

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 Waiting List

As of January 9, 2023, the City of Crescent City Housing Authority has 273 applicants on its HCV waiting list. Of these applicants, 91 are families with children, 115 are disabled families, 72 are elderly families (62 and older); 160 are extremely low-income and 113 are very low-income (59% ELI; 41% VLI). Of the applicants who have self-identified, 3% are Native American, 6% are Asian American, 15% are African American, 1% are Pacific Islander and 75% are Caucasian American. Of the applicants who self-identified, 8% are of Hispanic ethnicity.

Our waiting list has continually remained open, and we typically receive approximately 35 new applications per month, which demonstrates the ongoing and active need for affordable housing in our community. For families claiming the residency preference, the average wait for assistance is 6 months.

It is anticipated that a minimum of 100 applicant families will be selected from the waiting list in the upcoming year.

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 in order to serve the maximum number of individuals and families;
- Continue to promote and maintain a positive image of the Housing Choice Voucher program in our community in order to encourage landlord participation;
- Continue to develop strong partnerships with other agencies that offer supportive services to low-income families;
- Continue to maintain and provide a current listing of available rentals within our community, accessible in our office and online at our website;

- Continue to maintain and provide a directory of local resources and services available to low-income families and individuals in our community;
- Continue to provide maps of the local community to assist families in locating available rental units;
- Continue to 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:

- Revision to Chapter 17: Project-Based Vouchers

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

Existing policies governing Deconcentration, Eligibility, Selection, and Admissions have not been revised since the time of last Plan submission.

Deconcentration Policy

“It is the CCHA 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.”