

B.1

Statement of Housing Needs and Strategy for Addressing Housing Needs

Housing Needs

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.

The HCV Waiting List

As of January 7, 2026, the City of Crescent City Housing Authority has 536 applicants on its HCV waiting list, 51% of which are Del Norte County residents (271). Applicant household demographics reflect the following:

- Families with disabilities: 216 (40%)
- Elderly Families: 161 (30%)
- Families with children: 162 (30%)

The racial breakdown of applicants is as follows:

- White: 433 (81%)
- Black: 54 (10%)
- Native: 27 (5%)
- Asian: 21 (4%)
- Pacific Islander: 1 (>1%)

61 (11%) of applicants identified as Hispanic/Latino.

Our waiting list has continually remained open, and we typically receive approximately 35 new applications per month, demonstrating the ongoing and active need for affordable housing in our community.

Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

The City of Crescent City Housing Authority will utilize the following strategies and resources to address the housing needs of our community:

- Maximize lease-up rates and monitor per unit cost trends to serve the maximum number of individuals and families
- Promote opportunities for applicants in Project Based Voucher developments, including outreach for PBV waiting lists
- Apply for special purpose vouchers when opportunities are available
- Partner with developers to bring new affordable housing projects to our community through the commitment of PBV's
- Promote and maintain a positive image of the Housing Choice Voucher program in our community to encourage landlord participation
- Develop and maintain strong partnerships with other agencies that offer supportive services to low-income families
- Provide a current listing of available rentals within our community, accessible in our office and online at our website
- Provide a directory of local resources and services available to low-income families and individuals in our community
- Provide maps of the local community to assist families in locating available rental units
- Provide literature and publications which assist members of the public in understanding the rights and responsibilities of both tenants and landlords

Revision of PHA Plan Elements

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

The selection policies in our Administrative Plan were revised to include a preference for families at risk of losing housing assistance due to a lack of program funding. This preference was implemented in response to the unexpected ending of the Emergency Housing Voucher program in CY26.

Deconcentration Policy

“It is CCHA’s goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In complying with this goal, the CCHA will limit approval of sites for PBV housing in census tracts that have poverty concentrations of 20 percent or less.

However, the CCHA will grant exceptions to the 20 percent standard where the CCHA determines that the PBV assistance will complement other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 20 percent, such as sites in:

A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;

A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;

A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;

A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;

A census tract where there has been an overall decline in the poverty rate within the past five years; or a census tract where there are meaningful opportunities for educational and economic advancement.”