



Department of Housing

CITY COUNCIL Public Housing Agency Annual Plan(2021)

**Anne Lansing, Housing Assistance Officer
March 22, 2021**





Annual Plan 2021 Overview

Department of Housing

PHA Plan required by HUD

- PHA Plan consists of Annual Plan & every 5th year includes the 5-Year Plan
- 5 Year Plan last submitted in 2020, covers 2020-2025
- 5-Year plan sets goals to be addressed in Annual Plan

Annual Plan 2021 Contents

- As high-performing HCV-only agency, Pasadena submits a “streamlined plan”
- Streamlined Annual plan covers progress on mission & goals set in 5-Year Plan
- Addresses any new Project-based Voucher activities planned



Progress on Goals

Department of Housing

GOALS:	OBJECTIVES:	PROGRESS:
Improve the availability of safe, decent, & affordable housing.	<p>Strengthen outreach to the landlord community.</p> <p>Increase availability of rental vouchers by applying for special needs vouchers when available.</p> <p>Monitor payment standards in relation to average rents for modest dwelling units in City.</p>	<p>Launched landlord incentive program to provide cash incentives to landlords who rent to S8 participants.</p> <p>Successfully applied for 75 vouchers for adults with a disability, to be prioritized for homeless households.</p> <p>Increased payment standard for rental vouchers, lowering rent burden for participating families.</p>



Progress on Goals (continued)

Department of Housing

GOALS:	OBJECTIVES:	PROGRESS:
Promote fair housing and equal opportunity.	Provide training to employees, owners, and residents through workshops and mailers.	Two virtual workshops were held in September 2020 and February 2021 for Pasadena landlords in partnership with the Housing Rights Center.
Ensure effective operations and program management.	Maintain Section 8 Management Assessment Program (SEMAP) High Performer status.	Due to COVID-19, no 2020 SEMAP score was issued. The City retains High Performer status that was earned in 2019.



Rental Assistance Update

Department of Housing

City of Pasadena
Housing
Department
administers 1484
Housing Choice
Vouchers

- 75 New vouchers awarded for adults w/disabilities
- 1292 HCV currently leased up
 - 3% increase since 2020

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

Department of Housing

Average Contract
Rent=\$1361

- Average Payment to Landlord=\$983
- Average Tenant rent=\$378

Average annual
income=\$15,721

- 50% of participants earn between \$10K-15K
- 38% earn >\$15,001

Percentage
employed=17%

- Decreased by 3% since 2020

Percentage with
pension/disability/Social
Security=76%

- 79% of participants are elderly/disabled



Current Challenges

Department of Housing

Landlord
reluctance to
participate

- S8 rents remain lower than market rent
- Paperwork, annual inspections
- Increased interest because of pandemic and associated rental market challenges

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

Department of Housing

Landlord Marketing & Incentives

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

Easing regulatory/paperwork burden

- Biennial inspections
- Simpler paperwork for new leases

Project-based Vouchers

- PBVs allocated to Heritage Square South (69) and Salvation Army Hope Center (65)
- New vouchers raise PBV baseline, creates potential for 23 additional PBVs