

# Agenda Report

April 16, 2018

**TO:** Honorable Mayor and City Council

**FROM:** Housing and Career Services Department

**SUBJECT: PUBLIC HEARING: SUBMITTAL OF PUBLIC HOUSING AGENCY ANNUAL PLAN (2018) 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 recommended action is exempt from the California Environmental Quality Act ("CEQA"), pursuant to State CEQA Guidelines per 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 (2018), and authorize the City Manager to execute any and all documents regarding its submittal to the U.S. Department of Housing and Urban Development.

## **BACKGROUND:**

The submittal to the U. S. Department of Housing and Urban Development ("HUD"), of the Public Housing Agency Annual Plan FY 2018 ("PHA Plan 2018"), is a requirement for the continued operation of the City's federally funded rent subsidy programs, which has a current budget totaling \$18 million. The PHA Plan 2018 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 rental assistance programs administered by the Housing and Career Services Department of the City of Pasadena ("City"), consist of the Section 8 Housing Choice Voucher (HCV) Program, the Continuum of Care Rental Assistance Program, and Housing Opportunities for Persons with AIDS. These programs provide affordable housing to approximately 1,400 very low and low-income households. This represents assistance for slightly less than one percent (1%) of the households residing within the City of Pasadena. For the current fiscal year 2018, the total federal appropriation for the

rental assistance programs is \$18 million, including \$13 million appropriated for the Section 8 HCV Program and \$5 million for the other programs indicated above.

In 1998, 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 City has approved and submitted its PHA Plans annually beginning in 1999 to present. In addition, the City's Five-Year PHA Plans were approved and submitted in 2000, 2005, 2009 and 2014.

**PUBLIC HOUSING PLAN ANNUAL PLAN 2018:**

The City's PHA Plan 2018 provides information about the agency's rental assistance programs and services, its operations and management, its funding, strategy for handling operational issues, and needs for the upcoming fiscal year.

Significant changes and new activities since last year's PHA Plan 2017 include the following:

- The Housing Needs and Strategy for Addressing Housing Needs section has been updated to include recent efforts to market the rental assistance programs to local property owners, and make listings of available rental units more accessible to program participants;
- The Financial Resources section has been updated to include the most recent allocations of funding for housing and community development activities and their planned uses; and
- The PHA's 2018 Administrative Plan has been updated and modified in accordance with applicable HUD rules and procedures. Administrative Plan 2018 modifications are in relation to changes required by federal updates to the Violence Against Women Act (VAWA), which requires PHAs to provide specific notifications to program applicants participants about their rights if they are victims of sexual assault, domestic violence, dating violence, or stalking.

**UNMET NEED:**

The HCV Program last opened its waiting list for applications from households in need of rental assistance in October, 2014 for a two-week period. At that time, over 26,000 households applied for assistance. PHAs may not restrict applications to households living within the PHA's jurisdiction, and most of the households who applied neither live nor work in Pasadena, but live in other areas of Los Angeles County or beyond. HUD allows PHAs to give local preference for residents living in their jurisdiction.

Approximately 5,000 households who applied in October, 2014 claimed the live/work Pasadena preference. Those households with a Pasadena preference are assisted

before households who do not have a Pasadena preference. As of March, 2018, 23,420 households remain on the waiting list.

**COUNCIL POLICY CONSIDERATION:**

The PHA Plan 2018 advances Policy HE-3.6 in the City's Housing Element (2014-2021), which calls for the City to "support the provision of rental assistance for residents earning lower incomes, including persons with special needs consistent with City preference and priority categories and fair housing law."

The PHA Plan 2018 is also in agreement with the following City-approved program plans and documents:

- Rental Assistance Program Administrative Plan (2018)
- Five-Year Consolidated Plan (2015-2020)
- Rental Assistance Program Policies & Procedures

**PUBLIC REVIEW AND COMMENTS:**

The PHA Plan 2018 was reviewed by the Resident Advisory Board (RAB) at its meeting of January 30, 2018. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the PHA Plan 2018 be approved by the City. The PHA Plan 2018 was presented for information to the Northwest Commission on April 10, 2018.

Copies of the PHA Plan 2018 have been made available to the general public at all public libraries and four community centers (Jackie Robinson Center, Pasadena Senior Center, Villa-Parke Community Neighborhood Center, and Victory Park Center) for a minimum 45-day public review and comment period from February 6, 2018 through March 29, 2018, as required by HUD. Public notices of the review and comment period, and the City public hearing, were placed in the Star News on February 6, 2018 and posted on the Housing and Career Services Department website.

**ENVIRONMENTAL ANALYSIS:**

The action proposed herein is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3), the "General Rule" provision of CEQA, as it will not have a potentially significant environmental effect and therefore falls under the "general rule" exemption.

**FISCAL IMPACT:**

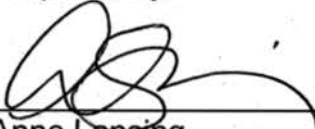
Submission of the PHA Plan 2018 will have no direct fiscal impact on the General Fund. Its submission will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$18 million to administer and provide rental subsidies.

Respectfully submitted,



*for* WILLIAM K. HUANG  
Director of Housing and Career Services  
Housing and Career Services Department

Prepared by:



Anne Lansing  
Housing Assistance Officer

Approved by:



STEVE MERMELL  
City Manager

ATTACHMENT: PHA Annual Plan (2018)