

DATE: MARCH 29, 2004

TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: PUBLIC HEARING: APPROVAL OF THE SUBMISSAL OF THE PUBLIC HOUSING AGENCY FIVE YEAR PLAN (2005-2009) AND ANNUAL PLAN (2005) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION

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

1. Hold a public hearing to take comments on the Public Housing Agency Five Year Plan (2005-2009) and Annual Plan (2005);
and
2. Approve the Public Housing Agency Five Year Plan (2005-2009) and Annual Plan (2005) and authorize the Chief Executive Officer to execute, any and all documents pertaining to its submission to the U.S. Department of Housing and Urban Development.

ADVISORY BODIES

Residents Advisory Board

The Public Housing Agency Five Year Plan and Annual Plan (the "PHA Plan") was submitted to the Resident Advisory Board (RAB) on February 23, 2004, for comments and recommendations. The RAB is comprised of individuals receiving rental assistance from the Pasadena Community Development Commission (PCDC). All RAB members present voted to recommend approval of the submission of the PHA Plans to the PCDC. Two comments were made to 1) support more senior housing in Pasadena and 2) continue the development of the Section 8 Homeownership and Lease to Purchase Programs.

Northwest Commission

On March 9, 2004, the PHA Plan was submitted to Northwest Commission (NWC) as information item. The NW also expressed support for the city rental housing efforts with particular emphasis on the Section 8 program's 99% lease-up rate. The Section 8 program lease-up rate has increased dramatically in the past two years primarily due to programs to outreach to landlords.

Community Development Committee

On March 11, 2004, the PHA Plan was submitted to the Community Development Committee (CDC) for comment and recommendation. The CDC recommended approval of the submission of the Public Housing Agency Five Year Plan (2005-2009) and Annual Plan (2005).

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, which follows the format prescribed by HUD, 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 1,465 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 2003-2004, the total appropriation for the rental assistance program was \$11 million.

PUBLIC HOUSING AGENCY PLANS

The PHA 5 Year Plan is a five year planning document which describes the mission of the PCDC in serving the needs of low-income, very-low income, and extremely low-income rental assistance program participants in the City of Pasadena. This plan outlines PCDC's long range goals and objectives for achieving the mission over the five year period. The PHA Annual Plan describes PCDC's immediate operations, program participants, programs/services, and strategy for handling operational concerns of the Rental Assistance Programs for the upcoming fiscal year. HUD prescribes the format for submission of the plans as well as the format for attachments to the plans and related documents.

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, Victory Park 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 February 5, 2004, through March 29, 2004. The PHA Plan was submitted to the RAB and the Northwest Commission for review and comment. The PHA Plan was submitted to the CDC for its recommendation for approval to the PCDC.

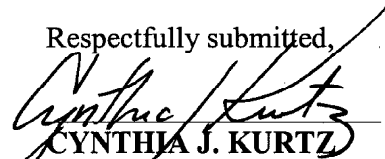
CHILDREN, YOUTH, FAMILY IMPACT

The PCDC Rental Assistance Programs provides 1,465 bed/units of affordable subsidized housing to very low and low-income individuals/families. Of this number, 579 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 allows 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 \$12 million for local rental assistance program activities. The Rental Assistance Programs administered by the PCDC provide approximately 1,500 assisted lower-income households with an average of \$736.00 in rental subsidy per month toward their lease of rental housing within Pasadena.

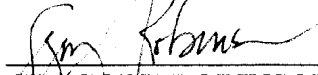
Respectfully submitted,


CYNTHIA J. KURTZ
Chief Executive Officer

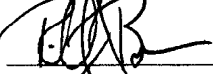
Prepared by:


MYRTLE DUNSON
Housing Assistance Officer

Reviewed by:


GREGORY ROBINSON
Housing & Community
Development Administrator

Approved by:


RICHARD J. BRUCKNER
Director, Planning and Development