

# Agenda Report

March 20, 2017

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

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

**SUBJECT:** **PUBLIC HEARING: SUBMISSION OF PUBLIC HOUSING AGENCY ANNUAL PLAN (2017) 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 Agency Annual Plan (2017) and authorize the City Manager to execute any and all documents regarding its submission to the U.S. Department of Housing and Urban Development.

## **EXECUTIVE SUMMARY**

The submittal to the U. S. Department of Housing and Urban Development ("HUD") of the Public Housing Agency Annual Plan FY 2017 ("PHA Plan 2017") is a requirement for the continued operation of the City's federally funded rent subsidy programs which have a current budget totaling \$18 million. The PHA Plan 2017 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.

## **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, and Housing Opportunities for

Persons with AIDS. These programs provide affordable housing to approximately 1,542 very low and low-income households. This represents assistance for approximately three percent (3%) of the households residing within the City of Pasadena. For the current fiscal year 2017, the total federal appropriation for the rental assistance programs is \$18 million, including \$13 million appropriated for the Section 8 HCV Program and \$5 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, 2009 and 2014.

The public input solicited in the formation of the PHA Plans 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 HOUSING AGENCY ANNUAL PLAN FY 2017**

The City's PHA Plan 2017 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.

Significant changes and new activities since last year's PHA Plan 2016 include the following:

- Marv's Place (143 Mar Vista Avenue) placed in service. This is a Section 8 Project-Based housing development for 19 chronically homeless families that was constructed and fully leased in September 2016.
- Heritage Square (762 N. Fair Oaks Avenue) placed in service. This is a Section 8 Project-Based housing development for 69 senior households that was constructed and fully leased in December 2016.
- The Public Housing Agency's 2017 Administrative Plan was updated and modified in accordance with applicable 24 Code of Federal Regulations (CFR) and HUD rules and procedures. The 2017 Administrative Plan revisions are in Attachment "G" of the PHA Plan 2017.

- HUD implemented a number of Housing Opportunities Through Modernization Act (HOTMA) of 2016 statutory requirement changes to the Project-Based Voucher ("PBV") program.

### **PUBLIC REVIEW AND COMMENTS**

The PHA Plan 2017 was reviewed by the Resident Advisory Board (RAB) at its meeting of January 12, 2017. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan 2017 be approved by the City. The PHA Plan 2017 was presented for information to the Northwest Commission on January 10, 2017.

Copies of the PHA Plan 2017 have been 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 Victory Park Center, ) for a minimum 45-day public review and comment period from December 22, 2016 through March 20, 2017, as required by HUD. Public notices of the review and comment period, and the City public hearing, were placed in the Pasadena Journal News on December 22, 2016 and posted on the Housing and Career Services Department website.

### **COUNCIL POLICY CONSIDERATION**

The PHA Plan 2017 advances Policy HE-3.6 in the City's Housing Element (2014-2021) relating to Rental Assistance: Support the provision of rental assistance for residents earning lower incomes, including persons with special needs consistent with City preference and priority categories and fair housing law.

The PHA Plan 2017 is also in agreement with the following City-approved program plans and documents:

- Rental Assistance Program Administrative Plan (2017)
- Shelter Plus Care (S+C) Action Plan
- Housing Opportunities for Persons with AIDS (HOPWA) Action Plan
- HOME Annual Action Plan (2015-2016)
- Five-Year Consolidated Plan (2015-2020)
- Rental Assistance Program Policies & Procedures

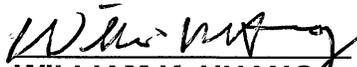
### **ENVIRONMENTAL ANALYSIS**

The action proposed herein consists of the approval and submittal of a HUD-required public housing agency plan document. The action proposed 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.

**FISCAL IMPACT**

The recommended action will have no direct fiscal impact on the General Fund. Submission of the PHA Plan 2017 to HUD will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$18 million to administer and provide rental subsidies.

Respectfully submitted,

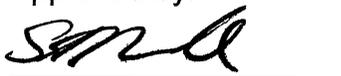
  
**WILLIAM K. HUANG**

Director of Housing and Career Services

Prepared by:

  
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Housing Assistance Officer

Approved by:

  
**STEVE MERMELL**  
City Manager

Attachment: Public Housing Agency Annual Plan (2017)