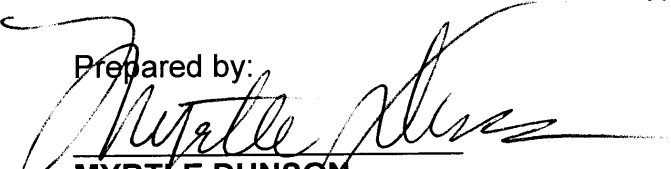
**FISCAL IMPACT**

Submission of the PHA Plan 2011 to HUD will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$13.3 million to administer and provide rental subsidies. The City's Rental Assistance Programs provide an average \$711 in financial subsidy per month toward the rental of dwelling units by approximately 1,567 very low and low-income households.

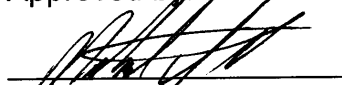
Respectfully submitted,

  
**WILLIAM K. HUANG**  
Housing Director

Prepared by:

  
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Approved by:

  
**MICHAEL J. BECK**  
Chief Executive Officer

Attachment: Public Housing Agency Annual Plan (2011)