

Agenda Report

March 17, 2014

TO: City of Pasadena as Successor Agency to the Pasadena Community Development Commission

THROUGH: Economic Development and Technology Committee (March 3, 2014)

FROM: William K. Huang, Director of Housing and Career Services

SUBJECT: PUBLIC HEARING: SUBMISSION OF PUBLIC HOUSING AGENCY FIVE YEAR PLAN (2014-2019) AND ANNUAL PLAN (2014) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION:

It is recommended that the City of Pasadena as Successor Agency to the Pasadena Community Development Commission (the "City"), 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 City's Public Housing Five-Year Plan (2014-2019) and Annual Plan (2014) and authorize the City Manager to execute any and all documents regarding its submission to the U.S. Department of Housing and Urban Development (HUD).

EXECUTIVE SUMMARY

The submittal to the U. S. Department of Housing and Urban Development ("HUD") of the Public Housing Agency Five-Year Plan (2014-2019) and Annual Plan (2014) (collectively the "PHA Plan Documents") is a requirement for the continued operation of the City's federally funded rent subsidy programs which have a current budget totaling \$17 million. The PHA Plan Documents provide 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. The PHA Plan Documents establish a framework for addressing the housing needs of the City and the development of community strategies. The public input solicited in the formation of the PHA Plan Documents over the years has consistently informed the City that its rental assistance programs 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.

BACKGROUND

The rental assistance programs administered by the Housing and Career Services Department of the City of Pasadena ("City") 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 1,647 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 2014, the total federal appropriation for the rental assistance programs is \$17 million, including \$13 million appropriated for the Section 8 HCV Program and \$4 million for the other programs indicated above.

In 1998, 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 City has approved and submitted its PHA Plans annually beginning in 1999 to present. In addition, the City's Five-Year PHA Plans were approved and submitted in 2000, 2005 and 2009.

The City made progress in meeting the goals and objectives described in the Five Year PHA Plan for Fiscal Years 2009-2013:

- The City expanded the supply of assisted housing by applying for additional rental vouchers. In 2009 City had only 1,315 vouchers, currently we have 1,442 vouchers.
- The City improved the quality of assisted housing. HUD's Section Eight Management Assessment Program scores during FY 2009, 2010, 2011, 2012 and 2013 rated the City as a High Performer.
- The City increased assisted housing choices by providing voucher mobility counseling. This resulted in increased participating owners/landlords by 5%, even with the decrease in HUD's annual payment standards for the last 3 years.

The goals and objectives for the 2014 – 2019 Five Year Plan will remain the same, with one addition: Utilization of technology to increase our capacity to maintain program integrity.

PUBLIC HOUSING AGENCY FIVE YEAR PLAN AND ANNUAL PLAN

The City's Public Housing Agency Five-Year Plan (2014-2019) and Annual Plan (2014) (collectively the "PHA Plan Documents") provide 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. The PHA Plan Documents establish a framework for addressing the housing needs of the City and the development of community strategies. The public input solicited in the formation of the PHA Plan Documents over the years has consistently informed the City that its rental assistance programs 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.

PUBLIC REVIEW AND COMMENTS

The PHA Plan Documents were reviewed by the Resident Advisory Board (RAB) at its meeting of December 30, 2013. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan Documents be approved by the City.

Copies of the PHA Plan Documents have been 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) for a minimum forth-five day public review and comment period from January 30, 2014 through March 17, 2014, as required by HUD. Public notices of the review and comment period, and the City Successor Agency public hearing, were placed in the Pasadena Journal News on January 30, 2014. No comments have been received to date.

COUNCIL POLICY CONSIDERATION

The PHA Plan Documents advance 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 Documents are also in agreement with the following City-approved program plans and documents:

- Rental Assistance Program Administrative Plan (2013)
- Shelter Plus Care (S+C) Action Plan

- Housing Opportunities for Persons with AIDS (HOPWA) Action Plan
- Home Annual Action Plan (2012-2013)
- Five-Year Consolidated Plan (2010-2015)
- Rental Assistance Program Policies & 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 Documents to HUD will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$17 million to administer and provide rental subsidies. The City's Rental Assistance Programs provide an average \$654 in financial subsidy per month toward the rental of dwelling units by approximately 1,647 very low and low-income households. Of this number 564 are children and youth.

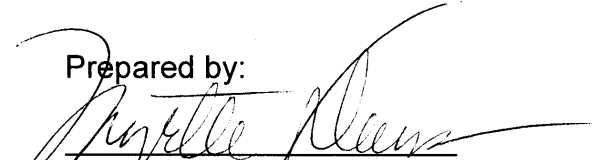
Respectfully submitted,



WILLIAM K. HUANG

Director of Housing and Career Services

Prepared by:



MYRTLE DUNSON

Housing Assistance Officer

Approved by:



MICHAEL J. BECK

City Manager

Attachment: 5-Year (2014-2019) & Public Housing Agency Annual Plan (2014)