



Housing & Career Services Department

# **CITY COUNCIL Public Housing Authority Plan (2020)**

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October 5, 2020**





# PHA Plan 2020 Overview

Housing & Career Services Department

## PHA Plan required by HUD

- Consists of Annual Plan & every 5<sup>th</sup> year includes the 5-Year Plan
- As high-performing HCV-only agency, Pasadena submits a “streamlined plan”
- Outlines financial resources, goals and objectives, progress on mission & goals set in prior plans

## The Administrative Plan is a required attachment

- Administrative Plan is policy and procedure manual for rental assistance programs
- One substantive change proposed



# Proposed Change to Admin Plan

Housing & Career Services Department

Update to local preferences for Housing Choice Voucher Program (Section 8)

- Local preferences prioritize assistance to applicants and rank the waiting list

Removes Working preference and Involuntarily Displaced preference

- Households working/going to school in Pasadena will still receive residency preference



# Rental Assistance Update

Housing & Career Services Department

City of Pasadena  
Housing  
Department  
administers 1409  
Housing Choice  
Vouchers

- 1258 HCV currently leased up
  - 1220/1317 "Section 8"
    - 256 are Project-based
  - 46/60 Non-Elderly Disabled (NED) Vouchers
  - 14/32 VASH Vouchers for homeless vets

Approximately 100  
Special Needs non-  
Section 8 Vouchers

- 85 Continuum of Care Homeless Vouchers
- 15 HOPWA vouchers for persons with HIV/AIDS



# Rent & Income Data

## Housing & Career Services Department

Average Tenant rent=\$376

Average Payment to  
Landlord=\$953

Average Contract Rent=\$1329

Average annual income=\$15,620

• 51% of participants earn between \$10K-15K

Percentage employed=22%

Percentage with  
pension/disability/Social  
Security=77%

• 79% of participants are elderly/disabled



# Current Challenges

## Housing & Career Services Department

### Landlord reluctance to participate

- Payment standards remain lower than market rent
- Paperwork, annual inspections
- Between 2010 and today, participating landlords dropped from 532 to 402, continuing downward trend

### Need outstrips demand

- 22K persons on waiting list (mostly from outside Pasadena)
- Preference is given to those who live or work in Pasadena

### Inadequate funding

- HUD reimbursement rate continues to not keep pace with a high cost rental market



# Current Initiatives

## Housing & Career Services Department

### Landlord Marketing & Incentives

- Consistent payment in uncertain times
- Monetary landlord incentives for new and continued leasing (funding expires 12/31/21)
- Outreach to Landlord Associations

### Easing regulatory/paperwork burden

- Biennial inspections
- Simpler paperwork for new leases

### Project-based Vouchers

- Increased from 20% to 30% for new PSH projects
- Includes VASH vouchers for homeless vets