

DATE: MAY 21, 2001
TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION
FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER
SUBJECT: PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2001-2002) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION

It is recommended that the Pasadena Community Development Commission take the following actions:

1. Hold a public hearing to consider the Public Housing Agency Annual Plan (2001-2002) (the "PHA Plan"); and
2. Adopt a resolution approving the PHA Plan and authorizing the Chief Executive Office to execute, and the City Clerk to attest any and all documents pertaining to its submission to the U.S. Department of Housing and Urban Development.

ADVISORY BODIES

The Public Housing Agency Annual Plan (the "PHA Plan") was submitted to the Resident Advisory Board (RAB), at its first meeting, on April 27, 2001, for comments and recommendations. There were 157 Housing Choice Voucher Program (HCVP) participants in attendance. The RAB recommended that the PHA Plan (1) provide homeownership opportunities for disabled persons, and (2) to the extent possible, allow lower household income requirements for participants in the proposed Section 8 homeownership program. These recommendations have been included in the PHA Plan. Additionally, the RAB requested its next meeting be devoted to a thorough overview of issues impacting implementation of the HCVP in Pasadena. Similarly, the PHA Plan was submitted for recommendations to the Community Development Committee (CDC) Housing Subcommittee on April 19, 2001, the CDC on May 10, 2001, and to the Northwest Commission on May 16, 2001. The CDC Housing Subcommittee supported the PHA Plan, however, the CDC canceled its meeting of May 10, 2001, due to a lack of a quorum and no recommendation was provided. The Northwest Commission's recommendation will be verbally reported at the City Council meeting.

BACKGROUND

Quality Housing and Work Responsibility Act

In 1998, the U. S. Department of Housing and Urban Development (HUD) enacted the Quality Housing and Work Responsibility Act which called for the creation of a public housing agency

annual plan. The PHA Plan provides details about the agency's immediate operations, program participants, programs and services and its strategy for handling operational concerns, program participant concerns and needs, and programs and services for the upcoming fiscal year.

Rental Assistance Program

The City of Pasadena Tenant –Based Rental Assistance Programs, principally the Section 8 Housing Choice Voucher Program, are operated under the authority of the Pasadena Community Development Commission (PCDC) which is the designated local public housing authority/agency established by the City in April 1989. The PCDC provides 1,426 units/beds of affordable housing to very low and low-income households. This represents assistance for approximately three percent of the households residing within the City of Pasadena. For the fiscal year of 2000-2001, the total appropriations for the rental assistance program is \$9.4 million.

PUBLIC HOUSING AGENCY ANNUAL PLAN

The PHA Plan enables the PCDC to establish mechanisms for addressing the housing needs of the City of Pasadena. It helps the PCDC to shape its various rental assistance programs into effective, coordinated, neighborhood and community development strategies.

The key elements of the PHA Plan include:

- ***Housing Needs Assessment/Market Analysis*** – describes the City's estimated housing needs for the ensuing five year period and the significant characteristics of the City's housing market. This effort is being coordinated with the preparation of the Housing Element of the General Plan being developed by the Planning and Permitting Department.
- ***Strategy for Addressing Housing Needs*** - provides an overview of the City's plan of actions for addressing housing needs.
- ***Housing Initiatives*** – the introduction of new housing initiatives to meet the growing affordable housing need. These initiatives not only expand the rental housing choice, but also provide the opportunities for homeownership.

CITIZEN PARTICIPATION/PUBLIC REVIEW

The PHA Plan has been developed in response to the broad range of public input from local residents, property owners, businesses, and organizations with interest in housing and community development issues. Draft copies of the PHA Plan 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, and El Centro de Accion Social) for a forty-five day public review and comment period. Public notices were placed in the Pasadena Star News, Pasadena Journal News and La Opinion from April 9, 2001, through May 21, 2001. The PHA Plan was also submitted to the RAB, Community Development Committee and the Northwest Commission for review and comment.

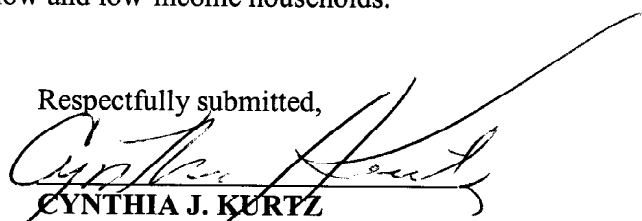
CHILDREN, YOUTH, FAMILY IMPACT

The PCDC Rental Assistance Programs provides 1,426 bed/units of affordable subsidized housing to very low and low-income individuals/families. Of this number, 637 families include children and youth. The approval of the PHA Plan provides the HUD mandated policies and procedures to address the needs of these households and allow access to available federal resources. It sets forth the mechanism and initiatives to provide affordable decent, safe and sanitary housing that will enable seniors, disabled, children, youth, and families to live comfortably in a stable environment and receive appropriate supportive services.

FISCAL IMPACT

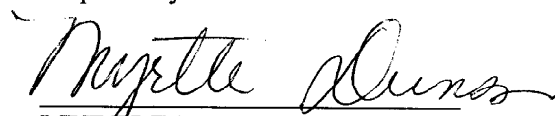
Submission of the PHA Plan to HUD will ensure compliance with HUD stipulated rules and regulations for receipt of federal funds in excess of \$9.4 million for local rental assistance program activities. The Rental Assistance Programs administered by the PCDC provide an average of \$561.00 per assisted household, toward the rental of affordable housing for approximately 1,426 very low and low-income households.

Respectfully submitted,




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