

# Agenda Report

April 16, 2012

**TO:** City Of Pasadena as Housing Successor To the Pasadena Community Development Commission

**FROM:** Housing Department

**SUBJECT:** PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2012) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**RECOMMENDATION:**

It is recommended that the City of Pasadena as Housing Successor 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 Public Housing Agency Annual Plan (2012) and authorize the City Manager to execute any and all documents regarding its submission to the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND:**

The rental assistance programs administered by the City of Pasadena Housing Department consist of the Section 8 Housing Choice Voucher (HCV) Program, the Shelter Plus Care Program, HOME Tenant-Based Rental Assistance, and Housing Opportunities for Persons with AIDS. These programs provide affordable housing to approximately 2,024 very low and low-income households. This represents assistance for approximately three percent of the households residing within the City of Pasadena. For the current fiscal year 2012, the total federal appropriation for the rental assistance programs is \$15 million, including \$13 million appropriated for the Section 8 HCV Program and \$2 million for the other programs indicated above.

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

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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. PHA Plans have been annually approved and submitted to HUD by the Pasadena Community Development Commission ("PCDC"), acting in its role as public housing authority, beginning in 1999 to 2011. In addition, the PCDC approved and submitted Five-Year PHA Plans in 2000, 2005 and 2009. However, pursuant to the State Supreme Court decision on ABx1 26, all redevelopment agencies throughout the State, including PCDC, were dissolved effective February 1, 2012. By operation of law, all housing functions and assets of the PCDC were transferred to the local government body that created it, the City of Pasadena. Hence, the City of Pasadena is now the Housing Successor to the PCDC.

### **PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FY 2012**

The City's Public Housing Agency Annual Plan for FY 2012 ("PHA Plan 2012") 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. Public input solicited in the formation of the PHA over the years has consistently informed the City that its PHA Plan 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 REVIEW AND COMMENTS**

To satisfy HUD's required minimum forty-five day public review and comment period, copies of the PHA Plan 2012 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) from December 27, 2011 through April 16, 2012. Public notices of the review and comment period were placed in the Pasadena Star News, Pasadena Journal News and La Opinion from December 27, 2011, through January 6, 2012.

The PHA Plan 2012 was reviewed by the Resident Advisory Board (RAB) at its meeting of January 9, 2012. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan 2012 be approved by the City. The PHA Plan 2012 was also presented for review and discussion to the Northwest Commission on February 9, 2012.

### **COUNCIL POLICY CONSIDERATION:**

The PHA Plan 2012 advances Policy HE-3.6 in the City's Housing Element (2008-2014): Rental Assistance: Support the provision of rental assistance and emergency assistance for individuals and families earning extremely low, very low, and low incomes and special needs households.

The PHA Plan 2012 is also in agreement with the following approved program plans and documents:

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- Rental Assistance Program Administrative Plan (2011)
- Shelter Plus Care (S+C) Action Plan
- Housing Opportunities for Persons with AIDS (HOPWA) Action Plan
- Family Self-Sufficiency (FSS) Action Plan
- HOME Action Plan
- Five-Year Consolidated Plan (2010 - 2014)
- Rental Assistance Program Policies and Procedures

**ENVIRONMENTAL ANALYSIS:**

The action proposed herein consists of the continuation of ongoing programs to provide housing assistance to certain low income populations in the City, and will not result in any changes that may have any environmental effect. 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.

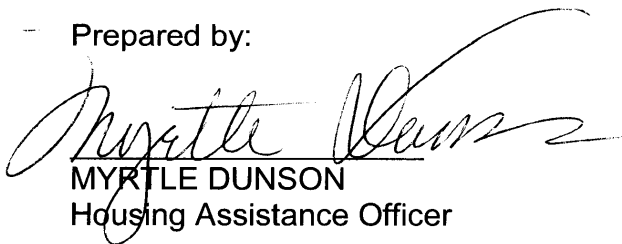
**FISCAL IMPACT:**

Submission of the PHA Plan 2012 to HUD will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$15 million to administer and provide rental subsidies. The City's Rental Assistance Programs provide an average \$713 in financial subsidy per month toward the rental of dwelling units by approximately 2,024 very low and low-income households.

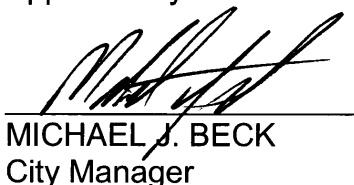
Respectfully submitted,

  
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Prepared by:

  
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Approved by:

  
MICHAEL J. BECK  
City Manager

Attachment: Public Housing Agency Annual Plan (2012)