ok
CY 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Housing Policy Department
Received on:
MAY - 6 2016

May 2, 2016

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, Ca 95252-2053

RE: City of Pasadena, Annual Housing Element Progress Report for Calendar Year 2015

To Whom It May Concern:

On February 3, 2014, the Pasadena City Council adopted the 2014-2021 Housing Element. The City of Pasadena has submitted the Annual Progress Report for the calendar year 2015 through HCD's webiste. The attached is the hard copy of the City of Pasadena's Annual Progress Report for the calendar year 2015.

If you have any questions, please feel free to call me at (626) 744-7309 or contact me at jhwang@cityofpasadena.net. Thank you for your consideration.

Sincerely,

Jhwang

Joanne Hwang
Planner

cc: Jim Wong, Housing Department

175 North Garfield Avenue • Pasadena, CA 91101-1704
(626) 744-4009
www.cityofpasadena.net

ok
CY 2015

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

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	
1765 & 1769 E. Walnut Street	5+	Renter	9	0	1	121	131	0		Inc	
218 S. Oakland Avenue	5+	Renter	2	0	0	19	21	0		Inc	
137 S. Wilson Avenue	5+	Owner	2	0	0	28	30	0		Inc	
60 S. Vinedo	5+	Renter	3	0	0	23	26	0		Inc	
383-395 S. Marengo Avenue	5+	Owner	0	0	2	22	24	0		Inc	
177 E. Del Mar Avenue	5+	Owner	0	0	2	15	17	0		Inc	
143 Mar Vista Avenue	5+	Renter	19	0	0	1	20	0	Low Income Housing Tax Credits,	Regulatory agreements for each	

									Redevelopment Agency or Successor Agency Funds	funder	
762 N. Fair Oaks Avenue	5+	Renter	69	0	0	1	70	0	Low Income Housing Tax Credits	Regulatory agreements for each funder	
275 N. Wilson St, 281 Mar Vista Ave	5+	Owner	0	0	5	28	33	0		Inc	
(9) Total of Moderate and Above Moderate from Table A3					10	508					
(10) Total by Income Table A/A3			104	0	10	508					
(11) Total Extremely Low-Income Units*			26								

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

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 whichmeet 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	1	0	1	Rehabilitated units at 168 N. Wilson Ave which are designated as off-site Inclusionary units to satisfy Inclusionary obligations at 177 N. Hudson Ave., a 91-unit market rate development which received a building permit on 1/21/15.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	2	1	3	City acquisition of City deed-restricted homeownership units to operate as Section 8 rental housing. City affordable housing covenants remain recorded against the properties: 64 N. Mar Vista Ave., Units 104 and 128. Nonprofit Heritage Housing Partners acquires City deed-restricted homeownership units with City funding and for resale to low or moderate income buyers: 333 N. Hill Ave, #409 (Moderate Income) and 588 N. Fair Oaks Ave, #104 (Low Income)
(5) Total Units by Income	0	3	1	4	

* Note: This field is voluntary

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

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	0
No. of Units Permitted for **Above Moderate**	14	4	232	0	0	250	0

* Note: This field is voluntary

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

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, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Code Enforcement	1.1. Continue program implementation; reallocate resources to maximize achievement of code compliance goals.	Ongoing	Completed 2,048 inspections in responses to complaints. In addition, a contract code compliance staff has been retained to address open cases in the back-log, and the back-log was completed in November 2015. A customized reports were also developed to monitor staff performance on various phases of the case processing.
Code Enforcement	1.2. Work with health department officials to coordinate efforts responding to health and safety concerns.	Ongoing	The City's Code Compliance Officers attended a variety of training courses offered through CACEO and the City of Pasadena Human Resources Department. CACEO classes included topics on mold/rodent infestation. The City of Pasadena training included problem solving, improving customer service and dealing with difficult conversations.
Northwest Pasadena	2.1. Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.	Ongoing	During the reporting period, $205,000 was awarded to organizations in the Northwest Pasadena to rehabilitate or improve public facilities that provide services to the community.
Northwest Pasadena	2.2. Work with the Northwest Commission to address community concerns and support the long-term revitalization of this	Ongoing	Northwest Commission continued to address community concerns which included review of development activities (i.e. housing, capital improvements), rehabilitation programs, economic development, and public outreach (i.e.

	area.		newsletters, surveys, door-to-door visits) in the Northwest community.
Housing Inspection	3.1. Continue implementation of housing inspection programs.	Ongoing	Completed 2,422 housing inspections.
Housing Inspection	3.2. Continue to educate the community about health and safety hazards.	Ongoing	The City's Building and Safety, Fire, and Public Health Departments continued to inform the community about health and safety hazards through the City's website, flyers, and programs.
Housing Inspection	3.3. Cross-train inspectors to identify and address health and safety hazards.	Ongoing	Housing inspectors attended specialized training on dealing with mold, pets, rodent complaints, means of egress, right of entry, and abatement of substandard housing and dangerous buildings. Building inspectors attended specialized training through California Building Officials and Los Angeles Basin International Code Council Chapter.
Housing Rehabilitation	4.1. Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period.	Ongoing	The MASH program provided lead-based paint abatement on 26 units, performed major repairs on 4 homes (2 wheelchair ramps and 2 handrails), and minor repairs on 9 homes.
Housing Rehabilitation	4.2. Monitor new contract to administer the single-family home rehabilitation program on behalf of the City.	Ongoing	City's contract with Neighborhood Housing Services of Los Angeles County was amended in 2015. One unit has been rehabilitated to date, with three other units in the pipeline. Two of these homeowners were approved as to eligibility in Nov-Dec 2015, and are expected to enter into rehabilitation loan contracts in April 2016. City will also continue to administer the Under One Room Program which provides assistance to low income homeowners (e.g., home repairs, low-cost rehabilitation loans, solar grid installation, energy rebates).
Housing Rehabilitation	4.3. Establish program guidelines for a comprehensive acquisition/rehabilitation program by 2015, with goals and workplan-subject to the identification of a stable funding sources.	2015	Program guidelines not established during reporting period due to lack of a stable funding source. However, City has exercised its right of first refusal to purchase deed restricted for-sale units requiring minimal repair and operate them as affordable rental housing.
Historic Preservation	5.1. Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.	Ongoing	Reviewed 118 cases of exterior alterations, additions, and rehabilitation of structures in City's historic landmark districts and National Register districts, and processed designation of 5 landmark properties and 1 new landmark district. 19 new Mills Act contracts were executed.
Historic Preservation	5.2. Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.	Ongoing	Details of the City's historic preservation programs, which promote the identification, evolution, rehabilitation, adaptive use, and restoration of historic structures, are advertised on the City's website.
Housing Design	6.1. Continue to implement design review	Ongoing	Continued to implement design review by staff and the Design Commission.

	to ensure maintenance of Pasadena's architectural character and quality of the built environment.		There were 90 cases of Consolidated, Concept, and Final Design Review.
Housing Design	6.2. Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.	Ongoing	Continued to review pipeline projects (6 Preliminary Plan Review) under City of Gardens, and issued 26 building permits for multi-family housing projects, including some projects subject to City of Garden standards (3 mixed-use projects, and 23 multi-family residential projects).
Housing Sites	7.1. Adopt the general plan and increase the caps, including in the Central District, and implement mitigation in EIR.	2014/2015	General Plan update was adopted in August of 2015.
Housing Sites	7.2. Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014-2021 RHNA.	Ongoing	The City is currently working on developing strategies to update existing Specific Plans in order to implement the new General Plan. In addition, the City will continue to maintain and review inventory of sites.
Mixed Use/TOD Strategy	8.1. Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis.	Ongoing	Continued implementation of incentives, and 3 mixed-use projects received a building permit.
Mixed Use/TOD Strategy	8.2. Continue land use, housing, and mobility strategy of encouraging transit-oriented developments around Gold Line stations.	Ongoing	Continued to implement City's TOD ordinance, which specifies standards and land uses for properties located 1/4 mile of a Gold Line station. In addition, the City is currently working on revisions to the existing TOD ordinance.
Mixed Use/TOD Strategy	8.3. By mid cycle or 2017/2018, review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan.	Mid Cycle or 2017/2018	Pending. The City plans to review codes and incentives to facilitate the development of mixed-use and TOD consistent with the General Plan by mid cycle of the element.
Resource Conservation	9.1. Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.	Ongoing	The City's Building and Safety Division continued to review plans pursuant to CalGreen requirements.
Resource Conservation	9.2. Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017.	Ongoing	The City's Water and Power Department continued to implement the City's solar initiative through rebates and additional incentives and education.
Resource Conservation	9.3. Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations.	2014	Completed. The City's Department of Water and Power confirmed that the City Council Resolution #8621 complies with the State Law.

Inclusionary Housing	10.1. Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.	Ongoing	The ordinance is very effective. In 2015, building permits were issued for 7 projects under Inclusionary requirements that when completed, will provide 26 affordable units. Developers paid In-Lieu Fees totaling $840,103 which are deposited into the Inclusionary Housing Trust Fund. Also, over 280 Inclusionary units are in the City's entitlement pipeline.
Inclusionary Housing	10.2. In 2014, initiate nexus study as a first step in the process of amending the IHO program; complete and present recommendations on amendments to the IHO to the City Council for consideration that year.	Ongoing	Inclusionary In-Lieu Fee draft report to be presented to the community in April 2016 prior to staff recommendations to City Council.
Inclusionary Housing	10.3. By 2016, review current ordinance to determine if inclusionary requirements can and should be increased in TOD districts.	2016	This issue will be considered after a statewide permanent fix is enacted to protect local inclusionary housing ordinances. State legislation AB 2502 (Mullin & Chiu) is currently proposed to effectuate this.
Potential Constraints	11.1. Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.	2014/2015	An Interdepartmental Review Team has been established to complete a two-year work program to accomplish this program. Various tasks were completed, which involves staff training, creation of new handouts (i.e. Master Plan Checks, Development Review Process), development of permit tech job series, and new review process for Predevelopment Plan Review. The work will continue into next year.
Potential Constraints	11.2. Reevaluate appropriateness of development fee schedules following implementation of development process improvements.	Ongoing	Not initiated yet as the development process improvements are not completed yet. It should be noted that the City's development fee is regularly updated every two to three years.
Potential Constraints	11.3. Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.	Ongoing	The City's design review process can be a potential constraint for affordable housing projects, especially for affordable rental projects which are seeking Low Income Housing Tax Credits. The LITTC program, which is a highly competitive financing source, requires developers to obtain all local discretionary approvals within LIHTC's tight application timeframe; for Pasadena projects, these approvals include concept and final design reviews, which can be a lengthy process. The City's Housing Department and the Planning Department will continue to coordinate to ensure timely processing of applications for affordable housing.
Regulatory Housing Incentives	12.1. Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs.	Ongoing	The City continued to provide flexibility through the density bonus, parking incentives and minor variances for applicable projects as codified in the City's Zoning Code. Specifically, two Affordable Housing Concession Permit was granted for a 21-unit affordable housing project and a 102-unit urban housing complex (104/112 E. Orange Grove Blvd. and 277 N. El Molino Ave.).

Regulatory Housing Incentives	12.2. Consider changes to the zoning code to allow for a greater percentage of tandem parking and to allow for the uncoupling of parking costs from rental costs. Complete by 2016-2017.	2016/2017	Pending. The City plans to review and possibly consider changes to the zoning code in 2017.
Alternative Housing Opportunities	13.1. Review zoning code and consider amendments to facilitate small- lot, single-family subdivisions as a means to providing affordable homeownership opportunities while balancing the need to protect the unique architectural and historical character of the City.	2015/2016	Pending. The City plans to review the zoning code and possibly consider amendments in FY 2017.
Alternative Housing Opportunities	13.2. Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the ordinance to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.	2015/2016	Pending. The City plans to start the review of the second unit standards in late 2016.
Financial Assistance	14.1. Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually.	Ongoing	The City entered into an agreement with Community HousingWorks to provide funding in the amount of $552,605 to assist the preservation of 44 affordable housing units at The Groves (formerly Northwest Manors II) apartment complexes (700 E. Mountain St. and 965 N. Raymond Ave.)
Financial Assistance	14.2. Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.	Ongoing	A total of 7 projects that received a building permit in 2015 received approximately $3.66 million in impact reductions and fee waiver by providing affordable housing and/or meeting IHO requirements.
Homebuyer Assistance Programs	15.1. Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.	Ongoing	These State programs were evaluated during reporting period. Funding under both State programs have run out.
Homebuyer Assistance Programs	15.2. Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.	Ongoing	City has provided funds for the project's Environmental Impact Report. In addition, the required Oversight Agreement between the City and HUD was executed, and the first round of the plan check and the tentative tract map for 9 Habitat homes were completed. The project is anticipated to begin construction by April 2016.
Homebuyer Assistance Programs	15.3. Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective	Ongoing	City continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.

	homebuyers on an annual basis.		
Rental Housing Assistance	16.1. Assist 1,442 households of the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.	Ongoing	Assisted 1,340 households with rental vouchers.
Rental Housing Assistance	16.2. Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.	Ongoing	The Pasadena Housing Department continues to administer HOPWA, NED, & S+C vouchers for persons with special housing needs. Approximately 100 households receive assistance at any point in time.
Rental Housing Assistance	16.3. Seek available funding or new grants to restore emergency rental assistance programs or similar programs.	Ongoing	No new funding was identified during the reporting period. However, the City funds homeless prevention and rapid re-housing activities, which include a short-term rental assistance component, with Emergency Solutions Grant Funding and United Way funding.
Affordable Housing Preservation	17.1. Continue preservation of deed-restricted housing, focusing on housing projects at risk of conversion. As the ground lease is expiring on the Concord Senior project, explore preservation options.	Ongoing	Concord senior housing: City commenced negotiations with Retirement Housing Foundation on the financial restructuring and preservation of this 150-unit affordable rental housing complex for seniors. The Groves (formerly Northwest Manors II): The City entered into an agreement with Community HousingWorks to provide funding in the amount of $552,605 to assist the preservation this 44-unit affordable rental housing project for families.
Affordable Housing Preservation	17.2. Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy IHO requirements through acquisition/rehabilitation of rental properties.	Ongoing	No market-developed project with affordable housing units approached the City in 2015 for rehabilitation assistance. As housing projects enter the City's entitlement pipeline, Housing Dept. staff informs developers of options to satisfy IHO requirements, including the provision of off-site affordable units through acquisition /rehabilitation.
Affordable Housing Preservation	17.3. Study options to change the tenant protection ordinance and options for preserving non-deed restricted affordable housing by 2016.	2016	Pending. Work on this objective to be undertaken in FY 2016-2017.
Administrative Resources	18.1. Continue to expand partners and funding opportunities to leverage resources for housing programs.	Ongoing	The Housing and Career Services Department has continued to utilize senior volunteers and college interns to assist in the implementation of housing programs and to work on related projects.
Administrative Resources	18.2. Continue to participate in and update affordable housing listings on the Department's housing search engine.	Ongoing	City requires owners of rental housing projects with affordable Inclusionary units to list those units in the housing search system, and the housing search website continues to be utilized.
Housing for Disabled People	19.1. By 2018, evaluate feasibility of	2018	Pending. Work on this objective to be undertaken in FY 2018-2019.

	developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.		
Housing for Disabled People	19.2. Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.	Ongoing	The City uses federal ESG and CoC grants to provide services and permanent supportive housing for the homeless population, a significant percentage of which have disabilities. In 2015, the City allocated $2.9 million in CoC funds and $150,000 in ESG funds for projects serving homeless persons, including those with disabilities.
Housing for Disabled People	19.3. By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.	2015	In process. The City is currently reviewing the Zoning Code, with assistance from a consultant and legal counsel, to determine whether updates to the Zoning Code are necessary to ensure compliance with state law. Once the determination is made, the findings will be reported to the Planning Commission.
Housing for Seniors	20.1. Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funding is available.	Ongoing	The City-funded Heritage Square senior apartments project commenced construction in the reporting period (City committed $1.4 million).
Housing for Seniors	20.2. Continue to fund the provision of supportive services for senior residents as funding is available.	Ongoing	Several CDBG funded programs assist senior residents through nutrition assistance at Foothill Unity Center, assistance in employment training and job placement services at Union Station Homeless Services, and fair housing services through the Housing Rights Center. The City awarded $135,000 to these programs in 2015.
Family and Youth Housing	21.1. Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.	Ongoing	No suitable grant sources were identified during reporting period.
Family and Youth Housing	21.2. In tandem with the review of the IHO under Program #10 in January 2014, evaluate the feasibility and/or extent to which incentives could be provided for large family units given funding and market constraints.	Ongoing	The Housing Department has determined that IHO is not an appropriate vehicle to achieve this objective as the ordinance is regulatory or prescriptive in function; it does not offer an array of incentives for compliance. It would be more effective for the City to support the development or preservation of large family units through direct financial subsidy, which it currently has done (e.g., the Mar Vista Union and Summit Grove projects).
Family and Youth Housing	21.3. Continue to work with colleges to update master plans.	Ongoing	Review of one new master plan for colleges was initiated (Art Center).
Homeless Services	22.1. Periodically update and implement on an ongoing basis recommendations consistent with the City's Ten Year Strategy to End Homelessness and	Ongoing	The City has increased its focus on Rapid Rehousing (RRH), with Continuum of Care and Emergency Solutions Grant funding allocated to provide RRH services to homeless families.

	integrate a new Rapid Re- housing approach.		
Homeless Services	22.2. By 2015, update zoning code to allow transitional and permanent supportive housing in all zones allowing residential uses subject to the same standards as to housing of the same type in the same zone.	2015	In process. The City is currently reviewing the Zoning Code, with assistance from a consultant and legal counsel, to determine whether updates to the Zoning Code are necessary to ensure compliance with state law. Once the determination is made, the findings will be reported to the Planning Commission.
Homeless Services	22.3. By December 2013, amend zoning code to allow emergency shelters as by right of use in the Light Industrial SP-2 (IG), Central District (CD-6), and EPSP-D1-IG subject to management and operational standards permitted in state law.	2013	Completed. It was adopted by the City Council in December of 2013.
Fair Housing	23.1. Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services	Ongoing	The City of Pasadena continues to contract with the Housing Rights center to provide fair housing services, including landlord-tenant mediation, enforcement, and outreach and education services.
Fair Housing	23.2. Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.	Ongoing	The City of Pasadena prepared an Analysis of Impediments in 2012 and has been implementing the associated recommendations. The current Analysis of Impediments report covers the period 2012-2017. The next document due will be the reformatted Analysis of Fair Housing, which the City will begin preparation of in 2018.
Fair Housing	23.3. Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.	2016	In Oct. 2015 City Council directed staff to make certain modifications to the TPO. Staff recommendations are expected to be brought to City Council for consideration by end of FY 2016.
Housing Education and Monitoring	24.1. On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.	Annual	The City will submit the Annual Housing Element Progress Report to the State Department of Housing and Community Development.
Housing Education and Monitoring	24.2. Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.	Ongoing	A community workshop on homeless issues occurred on October 21, 2015.
Housing Education and Monitoring	24.3. At the midpoint of the 2014-2021 housing element period (2017), review	2017	Pending. Work on this objective to be undertaken in 2017.

	select programs and activities to fine tune and adjust as deemed needed.		

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

Jurisdiction PASADENA

Reporting Period 01/01/2015 - 12/31/2015

General Comments: