Housing Policy Department
Received on:
JAN 2 4 2014

HOUSING DEPARTMENT

January 21, 2014

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

Re: City of Pasadena; Annual Element Progress Report for Calendar Year 2009

To Whom It May Concern:

The above-referenced report is enclosed for your review.

If you have any questions, please feel free to call me at (626) 744-8316 or contact me at jwong@cityofpasadena.net.

Regards,

James Wong
Senior Project Manager

649 North Fair Oaks Avenue, Suite 202 · P.O. Box 7115 · Pasadena, CA 91109-7215
(626) 744-8300 Fax (626) 744-8340
www.cityofpasadena.net

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Housing Policy Department

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Pasadena

Reporting Period 1-Jan-09 - 31-Dec-09

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1142 N. Allen Ave. Allen Bridgden Townhomes		O	0	0	4	2	6	6	Housing assistance program funds used: CalHFA HELP, State Calhome, State BEGIN, Federal HOME.	4	0
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	27					
(10) Total by income Table A/A3 ► ►			0	0	4	29					
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Jurisdiction City of Pasadena

Reporting Period 1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	2	2	Haskett Court project at 824-834 E. California Blvd., comprised of six units (4 moderate income, 2 low income). Substantial rehabilitation. These were "off-site" units in satisfaction of the City's Inclusionary housing policy. All six units are deed-restricted for 45 years.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	2	2	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	9	0	18	0	0	27	

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Jurisdiction City of Pasadena

Reporting Period 1-Jan-09 - 31-Dec-09

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	711			96	0						96	615
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	452	8	3		2		4	4			21	431
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Moderate	Deed Restricted	491	23	1	2	8		4				38	453
	Non-deed restricted		0	0	0	0	0	0	0				
Above Moderate		1,215	568	348	448	29	49	14	357			1,813	-598
Total RHNA by COG. Enter allocation number:		2,869	599	352	546	39	49	22	361			1,968	901
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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(CCR Title 25 §6202)

Jurisdiction City of Pasadena

Reporting Period 1-Jan-09 - 31-Dec-09

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance,		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1a. Citywide Code Enforcement	Continue monitoring and enforcement of building and property maintenance codes.	Ongoing	Completed approximately 2,010 inspections in response to complaints in 2009.
1b. Emergency Enforcement	Continue implementation of emergency code enforcement.	Ongoing	Conducted inspections on 15 CRASH cases (City's Resources Against Substandard Housing).
1c. Neighborhood Revitalization	Continue program implementation.	Ongoing	Program was eliminated due to budget cuts.
2a. Neighborhood Impact	Provide assistance to 25 households through PNHS program during the planning period.	Ongoing	During the reporting period, the PNHS Neighborhood Impact Program approved Major Rehab Loans, Minor Home Repair projects and Green Grant projects for 16 households
2b. Neighborhood Organizations	Continue program implementation.	Ongoing	Continued to provide information and support to 86 residential neighborhood associations.
2c. Northwest Pasadena	Continue program implementation.	Ongoing	Began work on EIR for the Lincoln Ave. Specific Plan.
3a. Occupancy Inspection	Continue to conduct housing inspections upon change of occupancy.	Ongoing	Completed inspections of about 1,600 single-family, duplex, and condominium units at time of sale in 2009.
3b. Quadrennial Inspection	Continue implementation of multiple-family housing inspection program.	Ongoing	Completed inspections of about 4,300 units of rental housing in multiple-family developments of three or more units.

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3c. Lead-based Paint Hazards	Train code compliance officers and inspectors to identify lead hazards. Conduct enforcement through certified lead inspectors. Conduct community education and outreach on identification of lead hazards and prevention activities.	Ongoing	In 2009, the City continue to reach out to the community; the City responded to about 650 persons and distributed over 2,000 pieces of educational materials to the community in a multitude of events, e.g., health fairs, outreach to childcare providers, outreach to parents and residents, collaboration with hardware stores and businesses, collaboration with other partners such as Head Start, schools, etc.). This program continues to be run by the Health Department. Training for code compliance did not occur this year but has occurred in a previous year.
4a. Maintenance Assistance to Homeowners	Provide assistance to 20 households on an annual basis.	Ongoing	Completed about 25 lead stabilization painting projects and one major house repair.
4b. Multifamily Acquisition and Rehabilitation	Establish program guidelines for an acquisition/rehabilitation program in 2011, and specific goals and workplan.	End of 2011	Existing funds were committed to projects currently in the pipeline. Revenue as not adequate for new acqusition/rehabilitation projects. This program will be addressed in 2011, after review of funding and priorities.
5a. Historic Preservation	Implement the Historic Preservation Ordinance.	Ongoing	Reviewed more than 60 cases of exterior alterations, additions, and rehabilitation of structures in 16 historic landmark districts and 18 National Register districts, and processed designation of 10 new landmark properties in 2009.
5b. Historic Preservation Incentives	Advertise available incentives for historic preservation and assist property owners in determining incentives for their properties.	Ongoing	Signed 26 (20 SFR & 6 MFR) Mills Act contracts with property owners for property tax reductions and investment in historic property improvements in 2009.
5c. Historic Home Rehabilitation	Continue program implementation.	Ongoing	The rehabilitation of the historic Haskett Court bungalows project was completed, providing six (6) units of low- and moderate-income affordable homeownership housing.
6a. Preservation of At-Risk Housing	Contact property owners of at-risk projects to initiate preservation discussions. Based on outcome, provide appropriate assistance.	Ongoing	Updated the database of rental properties with affordability restrictions to provide current information on status, including expiration dates.
7a. Specific Plans	Continue to provide appropriate land use designations to encourage the construction of residential and mixed-use projects near transit and other communith amenities. Maintain and provide an inventory of potential sites and housing incentives to developers.	Ongoing	Continued implementation of specific plans; maintained and reviewed inventory of sites; continued incentive programs.

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7b. Mixed Use	Continue implementation of mixed-use incentives, and monitor and assess the effectiveness (housing production) due to the incentives on an annual basis.	Ongoing	Continued implementation of incentives.
7c. Second Units	Review the City's second-unit standards and evaluate changes to the ordinance to better facilitate second units in the context of maintaining neighborhood quality.	Ongoing	Held workshops to receive public input on amending the Zoning Code for second units.
7d. Water and Sewer Infrastructure	Work with the City's Department of Water and Power to ensure that appropriate written policies and programs are in place to satisfy the requirements of SB 1087.	2011	City Council adopted the Water Integrated Resource Plan (WIRP) on 1/31/11 and updated the Urban Water Management Plan in June 2011. Reviewed these water management plans and the Sewer Master Plan (2006), and determined context for a written policy that will comply with SB 1087.
7e. Monitoring Program	Continue to maintain a record of housing production and to report regularly to the City Council. In addition, for sites in the Adequate Site Inventory compare the actual number of constructed units with the potential number. Maintain Inventory with additional sites as identified.	Annual	The City continued to maintain a record of housing production and reported to the City Council; compared new building permit sites with sites in the Adequate Site Inventory and determined that no building permit was issued for a site in the Inventory.
8a. Inclusionary Housing	Continue to monitor effectiveness of the IHO and expenditure of IHT Funds, including preparation of an Annual Performance Assessment. Study modifications to the IHO program in light of City's housing needs and market dynamics, including the need for low/very low income units.	Annual Report; initiate study by 2010.	Convened 6/3/09 meeting of Pasadena Residents Housing Advisory Group to discuss possible modifications to the IHO to increase its effectiveness.
8b. Density Bonus Ordinance	Continue to implement the Affordable Housing Density Bonus Program.	Ongoing	There were no building permits issued for density bonus projects during the reporting period.
8c. Parking Incentives for Housing	Continue to provide options for reduced parking as an incentive for the development of affordable, special needs, and transit-oriented development.	Ongoing	Incentives for parking are codified in the City's Zoning Code and continue to be available.

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8d. Consolidated Affordable Housing Review	Continue to issue annual NOFA for affordable housing and, upon its completion, annually review and assess the timeliness and effectiveness of the process.	Annual	Due to inadequate level of available funding, NOFA was not issued during the reporting period. However, staff developed preliminary guidelines for the intake and selection of housing project proposals and the allocation of funding resources, which were discussed in a 6/3/09 meeting with local housing practitioners and advocates.
9a. Financial Assistance	Continue to provide financial support for the production, rehabilitation, and preservation of affordable housing. Develop an Affordable Housing Strategy to guide expenditure of funds consistent with Pasadena's housing needs.	By 2010	The City approved $4,456,350 in financial assistance for the Hudson Oaks affordable senior housing project, including Section 8 project-based vouchers for 44 units.
9b. Land Assemblage/Write Downs	Annually issue RFPs for the development of affordable housing when $5 million in uncommitted funding is available. Examine creative partnerships and mechanisms for land assemblage and/or writedowns.	Ongoing	During reporting period, a working group of Housing staff and community representatives was convened and met regularly to develop an RFP for the Heritage Square affordable senior housing project, located on property owned by the City. The RFP contemplates a City ground lease at below-market land cost.
9c. Fee Waivers and Modifications	Continue to provide reduced development fees in support of affordable housing. Examine appropriateness of $125,000 cap on affordable housing fee reductions.	Ongoing	The waiver of development fees were approved for the following projects during this reporting period: Allen-Brigden Townhomes affordable housing project (6 units); Herkimer Gardens affordable housing project (4 units).
10a. Green Building Design	Provide outreach and education to developers, contractors, architects, and business owners to provide information on how to incorporate sustainability in project design.	Ongoing	Sustainability principles will be incorporated into the Building Code as of 2011. The Building Division has created a checklist for architects and contractors to use when applying for a building permit. This checklist is available at the counter and is submitted as part of the plan check process.
10b. Design Review	Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.	Ongoing	Continued to implement design review by staff and the Design Commission (103 cases of consolidated, concept, and final design review, 65 cases of Certificates of Apropriateness, 26 Mills Act applications, etc.) in 2009.
10c. City of Gardens Standards	Implement City of Gardens standards as a tool to enhance the quality and compatibility of multiple-family housing development.	Ongoing	Continued to review pipeline projects under City of Gardens.

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11a. Homebuyer Education and Counseling	Provide homebuyer education and foreclosure counseling to 200 prospective homebuyers on an annual basis.	Ongoing	Approximately 150 prospective homebuyers completed the PNHS homebuyer education program during this reporting period. In addition, PNHS managed a foreclosure counseling caseload of 15 homeowners.
11b. Homeownership Opportunities	Continue implementation and consider program modifications to make the homeownership program more flexible to market conditions. Serve up to four households annually.	Ongoing	Provided $80,000 homebuyer loan to assist 1 low-income homebuyer.
11c. Mortgage Credit Certificate	Continue to advertise the MCC Program in conjunction with homebuyer education and assistance programs, and maintain a current listing of participating lenders.	Ongoing	The City continued to publicize this program which is administered by the County of Los Angeles. One homebuyer was assisted in 2009.
11d. Homebuyer Closing Costs	Support the closing cost loan program of PFAR and CAR to assist 11 households during the 2006-2014 planning period.	Ongoing	PFAR/CAR funds were not utilized during 2009.
12a. Housing Choice Voucher	Continue to assist 1,315 households in Section 8 program. Allocate project-based vouchers to ensure the long-term affordability of Hudson Oaks and Centennial Place SRO.	Ongoing	Assisted 1,395 households in the Section 8 program during the reporting period. The City allocated 160 project-based Section 8 vouchers to the Hudson Oaks senior housing project (44) and the Centennial Place permanent supportive housing project (116).
12b. HOME Tenant-Based Rental Assistance	Assist up to 90 households during the planning period.	Ongoing	The HOME Tenant-Based Rental Assistance program provides tenant-based rental assistance to households in crisis. During the reporting period 30 households were assisted.
12c. Emergency Rental Assistance Deposit	Assist 300 households during the planning period.	Ongoing	The ERAD Program provides no-interest loans or grants for security deposit to very low-income households experiencing homelessness to allow them to secure rental units. During the reporting period this program was revamped to eliminate the loan option. All new ERAD requests are processed as grants. Ten deposits were paid during the reporting period.
12d. Affordable Housing Website	Continue program implementation.	Ongoing	The PasasdenaHousingSearch.com website continues to be utilized.

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13a. Collaborative Partnerships	Continue to work with and seek additional partners to achieve City housing goals.	Ongoing	The City's Housing Department worked with the Department of Water and Power to secure a contribution of $165,000 to improve energy conservation at the Euclid Villa transitional housing project.
13b. Pasadena Affordable Housing Practitioners and Advisors	Meet on a periodic basis to discuss housing issues and propose program and policy solutions to housing and community development needs.	Ongoing	A meeting of the Pasadena Residents Housing Advisory Group, comprised of local housing practitioners and advocates, was convened on 6/3/09.
13c. Funding Program	Seek additional funding sources to meet City housing goals.	Ongoing	Provided technical assistance to secure $1,118,361 in "green" rehabilitation funding from the County of Los Angeles for the Euclid Villa transitional housing project. Also, the City Housing Dept. researched how other local cities funded their housing programs.
14a. Fair Housing Services	Continue to provide fair housing services and tenant-landlord mediation	Ongoing	Housing Rights Center continued to provide fair housing and mediation services during the reporting period. Services included annual workshops for tenants and property owners, and responding to referrals made by the Housing Dept.
14b. Fair Housing Outreach	Develop a plan of action to address fair housing for persons with disabilities.	2010	Housing Rights Center continued to provide fair housing outreach during this period. Two landlord orientation meetings were held during the reporting period. Additionally, a fair housing survey was conducted by Veronical Tam & Associates in conjunction with preparation of the Analysis of Impediments to Fair Housing Choice and two additional outreach meetings were held for service providers and residents.
14c. Tenant Protections	Continue to implement the Tenant Protection Ordinance	Ongoing	No new project cases were initiated during the reporting period.
15a. Family Self Sufficiency	Provide ongoing assistance to 25 households.	Ongoing	Five households were assisted during the reporting period.
15b. Shelter Plus Care	Provide ongoing assistance for up to 90 households during the planning period and apply to HUD for more Shelter Plus Care certificates as they become available.	Ongoing	Assisted 75 households with tenant-based rental assistance for homeless persons with disabilities. Applied for and received 2 additional certificates for chronically homeless persons.
15c. Housing Opportunities for People with AIDS	Assist 35 households during the planning period.	Ongoing	Assisted four households during the reporting period.

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16a. Homeless Prevention	Provide supplemental resources to 85 households at risk of homelessness on an annual basis through the program. Ensure implementation of the 10-Year Strategy to End Homelessness through preparation of Annual Action Plans.	Ongoing	Assisted 212 during the reporting period.
16b. Emergency Shelter Program	Continue program implementation consistent with the City's Continuum of Care Plan.	Ongoing	Continued to provide emergency shelter beds, maintained capacity with Emergency Solutions Grant funding to the Emergency Homeless Response Program, Union Station Overnight Shelter, and the Emergency Shelter Program.
16c. Transitional and Permanent Supportive Housing	Continue program implementation. Issue RFPs for the development of permanent supportive housing and use unallocated project-based vouchers to support the goals and objectives in the Continuum of Care Plan.	Ongoing	Received $2.9 million in competitive funding to continue to provide transitional and permanent housing for 250 households annually and supportive services for 1000 homeless individuals and families annually.
16d. Sites for Emergency Shelter	Amend the Zoning Code to define a zone to permit emergency shelters by right in the IG and CD-6 districts and/or other districts and develop objective standards to facilitate, encourage, and regulate shelters.	2010	Research begun on amending the Zoning Code.
17a. Reasonable Accommodation	Implement Reasonable Accommodation ordinance. Periodically analyze the City's process to identify any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take corrective measures as necessary.	Ongoing	Staff continued to implement ordinance; no reported problems with existing ordinance.
17b. Universal Design/Visitability	Evaluate the feasibility of incorporating concepts of visitability, universal design, and other accessibility requirements for new and rehabilitated housing.	2010	Delayed evaluation of feasibility.

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17c. Housing Accessibility Assistance	Continue to provide assistance to disabled homeowners in making accessibility improvements to their homes. Seek ways to expand the program to renters.	Ongoing	The MASH program provided Major Repairs at 52 housing units and installed to 2 wheelschair ramps to homeowners. Allocated $80,000 in State EAGR grant funds to install a wheelchair lift at the 142-unit Centennial Place affordable housing project.
18a. Development of Housing for Families	Evaluate establishing incentives within the IHO and allocations within a housing expenditure policy for large family units.	2010	There was no activity on this item during the reporting period.
18b. Housing for Emancipated Youth	Explore opportunities to improve access to housing and supportive services for youth emancipating from foster care and institutional living.	Ongoing	Hestia House has been providing 8 units of permanent supportive housing for chronically homeless transitional age youth (18-24). Also
18c. Housing for Students	Work with educational institutions to process and approve Master Plans that are consistent with the General Plan.	Ongoing	No Master Plans for universities have been processed in the past year.
19a. Senior Housing	Continue to support the provision of senior housing in the community.	Ongoing	The City approved $4,456,350 in financial assistance for the Hudson Oaks affordable senior housing project (45 units) including Section 8 project-based vouchers for 44 units. Also during the reporting period, a working group of Housing staff and community representatives was convened and met regularly to develop an RFP for the Heritage Square affordable senior housing project (70 units).
19b. Life/Care Facilities	Continue to support the provision of life/care housing in the community.	Ongoing	Continued to support the provision of life/care housing, but no projects have been constructed in this calendar year.
19c. Senior Services	Continue to support the provision of senior services in the community.	Ongoing	The City of Pasadena continues to offer a wide variety of services to seniors. These are administered through the Human Services & Recreation Department.

HOUSING DEPARTMENT

January 21, 2014

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

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			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
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(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	27					
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(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	2	2	

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
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2b. Neighborhood Organizations	Continue program implementation.	Ongoing	Continued to provide information and support to 86 residential neighborhood associations.
2c. Northwest Pasadena	Continue program implementation.	Ongoing	Began work on EIR for the Lincoln Ave. Specific Plan.
3a. Occupancy Inspection	Continue to conduct housing inspections upon change of occupancy.	Ongoing	Completed inspections of about 1,600 single-family, duplex, and condominium units at time of sale in 2009.
3b. Quadrennial Inspection	Continue implementation of multiple-family housing inspection program.	Ongoing	Completed inspections of about 4,300 units of rental housing in multiple-family developments of three or more units.

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3c. Lead-based Paint Hazards	Train code compliance officers and inspectors to identify lead hazards. Conduct enforcement through certified lead inspectors. Conduct community education and outreach on identification of lead hazards and prevention activities.	Ongoing	In 2009, the City continue to reach out to the community; the City responded to about 650 persons and distributed over 2,000 pieces of educational materials to the community in a multitude of events, e.g., health fairs, outreach to childcare providers, outreach to parents and residents, collaboration with hardware stores and businesses, collaboration with other partners such as Head Start, schools, etc.). This program continues to be run by the Health Department. Training for code compliance did not occur this year but has occurred in a previous year.
4a. Maintenance Assistance to Homeowners	Provide assistance to 20 households on an annual basis.	Ongoing	Completed about 25 lead stabilization painting projects and one major house repair.
4b. Multifamily Acquisition and Rehabilitation	Establish program guidelines for an acquisition/rehabilitation program in 2011, and specific goals and workplan.	End of 2011	Existing funds were committed to projects currently in the pipeline. Revenue as not adequate for new acqusition/rehabilitation projects. This program will be addressed in 2011, after review of funding and priorities.
5a. Historic Preservation	Implement the Historic Preservation Ordinance.	Ongoing	Reviewed more than 60 cases of exterior alterations, additions, and rehabilitation of structures in 16 historic landmark districts and 18 National Register districts, and processed designation of 10 new landmark properties in 2009.
5b. Historic Preservation Incentives	Advertise available incentives for historic preservation and assist property owners in determining incentives for their properties.	Ongoing	Signed 26 (20 SFR & 6 MFR) Mills Act contracts with property owners for property tax reductions and investment in historic property improvements in 2009.
5c. Historic Home Rehabilitation	Continue program implementation.	Ongoing	The rehabilitation of the historic Haskett Court bungalows project was completed, providing six (6) units of low- and moderate-income affordable homeownership housing.
6a. Preservation of At-Risk Housing	Contact property owners of at-risk projects to initiate preservation discussions. Based on outcome, provide appropriate assistance.	Ongoing	Updated the database of rental properties with affordability restrictions to provide current information on status, including expiration dates.
7a. Specific Plans	Continue to provide appropriate land use designations to encourage the construction of residential and mixed-use projects near transit and other communith amenities. Maintain and provide an inventory of potential sites and housing incentives to developers.	Ongoing	Continued implementation of specific plans; maintained and reviewed inventory of sites; continued incentive programs.

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7b. Mixed Use	Continue implementation of mixed-use incentives, and monitor and assess the effectiveness (housing production) due to the incentives on an annual basis.	Ongoing	Continued implementation of incentives.
7c. Second Units	Review the City's second-unit standards and evaluate changes to the ordinance to better facilitate second units in the context of maintaining neighborhood quality.	Ongoing	Held workshops to receive public input on amending the Zoning Code for second units.
7d. Water and Sewer Infrastructure	Work with the City's Department of Water and Power to ensure that appropriate written policies and programs are in place to satisfy the requirements of SB 1087.	2011	City Council adopted the Water Integrated Resource Plan (WIRP) on 1/31/11 and updated the Urban Water Management Plan in June 2011. Reviewed these water management plans and the Sewer Master Plan (2006), and determined context for a written policy that will comply with SB 1087.
7e. Monitoring Program	Continue to maintain a record of housing production and to report regularly to the City Council. In addition, for sites in the Adequate Site Inventory compare the actual number of constructed units with the potential number. Maintain inventory with additional sites as identified.	Annual	The City continued to maintain a record of housing production and reported to the City Council; compared new building permit sites with sites in the Adequate Site Inventory and determined that no building permit was issued for a site in the Inventory.
8a. Inclusionary Housing	Continue to monitor effectiveness of the IHO and expenditure of IHT Funds, including preparation of an Annual Performance Assessment. Study modifications to the IHO program in light of City's housing needs and market dynamics, including the need for low/very low income units.	Annual Report; initiate study by 2010.	Convened 6/3/09 meeting of Pasadena Residents Housing Advisory Group to discuss possible modifications to the IHO to increase its effectiveness.
8b. Density Bonus Ordinance	Continue to implement the Affordable Housing Density Bonus Program.	Ongoing	There were no building permits issued for density bonus projects during the reporting period.
8c. Parking Incentives for Housing	Continue to provide options for reduced parking as an incentive for the development of affordable, special needs, and transit-oriented development.	Ongoing	Incentives for parking are codified in the City's Zoning Code and continue to be available.

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8d. Consolidated Affordable Housing Review	Continue to issue annual NOFA for affordable housing and, upon its completion, annually review and assess the timeliness and effectiveness of the process.	Annual	Due to inadequate level of available funding, NOFA was not issued during the reporting period. However, staff developed preliminary guidelines for the intake and selection of housing project proposals and the allocation of funding resources, which were discussed in a 6/3/09 meeting with local housing practitioners and advocates.
9a. Financial Assistance	Continue to provide financial support for the production, rehabilitation, and preservation of affordable housing. Develop an Affordable Housing Strategy to guide expenditure of funds consistent with Pasadena's housing needs.	By 2010	The City approved $4,456,350 in financial assistance for the Hudson Oaks affordable senior housing project, including Section 8 project-based vouchers for 44 units.
9b. Land Assemblage/Write Downs	Annually issue RFPs for the development of affordable housing when $5 million in uncommitted funding is available. Examine creative partnerships and mechanisms for land assemblage and/or writedowns.	Ongoing	During reporting period, a working group of Housing staff and community representatives was convened and met regularly to develop an RFP for the Heritage Square affordable senior housing project, located on property owned by the City. The RFP contemplates a City ground lease at below-market land cost.
9c. Fee Waivers and Modifications	Continue to provide reduced development fees in support of affordable housing. Examine appropriateness of $125,000 cap on affordable housing fee reductions.	Ongoing	The waiver of development fees were approved for the following projects during this reporting period: Allen-Brigden Townhomes affordable housing project (6 units); Herkimer Gardens affordable housing project (4 units).
10a. Green Building Design	Provide outreach and education to developers, contractors, architects, and business owners to provide information on how to incorporate sustainability in project design.	Ongoing	Sustainability principles will be incorporated into the Building Code as of 2011. The Building Division has created a checklist for architects and contractors to use when applying for a building permit. This checklist is available at the counter and is submitted as part of the plan check process.
10b. Design Review	Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.	Ongoing	Continued to implement design review by staff and the Design Commission (103 cases of consolidated, concept, and final design review, 65 cases of Certificates of Apropriateness, 26 Mills Act applications, etc.) in 2009.
10c. City of Gardens Standards	Implement City of Gardens standards as a tool to enhance the quality and compatibility of multiple-family housing development.	Ongoing	Continued to review pipeline projects under City of Gardens.

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11a. Homebuyer Education and Counseling	Provide homebuyer education and foreclosure counseling to 200 prospective homebuyers on an annual basis.	Ongoing	Approximately 150 prospective homebuyers completed the PNHS homebuyer education program during this reporting period. In addition, PNHS managed a foreclosure counseling caseload of 15 homeowners.
11b. Homeownership Opportunities	Continue implementation and consider program modifications to make the homeownership program more flexible to market conditions. Serve up to four households annually.	Ongoing	Provided $80,000 homebuyer loan to assist 1 low-income homebuyer.
11c. Mortgage Credit Certificate	Continue to advertise the MCC Program in conjunction with homebuyer education and assistance programs, and maintain a current listing of participating lenders.	Ongoing	The City continued to publicize this program which is administered by the County of Los Angeles. One homebuyer was assisted in 2009.
11d. Homebuyer Closing Costs	Support the closing cost loan program of PFAR and CAR to assist 11 households during the 2006-2014 planning period.	Ongoing	PFAR/CAR funds were not utilized during 2009.
12a. Housing Choice Voucher	Continue to assist 1,315 households in Section 8 program. Allocate project-based vouchers to ensure the long-term affordability of Hudson Oaks and Centennial Place SRO.	Ongoing	Assisted 1,395 households in the Section 8 program during the reporting period. The City allocated 160 project-based Section 8 vouchers to the Hudson Oaks senior housing project (44) and the Centennial Place permanent supportive housing project (116).
12b. HOME Tenant-Based Rental Assistance	Assist up to 90 households during the planning period.	Ongoing	The HOME Tenant-Based Rental Assistance program provides tenant-based rental assistance to households in crisis. During the reporting period 30 households were assisted.
12c. Emergency Rental Assistance Deposit	Assist 300 households during the planning period.	Ongoing	The ERAD Program provides no-interest loans or grants for security deposit to very low-income households experiencing homelessness to allow them to secure rental units. During the reporting period this program was revamped to eliminate the loan option. All new ERAD requests are processed as grants. Ten deposits were paid during the reporting period.
12d. Affordable Housing Website	Continue program implementation.	Ongoing	The PasasdenaHousingSearch.com website continues to be utilized.

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13a. Collaborative Partnerships	Continue to work with and seek additional partners to achieve City housing goals.	Ongoing	The City's Housing Department worked with the Department of Water and Power to secure a contribution of $165,000 to improve energy conservation at the Euclid Villa transitional housing project.
13b. Pasadena Affordable Housing Practitioners and Advisors	Meet on a periodic basis to discuss housing issues and propose program and policy solutions to housing and community development needs.	Ongoing	A meeting of the Pasadena Residents Housing Advisory Group, comprised of local housing practitioners and advocates, was convened on 6/3/09.
13c. Funding Program	Seek additional funding sources to meet City housing goals.	Ongoing	Provided technical assistance to secure $1,118,361 in "green" rehabilitation funding from the County of Los Angeles for the Euclid Villa transitional housing project. Also, the City Housing Dept. researched how other local cities funded their housing programs.
14a. Fair Housing Services	Continue to provide fair housing services and tenant-landlord mediation	Ongoing	Housing Rights Center continued to provide fair housing and mediation services during the reporting period. Services included annual workshops for tenants and property owners, and responding to referrals made by the Housing Dept.
14b. Fair Housing Outreach	Develop a plan of action to address fair housing for persons with disabilities.	2010	Housing Rights Center continued to provide fair housing outreach during this period. Two landlord orientation meetings were held during the reporting period. Additionally, a fair housing survey was conducted by Veronical Tam & Associates in conjunction with preparation of the Analysis of Impediments to Fair Housing Choice and two additional outreach meetings were held for service providers and residents.
14c. Tenant Protections	Continue to implement the Tenant Protection Ordinance	Ongoing	No new project cases were initiated during the reporting period.
15a. Family Self Sufficiency	Provide ongoing assistance to 25 households.	Ongoing	Five households were assisted during the reporting period.
15b. Shelter Plus Care	Provide ongoing assistance for up to 90 households during the planning period and apply to HUD for more Shelter Plus Care certificates as they become available.	Ongoing	Assisted 75 households with tenant-based rental assistance for homeless persons with disabilities. Applied for and received 2 additional certificates for chronically homeless persons.
15c. Housing Opportunities for People with AIDS	Assist 35 households during the planning period.	Ongoing	Assisted four households during the reporting period.

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16a. Homeless Prevention	Provide supplemental resources to 85 households at risk of homelessness on an annual basis through the program. Ensure implementation of the 10-Year Strategy to End Homelessness through preparation of Annual Action Plans.	Ongoing	Assisted 212 during the reporting period.
16b. Emergency Shelter Program	Continue program implementation consistent with the City's Continuum of Care Plan.	Ongoing	Continued to provide emergency shelter beds, maintained capacity with Emergency Solutions Grant funding to the Emergency Homeless Response Program, Union Station Overnight Shelter, and the Emergency Shelter Program.
16c. Transitional and Permanent Supportive Housing	Continue program implementation. Issue RFPs for the development of permanent supportive housing and use unallocated project-based vouchers to support the goals and objectives in the Continuum of Care Plan.	Ongoing	Received $2.9 million in competitive funding to continue to provide transitional and permanent housing for 250 households annually and supportive services for 1000 homeless individuals and families annually.
16d. Sites for Emergency Shelter	Amend the Zoning Code to define a zone to permit emergency shelters by right in the IG and CD-6 districts and/or other districts and develop objective standards to facilitate, encourage, and regulate shelters.	2010	Research begun on amending the Zoning Code.
17a. Reasonable Accommodation	Implement Reasonable Accommodation ordinance. Periodically analyze the City's process to identify any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take corrective measures as necessary.	Ongoing	Staff continued to implement ordinance; no reported problems with existing ordinance.
17b. Universal Design/Visitability	Evaluate the feasibility of incorporating concepts of visitability, universal design, and other accessibility requirements for new and rehabilitated housing.	2010	Delayed evaluation of feasibility.

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17c. Housing Accessibility Assistance	Continue to provide assistance to disabled homeowners in making accessibility improvements to their homes. Seek ways to expand the program to renters.	Ongoing	The MASH program provided Major Repairs at 52 housing units and installed to 2 wheelschair ramps to homeowners. Allocated $80,000 in State EAGR grant funds to install a wheelchair lift at the 142-unit Centennial Place affordable housing project.
18a. Development of Housing for Families	Evaluate establishing incentives within the IHO and allocations within a housing expenditure policy for large family units.	2010	There was no activity on this item during the reporting period.
18b. Housing for Emancipated Youth	Explore opportunities to improve access to housing and supportive services for youth emancipating from foster care and institutional living.	Ongoing	Hestia House has been providing 8 units of permanent supportive housing for chronically homeless transitional age youth (18-24). Also
18c. Housing for Students	Work with educational institutions to process and approve Master Plans that are consistent with the General Plan.	Ongoing	No Master Plans for universities have been processed in the past year.
19a. Senior Housing	Continue to support the provision of senior housing in the community.	Ongoing	The City approved $4,456,350 in financial assistance for the Hudson Oaks affordable senior housing project (45 units) including Section 8 project-based vouchers for 44 units. Also during the reporting period, a working group of Housing staff and community representatives was convened and met regularly to develop an RFP for the Heritage Square affordable senior housing project (70 units).
19b. Life/Care Facilities	Continue to support the provision of life/care housing in the community.	Ongoing	Continued to support the provision of life/care housing, but no projects have been constructed in this calendar year.
19c. Senior Services	Continue to support the provision of senior services in the community.	Ongoing	The City of Pasadena continues to offer a wide variety of services to seniors. These are administered through the Human Services & Recreation Department.

HOUSING DEPARTMENT

January 21, 2014

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

Re: City of Pasadena; Annual Element Progress Report for Calendar Year 2009

To Whom It May Concern:

The above-referenced report is enclosed for your review.

If you have any questions, please feel free to call me at (626) 744-8316 or contact me at jwong@cityofpasadena.net.

Regards,

James Wong
Senior Project Manager

649 North Fair Oaks Avenue, Suite 202 · P.O. Box 7115 · Pasadena, CA 91109-7215
(626) 744-8300 Fax (626) 744-8340
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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1142 N. Allen Ave. Allen Bridgden Townhomes		O	0	0	4	2	6	6	Housing assistance program funds used: CalHFA HELP, State Calhome, State BEGIN, Federal HOME.	4	0
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	27					
(10) Total by income Table A/A3 ► ►			0	0	4	29					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	2	2	Haskett Court project at 824-834 E. California Blvd., comprised of six units (4 moderate income, 2 low income). Substantial rehabilitation. These were "off-site" units in satisfaction of the City's inclusionary housing policy. All six units are deed-restricted for 45 years.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	2	2	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	9	0	18	0	0	27	

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	711			96	0						96	615
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	452	8	3		2		4	4			21	431
	Non-deed restricted		0	0	0	0	0	0	0				
Moderate	Deed Restricted	491	23	1	2	8		4				38	453
	Non-deed restricted		0	0	0	0	0	0	0				
Above Moderate		1,215	568	348	448	29	49	14	357			1,813	-598
Total RHNA by COG. Enter allocation number:		2,869	599	352	546	39	49	22	361			1,968	901
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance,		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1a. Citywide Code Enforcement	Continue monitoring and enforcement of building and property maintenance codes.	Ongoing	Completed approximately 2,010 inspections in response to complaints in 2009.
1b. Emergency Enforcement	Continue implementation of emergency code enforcement.	Ongoing	Conducted inspections on 15 CRASH cases (City's Resources Against Substandard Housing).
1c. Neighborhood Revitalization	Continue program implementation.	Ongoing	Program was eliminated due to budget cuts.
2a. Neighborhood Impact	Provide assistance to 25 households through PNHS program during the planning period.	Ongoing	During the reporting period, the PNHS Neighborhood Impact Program approved Major Rehab Loans, Minor Home Repair projects and Green Grant projects for 16 households
2b. Neighborhood Organizations	Continue program implementation.	Ongoing	Continued to provide information and support to 86 residential neighborhood associations.
2c. Northwest Pasadena	Continue program implementation.	Ongoing	Began work on EIR for the Lincoln Ave. Specific Plan.
3a. Occupancy Inspection	Continue to conduct housing inspections upon change of occupancy.	Ongoing	Completed inspections of about 1,600 single-family, duplex, and condominium units at time of sale in 2009.
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3c. Lead-based Paint Hazards	Train code compliance officers and inspectors to identify lead hazards. Conduct enforcement through certified lead inspectors. Conduct community education and outreach on identification of lead hazards and prevention activities.	Ongoing	In 2009, the City continue to reach out to the community; the City responded to about 650 persons and distributed over 2,000 pieces of educational materials to the community in a multitude of events, e.g., health fairs, outreach to childcare providers, outreach to parents and residents, collaboration with hardware stores and businesses, collaboration with other partners such as Head Start, schools, etc.). This program continues to be run by the Health Department. Training for code compliance did not occur this year but has occurred in a previous year.
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9c. Fee Waivers and Modifications	Continue to provide reduced development fees in support of affordable housing. Examine appropriateness of $125,000 cap on affordable housing fee reductions.	Ongoing	The waiver of development fees were approved for the following projects during this reporting period: Allen-Brigden Townhomes affordable housing project (6 units); Herkimer Gardens affordable housing project (4 units).
10a. Green Building Design	Provide outreach and education to developers, contractors, architects, and business owners to provide information on how to incorporate sustainability in project design.	Ongoing	Sustainability principles will be incorporated into the Building Code as of 2011. The Building Division has created a checklist for architects and contractors to use when applying for a building permit. This checklist is available at the counter and is submitted as part of the plan check process.
10b. Design Review	Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.	Ongoing	Continued to implement design review by staff and the Design Commission (103 cases of consolidated, concept, and final design review, 65 cases of Certificates of Apropriateness, 26 Mills Act applications, etc.) in 2009.
10c. City of Gardens Standards	Implement City of Gardens standards as a tool to enhance the quality and compatibility of multiple-family housing development.	Ongoing	Continued to review pipeline projects under City of Gardens.

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11a. Homebuyer Education and Counseling	Provide homebuyer education and foreclosure counseling to 200 prospective homebuyers on an annual basis.	Ongoing	Approximately 150 prospective homebuyers completed the PNHS homebuyer education program during this reporting period. In addition, PNHS managed a foreclosure counseling caseload of 15 homeowners.
11b. Homeownership Opportunities	Continue implementation and consider program modifications to make the homeownership program more flexible to market conditions. Serve up to four households annually.	Ongoing	Provided $80,000 homebuyer loan to assist 1 low-income homebuyer.
11c. Mortgage Credit Certificate	Continue to advertise the MCC Program in conjunction with homebuyer education and assistance programs, and maintain a current listing of participating lenders.	Ongoing	The City continued to publicize this program which is administered by the County of Los Angeles. One homebuyer was assisted in 2009.
11d. Homebuyer Closing Costs	Support the closing cost loan program of PFAR and CAR to assist 11 households during the 2006-2014 planning period.	Ongoing	PFAR/CAR funds were not utilized during 2009.
12a. Housing Choice Voucher	Continue to assist 1,315 households in Section 8 program. Allocate project-based vouchers to ensure the long-term affordability of Hudson Oaks and Centennial Place SRO.	Ongoing	Assisted 1,395 households in the Section 8 program during the reporting period. The City allocated 160 project-based Section 8 vouchers to the Hudson Oaks senior housing project (44) and the Centennial Place permanent supportive housing project (116).
12b. HOME Tenant-Based Rental Assistance	Assist up to 90 households during the planning period.	Ongoing	The HOME Tenant-Based Rental Assistance program provides tenant-based rental assistance to households in crisis. During the reporting period 30 households were assisted.
12c. Emergency Rental Assistance Deposit	Assist 300 households during the planning period.	Ongoing	The ERAD Program provides no-interest loans or grants for security deposit to very low-income households experiencing homelessness to allow them to secure rental units. During the reporting period this program was revamped to eliminate the loan option. All new ERAD requests are processed as grants. Ten deposits were paid during the reporting period.
12d. Affordable Housing Website	Continue program implementation.	Ongoing	The PasasdenaHousingSearch.com website continues to be utilized.

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13a. Collaborative Partnerships	Continue to work with and seek additional partners to achieve City housing goals.	Ongoing	The City's Housing Department worked with the Department of Water and Power to secure a contribution of $165,000 to improve energy conservation at the Euclid Villa transitional housing project.
13b. Pasadena Affordable Housing Practitioners and Advisors	Meet on a periodic basis to discuss housing issues and propose program and policy solutions to housing and community development needs.	Ongoing	A meeting of the Pasadena Residents Housing Advisory Group, comprised of local housing practitioners and advocates, was convened on 6/3/09.
13c. Funding Program	Seek additional funding sources to meet City housing goals.	Ongoing	Provided technical assistance to secure $1,118,361 in "green" rehabilitation funding from the County of Los Angeles for the Euclid Villa transitional housing project. Also, the City Housing Dept. researched how other local cities funded their housing programs.
14a. Fair Housing Services	Continue to provide fair housing services and tenant-landlord mediation	Ongoing	Housing Rights Center continued to provide fair housing and mediation services during the reporting period. Services included annual workshops for tenants and property owners, and responding to referrals made by the Housing Dept.
14b. Fair Housing Outreach	Develop a plan of action to address fair housing for persons with disabilities.	2010	Housing Rights Center continued to provide fair housing outreach during this period. Two landlord orientation meetings were held during the reporting period. Additionally, a fair housing survey was conducted by Veronical Tam & Associates in conjunction with preparation of the Analysis of Impediments to Fair Housing Choice and two additional outreach meetings were held for service providers and residents.
14c. Tenant Protections	Continue to implement the Tenant Protection Ordinance	Ongoing	No new project cases were initiated during the reporting period.
15a. Family Self Sufficiency	Provide ongoing assistance to 25 households.	Ongoing	Five households were assisted during the reporting period.
15b. Shelter Plus Care	Provide ongoing assistance for up to 90 households during the planning period and apply to HUD for more Shelter Plus Care certificates as they become available.	Ongoing	Assisted 75 households with tenant-based rental assistance for homeless persons with disabilities. Applied for and received 2 additional certificates for chronically homeless persons.
15c. Housing Opportunities for People with AIDS	Assist 35 households during the planning period.	Ongoing	Assisted four households during the reporting period.

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16a. Homeless Prevention	Provide supplemental resources to 85 households at risk of homelessness on an annual basis through the program. Ensure implementation of the 10-Year Strategy to End Homelessness through preparation of Annual Action Plans.	Ongoing	Assisted 212 during the reporting period.
16b. Emergency Shelter Program	Continue program implementation consistent with the City's Continuum of Care Plan.	Ongoing	Continued to provide emergency shelter beds, maintained capacity with Emergency Solutions Grant funding to the Emergency Homeless Response Program, Union Station Overnight Shelter, and the Emergency Shelter Program.
16c. Transitional and Permanent Supportive Housing	Continue program implementation. Issue RFPs for the development of permanent supportive housing and use unallocated project-based vouchers to support the goals and objectives in the Continuum of Care Plan.	Ongoing	Received $2.9 million in competitive funding to continue to provide transitional and permanent housing for 250 households annually and supportive services for 1000 homeless individuals and families annually.
16d. Sites for Emergency Shelter	Amend the Zoning Code to define a zone to permit emergency shelters by right in the IG and CD-6 districts and/or other districts and develop objective standards to facilitate, encourage, and regulate shelters.	2010	Research begun on amending the Zoning Code.
17a. Reasonable Accommodation	Implement Reasonable Accommodation ordinance. Periodically analyze the City's process to identify any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take corrective measures as necessary.	Ongoing	Staff continued to implement ordinance; no reported problems with existing ordinance.
17b. Universal Design/Visitability	Evaluate the feasibility of incorporating concepts of visitability, universal design, and other accessibility requirements for new and rehabilitated housing.	2010	Delayed evaluation of feasibility.

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17c. Housing Accessibility Assistance	Continue to provide assistance to disabled homeowners in making accessibility improvements to their homes. Seek ways to expand the program to renters.	Ongoing	The MASH program provided Major Repairs at 52 housing units and installed to 2 wheelschair ramps to homeowners. Allocated $80,000 in State EAGR grant funds to install a wheelchair lift at the 142-unit Centennial Place affordable housing project.
18a. Development of Housing for Families	Evaluate establishing incentives within the IHO and allocations within a housing expenditure policy for large family units.	2010	There was no activity on this item during the reporting period.
18b. Housing for Emancipated Youth	Explore opportunities to improve access to housing and supportive services for youth emancipating from foster care and institutional living.	Ongoing	Hestia House has been providing 8 units of permanent supportive housing for chronically homeless transitional age youth (18-24). Also
18c. Housing for Students	Work with educational institutions to process and approve Master Plans that are consistent with the General Plan.	Ongoing	No Master Plans for universities have been processed in the past year.
19a. Senior Housing	Continue to support the provision of senior housing in the community.	Ongoing	The City approved $4,456,350 in financial assistance for the Hudson Oaks affordable senior housing project (45 units) including Section 8 project-based vouchers for 44 units. Also during the reporting period, a working group of Housing staff and community representatives was convened and met regularly to develop an RFP for the Heritage Square affordable senior housing project (70 units).
19b. Life/Care Facilities	Continue to support the provision of life/care housing in the community.	Ongoing	Continued to support the provision of life/care housing, but no projects have been constructed in this calendar year.
19c. Senior Services	Continue to support the provision of senior services in the community.	Ongoing	The City of Pasadena continues to offer a wide variety of services to seniors. These are administered through the Human Services & Recreation Department.