

# Housing Committee

## MINUTES

June 25, 2015

### In Attendance

Jean Duranti, PATH HUD VASH; Anna Jacobsen, City of Pasadena; Anne Lansing, City of Pasadena; Margie Martinez, ChapCare; Alexandra Moon, Door of Hope; Tim Peters, Door of Hope; Gregg Von Femppe, Union Station Homeless Services.

### Approval of Minutes

Passed to next meeting; Copies of minutes were not available at the meeting

## UW RRH funding update

Presenters: Anne Lansing & Tim Peters

Anne Lansing reported that we have unofficially been told that United Way has approved the 3 applications submitted by Door of Hope (1 is for the continuation of ESG funds and the other 2 are new CoC RRH grants). This essentially triples the amount of funding we have available for rapid re-housing in the continuum. We still do not have a start date for the CoC funds but expect it by September (the delay is due to HUD's policy of closing out all grants before starting new ones).

Tim Peters gave a quick update on RRH progress to-date. Over the past year:

- 28 Pasadena families have been housed
- 12 of them were chronically homeless
- 97% success rate (only 1 family returned to homelessness)
- One of the biggest challenges is housing in Pasadena (ESG did not have this requirement, but 40% of all families were housed in Pasadena)

## CoC Application

Presenter: Anne Lansing

HUD has done the online registration (CoCs have to claim geography and renewal grants) now we are at the stage where HUD has reviewed this and we concur.

We are nearing the time when HUD releases the CoC application; HUD is currently reviewing our online registration and once we concur with their review, we expect to have 30-45 days until the application is released. Now is the time that organizations should talk to one another about leveraging and match letters for next year. These letters are not to be confused with the HUD's recent request for current grantees to verify match letters from last year.

Keep in mind that if you use your services as match for one grant, you can't use those same services for another grant. Also, if you have a CoC-funded program that charges rent, rent cannot be used as match as it is considered program income.

### Action Items:

Prepare match & leveraging letters

### Person(s) Responsible:

CoC Applicants

## Inclusionary Housing Update

Presenter: Anne Lansing

Anne Lansing reported on the California Supreme Court's recent ruling that allows cities to address affordable-housing crises by unanimously upholding a San Jose law requiring developers of large, for-sale residential projects to offer some of the units at below-market rates or pay into a city fund to build affordable housing. While this ruling only affects home ownership inclusionary zoning ordinances, a separate appellate court decision that barred inclusionary zoning for rental housing in the City of LA still stands. It is expected, however, that the Legislature will revive a recent bill that would have allowed cities such as Los Angeles to require affordable housing in new for-sale and rental developments. For more information, see the recent LA Times article <http://www.latimes.com/opinion/editorials/la-ed-inclusionary-zoning-affordable-housing-20150617-story.html>.

## Inclusionary Housing Update

Presenter: Anne Lansing

The City of Pasadena has had an inclusionary housing ordinance that has been in effect since 2001 (almost 15 years). Since that time, 450 affordable units have been produced using this ordinance (homeownership and rental). That number includes both very-low income and moderate-income households (split almost evenly between the two). Currently, development is picking up in the city, and there are 31 projects at various stages in the City's entitlement pipe or under construction. The result of these projects will be 3,267 new housing units, 266 of which will be affordable units. The City is also negotiating with developers to get them to agree to take section 8 vouchers (and special needs populations). So far there are no commitments to special needs but some have been interested in accepting Section 8 vouchers.

## VASH Interagency Agreement

Presenter: Anne Lansing & Jean Duranti

Anne Lansing reported that the City Housing Authority has entered an interagency agreement with LA County that says that people who receive VASH vouchers can lease up in Pasadena or any area served by the county without portability (i.e. we retain voucher). This allows us to use VASH vouchers that we were not previously able to use. We are currently pending another interagency agreement like this one with the City of LA.

Jean Duranti reported that in May we received a 2<sup>nd</sup> allocation of an additional 7 vouchers. This is in addition to the 25 vouchers we received in 2012, 8 of which are unused due to the limited rental market. So, with the 8 unused vouchers and 7 additional vouchers we have 15 vouchers available currently. Jean is encouraging agencies to send people to PATH instead of to LA County (we are much quicker).

## Announcements/Other Items

Presenter: Anne Lansing

HOME Funds will essentially be shut down; federal cuts decreased it by over 50% 4-5 years ago and it has been decreasing in size ever since. This year, cuts to the program have essentially shut it down. There has been a call to action and Anne encouraged members to respond.

As a follow-up to concern about the City's requirement for an Occupancy Permit for CoC-funded units (as discussed at the last meeting), Anne determined that while the SHP regulations required that units funded meet local housing requirements (i.e. the Pasadena required occupancy permit), the HEARTH Act doesn't seem to specifically state this – it refers to services – so this is not a requirement at this point. The Housing Department is, however, verifying this interpretation with the City Attorney.

Action Items:	Person Responsible:
Follow up on CoC local housing requirements with the City Attorney	Anne Lansing & Anna Jacobsen

## Next Meeting

August 27<sup>th</sup> at 10am