

**Annual Progress Report
on
Implementation of the 2000-2005 Housing Element
General Plan Report Requirement Pursuant to
Section 65400 of the Government Code**

Jurisdiction: City of Pasadena

Address: Permit Center
175 North Garfield Avenue
Pasadena, California 91109-7215

Contact: William Trimble, Senior Planner, Planning and Development

Phone: 626/744-6774

Email: btrimble@cityofpasadena.net

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Progress in Meeting Regional Housing Need

Number of new housing permits issued during Report Period: 541

Affordability by Income Level of units with building permits issued during Report Period (reporting *only* units subject to restricted incomes and cost or rent):

Very Low Income	0
Low Income	17
Moderate Income	109

Comparison with Regional Housing Needs Allocation:

<i>Income Level</i>	<i>Regional Housing Needs Allocation, January 1998 through June 2005</i>	<i>City of Pasadena Permits Issued, January 2006 through December 2006</i>
<i>Total Units</i>	1,777 Units	541 Units
<i>Very Low Income</i>	462 Units	0 Units
<i>Low Income</i>	284 Units	17 Units
<i>Moderate Income</i>	338 Units	109 Units
<i>Above Moderate Income</i>	693 Units	415 Units

Effectiveness of the City in attaining Housing Element goals and objectives

<i>Housing Program</i>	<i>Implementation and Effectiveness, January 2006 through December 2006</i>
#1 Code Enforcement Program	
Citywide Code Enforcement	Conducted 1,807 inspections based on complaints; plus 1,827 proactive inspections
Emergency Enforcement Programs	Continued initiation of residential property cases, including CRASH cases and Nuisance Abatement Program cases
#2 Housing Inspection Programs	
Occupancy Inspection Program	Conducted 2,422 occupancy inspections for sale of housing units
Quadrennial Inspection Program	Conducted 6,893 regular quadrennial inspections of multifamily units
Lead-Based Paint Program	Stabilized lead-based paint in total of 23 houses
#3 Neighborhood Improvement Program	
Neighborhood Revitalization Program	One area surveyed for new NRP during report period.
Neighborhood Impact	Administered by Pasadena Neighborhood Housing Services: Completed 6 housing rehabilitation loan projects; 11 free paint-up projects; and 15 minor/emergency home repair activities; a related and distinct program is now in operation - Rebuilding Together Pasadena: Minor housing rehabilitation of 11 homes in Northwest Pasadena Target Area. Homes are occupied by elderly, disabled, low-income persons with property maintenance issues.
Neighborhood Organizations	Provided information regularly to 93 neighborhood associations and offered support services
#4 Historic Preservation	
Historic Preservation	Reviewed exterior alterations, additions, and rehabilitation of structures in 15 residential landmark districts and 9 National Register districts according to the Secretary of the Interior's Standards and the Design Guidelines for Historic Districts in the City of Pasadena, adopted in 2002
Heritage Housing Partners Program	Historic rehabilitation of 11 units, including 4 moderate income, at 612 North Fair Oaks Avenue and 175 Carlton Avenue
Historic Incentives	Executed Mills Act contracts for 15 single-family residences

#5 Rehabilitation Loan Programs	
Homeowner Residential Rehabilitation	See #3 – Neighborhood Impact.
Multifamily Rental Rehabilitation	Three loans pending under “Exterior Accessibility Grant for Renters Program,” to provide exterior modifications to rental properties for disabled renters
Maintenance Assistance to Homeowners (MASH)	Completed 24 house painting projects; clearance of brush from 55 yards; 28 house repair jobs
#6 Provision of Adequate Sites	
Land Use Element	Adopted Land Use Element Update in November 2004, with residential intensity standards for approximately 9,680 additional units, including densities up to 87 units per acre
Sites for Special Needs Housing	Continued to implement provisions for special needs housing in Zoning Code, revised February 2005
Specific Plan Caps	Continued exemption for qualified affordable housing units, unless specified otherwise in a specific plan, in Land Use Element Update, adopted in November 2004
#7 Regulatory and Financial Assistance	
Fee Waivers	Waived \$170,738 in plan check and permit fees and Construction Tax for 17 low-income and 109 moderate-income units plus separate re-roof and relocation
Regulatory Incentives	Continued to provide incentives described in the Housing Element; provided concessions/incentives under SB 1818 and adopted ordinance implementing SB 435; adopted incentives for workforce housing (120 -180% of median)
Land Assemblage/Write Downs	<p><u>1150 North Allen Avenue</u>: City acquired property in October 2005 for housing development. A Request for Proposals was issued in January 2006, to solicit development proposals. In November 2006, the redevelopment agency approved an Exclusive Negotiation Agreement with the selected developer (Trademark Development) to negotiate the terms and conditions of a development and loan agreement.</p> <p><u>Heritage Square</u>: In July 2006, redevelopment agency approved negotiation to purchase remaining 2 properties to assemble full, 2.82 acre development site. Request for Proposals was issued in November 2006. Completion of purchase of 2 properties is expected in second quarter of 2007.</p>

#8 Reduction of Governmental Constraints	
Revision of Garden Standards	Amended Zoning Code with revisions to City of Gardens multifamily housing standards during Report Period
Density Bonus Program	Issued permits for projects totaling 12 units, with density bonus for 2 moderate-income ownership units; implemented program under SB 1818/SB 435
Recycling Program	Continued development of residential mixed-use projects on formerly commercial sites, primarily in Central District but also in other specific plan areas
#9 Affordable Housing Incentives	
Inclusionary Program	Issued building permits for 11 projects subject to Program requirements: 2 projects including 82 onsite moderate-income units and 9 onsite low-income units; 9 projects with associated in-lieu fees totaling \$4,910,321. Fee payments totaling \$2,929,501 were collected during 2006. Amended program to apply to subdivisions of 10 or more units and increased the covenant period for ownership units to 45 years.
Commercial Impact Fee	Provided analysis to Council prior to Report Period, with no action during Report Period
Northwest Pasadena Program	No new offering of American Communities Fund during Report Period
#10 Homebuyers Assistance Programs	
Citywide Homebuyers Club	Provided one-on-one counseling to 495 prospective homebuyers
Homeownership Opportunities Program	Determined 11 households eligible for HOP loan assistance, including 6 households receiving loan approvals
HomeKey Program	Discontinued program in 2002 due to interest rate for down payment funds that was high compared to conventional loan products
Mortgage Credit Certificate Program	Administered by the Los Angeles County Community Development Commission. No households were assisted under this Program during the 6-month reporting period.
Lease-Own Program	The California Cities Home Ownership Authority discontinued operation of this program in Los Angeles County.
Section 8 Ownership Program	This program is contained in the Pasadena Community Development Commission's Rental Assistance Program Administrative Plan, which was approved by HUD. No households were assisted under this Program during the 6-month reporting period.

#11 Rental Assistance	
Housing Choice Vouchers	Issued 235 Housing Choice Vouchers during period Report Period; Currently, 1,292 housing units leased with HCV assistance, for a lease-up rate of 98%
HOME Rental Assistance	Provided 5 households with HOME tenant-based rental assistance. 15 households received HOME coupons. A new and related program, Emergency Rental Assistance Deposit Program, provided security deposit funds to 5 households.
Supportive Housing Assistance	Provided 72 individuals or families with transitional housing (50 units) and supportive services.
#12 Continuum of Care	
Emergency Shelter	<p>The City and nonprofit organizations provide 122 emergency shelter beds and 185 seasonal and overflow beds that allow homeless people to seek shelter on a temporary basis. Included in this system are 5 emergency shelter programs utilizing federal Emergency Shelter Grant (ESG) Program and local match funds which provided the following assistance during 2006:</p> <ol style="list-style-type: none"> 1. <u>Emergency Homeless Response Program (EHRP)</u> – Sponsored by Ecumenical Council of Pasadena Area Churches - Assisted 27 persons with homeless prevention and case management services; coordinated services with other social service providers. 2. <u>Emergency Shelter Program (ESP)</u> – Sponsored by Ecumenical Council of Pasadena Area Churches - Assisted approximately 80 individuals; provided approximately 300 nights of shelter at local motels through use of motel vouchers. 3. <u>Sources: Job Training/Development Program</u> – Sponsored by Union Station Foundation - Enrolled 122 clients and provided job placement assistance to 128 current and former clients who are program alumni. 4. <u>Meals Program</u> – Sponsored by Union Station Foundation – Provided free meals twice daily to very low-income and homeless persons; the program serviced 125,915 meals. Daily meals are served (breakfast/lunch) and information assistance and referral services are provided to local social service providers. 5. <u>Bad Weather Shelter (BWS)</u> – Sponsored by the Ecumenical Council of Pasadena Area Churches and a network local volunteer churches and

	agencies. Annually, the Pasadena Community Development Commission contributes to the financial support of this seasonal shelter (\$60,000). Dates of Operation annually: November 25 – March 15. The shelter is weather activated and is open during the cold and rainy season. The shelter provided 140 emergency beds and served 733 unduplicated persons with 6,187 “bed nights” of shelter.
Transitional Housing	Provided 72 individuals or families with transitional housing (50 units) with supportive services
Permanent Supportive Housing	Provided 24 individuals or families with permanent supportive housing (24 units)
#13 Preservation of Affordable Housing	
Preservation of At-Risk Units	Green Hotel Apartments: Approved purchase of deed restrictions extending affordability period of 138 rental units for very low income seniors currently participating in the Section 8 rental subsidy program.
I-710 Freeway Expansion	Continued discussion
#14 Fair and Equal Housing Opportunity	
Fair Housing Services	The Housing Rights Center (HRC) under contract with the City provides Fair Housing counseling to local residents. Over 2,000 Pasadena residents were served. 45 housing discrimination cases were opened. Housing Mediation and Tenant Protection Services were also provided to approximately 200 clients. These services help to resolve rental issues/problems that arise between local tenants and landlords.
Analysis Of Impediments To Fair Housing Choice	The Analysis Of Impediments (AI) to Fair Housing Choice and the Fair Housing Plan were approved by the City in 2003. The next analysis is scheduled to take place during the 2007-2008 program year.
SB520 Program	Analyzed prior to Report Period

Progress Toward Mitigating Governmental Constraints Identified in the Housing Element

- Actions during the Report Period related to mitigating governmental constraints are identified in the summary for Housing Element Programs: Program 8 – Revision of Gardens Standards – Amended Zoning Code following study of Standards