



Legislation Text

File #: 15-198, **Version:** 1

RESOLUTION APPROVING THE 2015 PUBLIC HOUSING AGENCY FIVE YEAR AND ANNUAL PLAN

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Purpose and Recommended Action

This is a request for City Council to waive reading beyond the title and adopt a resolution approving the City of Glendale's 2015 Public Housing Agency Five Year and Annual Plan (hereafter the "PHA Plan"), and authorize the submission of the PHA Plan to HUD no later than April 17, 2015.

Background

Federal regulation requires that all housing authorities have a PHA Plan, and that the PHA Plan be updated and submitted to HUD annually. The PHA Plan includes the PHA Five-Year and Annual Plan (form HUD 50075), Public Housing Admissions and Continued Occupancy Policy, Section 8 Administrative Plan, and Violence Against Women Act Addendum. The 2015 PHA Plan is a Five Year and Annual Plan.

Changes to the PHA Plan are dictated by federal regulation or involve local discretion. All changes have been reviewed and approved by the City Attorney's Office and the members of the Council-appointed Community Development Advisory Committee (CDAC).

Analysis

The PHA Plan provides basic information regarding the Section 8 Housing Choice Voucher and Conventional Public Housing Programs that provide rental assistance for low and very low-income families who may otherwise live in substandard housing, or would be homeless. The key substantive changes, as required by the Federal Government, would include:

- **Eligibility, Selection and Admission Policies:** No inquiries shall be made about a person's actual or perceived sexual orientation or gender identity or expression, unless used to determine the number of bedrooms for which a household may be eligible or for any other Federal report requirements. Additionally, a new definition of family now includes "equal access regardless of actual or perceived sexual orientation, gender identity or marital status" in the City's Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policy. There is also clarification regarding family income levels for eligibility to public housing; elaboration on the HUD definition of homelessness; and a new definition of the term "extremely low income".
- **Rent Determination:** New methodologies will be used to determine utility allowance calculation; the calculation of flat rents; new income exclusion categories; repayment agreements; annual income determination; and adding additional persons to an assisted household.

- **Operation and Management:** There will be new declarations providing clarity to potential participants regarding fraud, translation services, security deposit assistance, occupancy standards, criminal background checks, housing quality standards, termination notices, and clarification on informal reviews and hearings.
- **Pets:** The Community Housing Division is providing clarity in its lease contracts, policies and procedures with respect to the regulation of animals in its public housing units. Service animals will be subject to all local, county, state and federal laws.
- **Violence Against Women Act (VAWA):** Program guidelines were updated to reflect the policies and procedures of the Glendale Police Department regarding victims of domestic violence, dating violence, sexual assault, or stalking.

On February 19, 2015, the Glendale Community Housing Division presented the PHA Plan to the Community Development Advisory Committee (CDAC) and a public hearing was conducted. The CDAC unanimously recommended the PHA Plan for approval by City Council, with no suggested changes to the proposed Plan. No members of the public attended the public hearing.

Community Benefit/Public Involvement

The City Council last approved the City of Glendale's PHA Plan on March 25, 2014.

The Glendale Community Housing Division solicited input from staff, program participants, and the general public on any proposed revisions or modifications to the PHA Plan during a 45-day public comment period, which began on January 1, 2015. The public comment period and public hearing on the PHA Plan was posted in the Glendale Star, was available for review at the Glendale Community Housing administrative office, and was also posted on the City's web site. The Plan was also submitted to the City Clerk for public access.

Budget and Financial Impacts

There are no costs associated with the PHA Plan review, approval, and submission process.

Submitting the PHA Plan to HUD allows the City's Community Housing Division to continue to receive federal funds for rental assistance payments. The Community Housing Division pays over \$11 million in Section 8 rental assistance payments annually to Glendale landlords. All Glendale landlords who participate in the Section 8 Housing Choice Voucher program are required to have a current City of Glendale privilege sales tax license.