



Agenda Report

April 13, 2026

TO: Honorable Mayor and City Council

THROUGH: Housing, Homelessness, and Planning Committee (April 1, 2026)

FROM: Department of Housing

SUBJECT: PUBLIC HEARING: SUBMITTAL OF PUBLIC HOUSING AGENCY ANNUAL PLAN (2026) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION:

It is recommended that the City of Pasadena (the "City"), as Successor Agency to the Pasadena Community Development Commission, 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), the "common sense" provision that CEQA only applies to projects that may have a significant effect on the environment; and
- 2) Approve the City's Public Housing Agency Streamlined Annual Plan (2026), as attached to this report, 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:

It is an annual requirement for the City of Pasadena ("City") to submit the Public Housing Agency Annual Plan ("Annual Plan") to the U. S. Department of Housing and Urban Development ("HUD") in order to remain eligible for funding for the Housing Choice Voucher ("HCV") program, commonly known as Section 8. The Annual Plan, along with the Five-Year Plan, make up the Public Housing Agency Plan ("PHA Plan"). The PHA Plan consists of a HUD template and required attachments, the most significant of which is the Administrative Plan. The Administrative Plan lays out the policies and procedures of the rental assistance programs. The PHA Plan utilizes a required format and is not a broader plan to address housing issues.

The City of Pasadena Housing Department (“CoPHD”-the the name used by HUD to identify the City’s public housing agency) is eligible to submit a Streamlined Annual Plan as a high-performing public housing agency that administers an HCV-only program.

The current Five-Year Plan covers the period of 2025-2030 and was adopted by City Council on April 14, 2025. The Streamlined Annual Plan describes the City’s progress on goals that were set in the current Five-Year Plan, as well as any significant amendments or modifications to policies or procedures for the HCV program.

The HCV program administered by the CoPHD provides housing assistance to approximately 1,400 very low and low-income households. This represents assistance for approximately two and a half percent (2.5%) of the households residing within the City of Pasadena. For the current fiscal year 2026, the total federal appropriation for the HCV Program is approximately \$20.5 million.

STREAMLINED ANNUAL PLAN OVERVIEW:

The Streamlined Annual Plan (2026) describes the progress made on the goals and objectives set in the current Five-Year Plan. Progress on goals and selected objectives include the following:

GOALS:	OBJECTIVES:	PROGRESS:
Improve the availability of safe, decent, and affordable housing.	Strengthen outreach to the landlord community. Increase the availability of rental vouchers by applying for special needs vouchers when available.	On September 25, 2025, the CoPHD held a landlord workshop in conjunction with the Rent Stabilization Department and the Housing Rights Center. Forty-nine property owners attended. Awarded five Foster Youth to Independence (FYI) vouchers in FY25 for young adults aged 18-24 who participated in the foster care system, including security deposit assistance and furnishings. These FYI vouchers are in use by eligible households, and those households are receiving rental subsidy and services. The CoPHD

		has applied for an additional ten FYI vouchers and is awaiting notification of award.
Promote fair housing and equal opportunity.	Ensure staff is up to date on changes to rental housing laws that impact access to housing for voucher holders.	Rental Assistance program staff attended training with the Rent Stabilization Department on September 16, 2025. Topics covered included the interaction of Pasadena’s rent stabilization ordinance and tenant-based rental assistance programs, Pasadena’s Tenant Protection Ordinance, and protections for renters
Ensure effective operations and program management.	Utilize technology to improve program access.	The CoPHD is working with the Department of Information Technology to implement a tenant portal. This portal will initially be used to submit annual and interim income updates, allowing program participants to comply with program requirements in a more convenient way. Implementation is expected by FY27.

The Streamlined Annual Plan requires the City to report on operational changes to the program. The following operational changes were approved in connection with City Council approval, on January 12, 2026, of amendments to the Administrative Plan and such changes are acknowledged in the Streamlined Annual Plan (2026):

- **Chapter 4-Establishing and Maintaining the Waiting List**

- **Section E. Emergency Housing Voucher Preference**

- Adds a limited preference for assistance through the HCV for Emergency Housing Voucher (“EHV”) participants, and acknowledges the waiver received from the HUD that allows the CoPHD to place all EHV participants on the HCV waiting list without requiring them to apply separately.

Section F. Preference for Participants in Time-limited Subsidy Programs

Allows the CoPHD to transfer participants in time-limited subsidy programs to the HCV program if the participant is eligible for assistance and if funding is available.

- **Chapter 5-Subsidy Standards**

Section D. Subsidy Standards in the Event of Shortfall in Funding

Allows the CoPHD to reduce subsidy standards if it is determined by HUD or the CoPHD that it is at risk of needing to terminate program participants due to insufficient funding to pay rental subsidy obligations.

A draft copy of the Streamlined Annual Plan (2026) is attached.

COUNCIL POLICY CONSIDERATION:

Approval of the Streamlined Annual Plan (2026) advances Policy HE-3.6 in the City's Housing Element (2021-2029), 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.”

Approval of the Streamlined Annual Plan (2026) is also in agreement with the Five-Year Consolidated Plan (2025-2030).

PUBLIC REVIEW AND COMMENTS:

The Streamlined Annual Plan (2026) was reviewed by the Resident Advisory Board (RAB) at its meeting of March 19, 2026. The RAB, which is comprised of Section 8 HCV Program participants, recommended that the Streamlined Annual Plan be approved by the City Council.

Copies of the Streamlined Annual Plan (2026) have been made available to the general public on the Housing Department website for a public review and comment period beginning March 1, 2026, through the present, as required by HUD. Public notices of the City public hearing in English, Armenian, and Spanish were posted on the Housing Department website and published in the Pasadena Press on March 2, 2026.

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 “common sense” provision of CEQA, as it will not have a potentially significant environmental effect and therefore falls under the “common sense” exemption.

FISCAL IMPACT:

Approval of the Streamlined Annual Plan (2026) will have no direct fiscal impact on the General Fund. Its approval will ensure compliance with HUD-stipulated regulations for the City's receipt of federal funds in excess of \$20.5 million to administer and provide HCV rental subsidies.

Respectfully submitted,



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Approved by:



MIGUEL MÁRQUEZ
City Manager

ATTACHMENT A: Streamlined Annual Plan (2026)