

Agenda Report

March 11, 2013

TO: CITY OF PASADENA AS SUCCESSOR AGENCY TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: HOUSING DEPARTMENT

SUBJECT: PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2013) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION:

It is recommended that the City of Pasadena as Successor Agency 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 City's Public Housing Agency Annual Plan (2013) 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).

EXECUTIVE SUMMARY:

The annual submittal to the U. S. Department of Housing and Urban Development ("HUD") of the Public Housing Agency Annual Plan (PHA Plan) is a requirement for the continued operation of the City's federally funded rent subsidy programs which have a current budget totaling \$17 million. The plan provides a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. Elements that have been revised since last year's Annual Plan submission are summarized in the "PHA Plan Update" (page 4 of the PHA Plan). The PHA Plan also includes the Administrative Plan, which establishes the policies and procedures for implementing the City's Rental Assistance Programs. Examples of changes to the Administrative Plan include:

- Basic Housing Quality Standards to include placement of carbon monoxide detectors in all dwelling units (per Senate Bill 183 signed into law).
- Incorporate HUD temporary guidelines to increase efficiencies, minimizing the use of resources for program administration, reduce administrative burden and increase flexibility, such as providing for households to self-certify as to having assets of less than \$5,000; and streamlining annual reexaminations for elderly families and disabled families on fixed income.

BACKGROUND:

The rental assistance programs administered by the City's 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 1,730 very low and low-income households. This represents assistance for approximately three percent of the households residing within Pasadena. For the current fiscal year 2013, the total federal appropriation for the rental assistance programs is \$17 million, including \$14 million appropriated for the Section 8 HCV Program and \$3 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 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. The former Pasadena Community Development Commission approved and submitted its PHA Plans annually beginning in 1999 . In addition, five-year PHA Plans were approved and submitted in 2000, 2005 and 2009.

PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FY 2013:

The City's Public Housing Agency Annual Plan for FY 2013 ("PHA Plan 2013") 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. The City's public input to the PHA Plan over the years has consistently focus on 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 2013 have been 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 20, 2012 through March 11, 2013. Public notices of the review and comment period were placed in the Pasadena Journal News and La Opinion.

The PHA Plan 2013 was reviewed by the Resident Advisory Board (RAB) at its meeting of January 10, 2013. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan 2013 be approved by the City. The PHA Plan 2013 was presented for review and discussion to the Northwest Commission on February 14, 2013.

COUNCIL POLICY CONSIDERATION:

The PHA Plan 2013 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 2013 is also in agreement with the following City-approved program plans and documents:

- Rental Assistance Program Administrative Plan (2013)
- Shelter Plus Care (S+C) Action Plan
- Housing Opportunities for Persons with AIDS (HOPWA) Action Plan
- Family Self-Sufficiency (FSS) Action Plan
- HOME Annual Action Plan (2012-2013)
- Five-Year Consolidated Plan (2010 - 2015)
- 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.

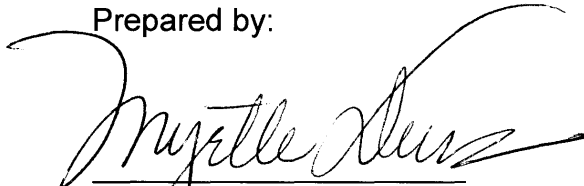
FISCAL IMPACT:

Submission of the PHA Plan 2013 to HUD will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$17 million to administer and provide rental subsidies. The City's Rental Assistance Programs provide an average \$787 in financial subsidy per month toward the rental of dwelling units by approximately 1,730 very low and low-income households.

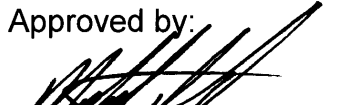
Respectfully submitted,


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Housing Department

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Approved by:


MICHAEL J. BECK
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Attachment: Public Housing Agency Annual Plan (2013)