

HCD DRAFT



PASADENA

2021-2029 HOUSING ELEMENT UPDATE



AUGUST 9, 2021

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Housing Pasadena 2021-2029

Introduction

The City of Pasadena is a thriving community of 141,000 residents, many of whom have lived here for generations and others who continue to move to the City attracted by its diverse neighborhoods, broad jobs base, quality public services, ready transit access, and beautiful backdrop of the San Gabriel Mountains. Pasadena has been referred to as a city on the world stage—sharing its qualities with an international television audience every January 1—but with smaller-scale community experiences that residents find in its many distinctive neighborhoods. These qualities continue to distinguish Pasadena as one of the most livable communities in California.



In Pasadena’s neighborhoods, you can find homes of almost any configuration, size, and architectural style. And in an increasingly difficult housing market, the City has been a leader in facilitating production of affordable housing—with affordability extending to middle-income households that previously had few housing assistance programs available to them. However, conditions throughout California have created a housing market increasingly unaffordable to people of modest means, with lower-income households unable to find decent housing near their jobs or in the communities where their families have lived for generations. This housing crisis threatens to dilute the richness of communities like Pasadena that benefit from diversity.

For many decades, federal and State housing legislation has been based on the goal of a decent home and suitable living environment for every American. Homes provide more than just shelter; decent housing contributes to our well-being by providing a stable and safe environment for children to grow up, parents to raise families, and seniors to retire in safety and security. The environment or neighborhood in which housing is placed also provides the context where interactions important to a community can take place.

City leaders, staff, and community members have long been at the forefront of housing policies and programs, not only in the San Gabriel Valley but in Southern California as a whole. In 2000, Pasadena was one of the first communities to develop a housing vision that expressed its commitment to housing its residents.

All Pasadena residents have an equal right to live in decent, safe, and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community. The housing vision for Pasadena is to maintain a socially and economically diverse community of homeowners and renters who are afforded this right.

The 2021–2029 Pasadena Housing Element continues the work to achieve this vision and to move beyond statutory requirements. The City is committed to opening doors for people of all income levels, at all stages in their lives, and to creating programs that demonstrate innovation and leadership.

Required Scope of the Housing Element

California law requires that every city and county develop housing programs to address existing and future housing needs of their residents. To comply with State law and achieve its vision of providing suitable living environments for all residents, the City of Pasadena has prepared housing elements since the requirement was adopted in 1969. The housing element is a mandated chapter of the Pasadena General Plan and addresses the production, maintenance, and improvement of housing, as well as ensuring equal access to housing for all persons. This housing element covers an eight-year planning period from 2021 to 2029.

The detailed statutory requirements for preparing a housing element are contained in the California Government Code (sections 65580–65589.8). In accordance with State law, the housing element must include: 1) an identification and analysis of its existing and projected housing needs; 2) an analysis of the various governmental and nongovernmental constraints to meeting that need; and 3) a series of goals, policies, and scheduled programs to further the development, improvement, and preservation of housing.

This housing element consists of two sections: Housing Framework and Appendices. The Housing Framework sets forth the housing concerns and issues in Pasadena, followed by the goals, policies, programs, and resources to address those issues. The Appendices support the Housing Framework and address specific statutory requirements as follows:

- **Appendix A: Housing Needs.** This includes an analysis of demographic, economic, social, and housing characteristics of Pasadena residents and an assessment of current and future housing needs in the community associated with population and employment growth and change.
- **Appendix B: Constraints Analysis.** This includes an analysis of potential governmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities, commensurate with the City's identified housing needs.

- **Appendix C: Housing Resources.** This includes an inventory of resources available to address the City’s housing needs, including available land to accommodate new housing, financial resources to support program efforts, and administrative capacity to manage housing programs.
- **Appendix D: Program Evaluation.** This includes an evaluation of current housing programs and accomplishments in addressing the housing needs identified in the 2014–2021 Housing Element.
- **Appendix E: Community Inputs.** This includes the input from community engagement initiatives conducted for this Housing Element update. Although the City lacks resources to implement all initiatives in the Housing Element, this appendix is a resource to draw upon for creative housing solutions over a longer planning horizon.
- **Appendix F: Affirmatively Furthering Fair Housing.** State Housing Element law requires a thorough analysis of any patterns of discrimination in the provision of housing. The analysis in this section is coupled with programs in the Housing Plan to forward meaningful actions to address fair housing issues identified in the analysis.



Related Plans

Pasadena's 2021–2029 Housing Element is related to local planning efforts and others mandated by the State of California and the federal government. The following describes these documents and how the City will maintain consistency with each of them.

- **General Plan Housing Vision.** Pasadena's General Plan establishes eight guiding principles: 1) growth targeted to the Central District, Transit Villages, and Neighborhood Villages; 2) historic preservation; 3) economic vitality; 4) social, economic, and environmental sustainability; 5) circulation without cars; 6) regional prominence and leadership; 7) robust community participation; and 8) educational commitment. The City's Housing Vision to maintain a socially and economically diverse community of homeowners and renters is consistent with the General Plan guiding principles.
- **General Plan Consistency.** In 2015, the City comprehensively updated the Land Use Element. The land use plan includes extensive accommodation of mixed-use development within the Central District, areas surrounding Metro light rail stations, and neighborhood villages. This approach creates greater capacity for new residential uses. To implement land use policy, the City is updating seven existing specific plans, creating a new specific plan for the Lamanda Park area, and undertaking targeted zoning code amendments. This Housing Element reflects and responds to the updated Land Use Element regarding targeted areas for housing growth and allowed densities; and the specific plans and zoning code will facilitate housing production. The City will maintain consistency between this element and other General Plan elements by reviewing those elements and determining whether any focused amendments are required.
- **City of Pasadena Housing Plans.** To maintain eligibility for receiving federal Community Development Block Grant (CDBG) funds, HOME Investment Partnerships program grant, Emergency Solutions Grant, and associated monies, Pasadena prepares a consolidated plan on a five-year cycle. Pasadena's Consolidated Plan was last revised for the 2015–2019 planning period. The City also prepared its 2020 Analysis of Impediments to Fair Housing Choice and Ten Year Plan to End Homelessness. The housing, community development, and economic needs identified during those efforts and the program commitments made are consistent with those in the 2021–2029 Housing Element.
- **Water and Sewer Services.** The Pasadena Water and Power Department provides water service to the Pasadena community. Sewer services are provided by the Sanitation District of Los Angeles County and the Pasadena Public Works Department. The

City transmitted this housing element to these agencies to allow for population projections to be incorporated into their plans. This allows purveyors to plan for infrastructure and set priorities to serve affordable housing—as required under Government Code section 65589.7—should a shortfall in water or sewer service occur.

- Disadvantaged Unincorporated Communities. As required by SB244, cities are required to amend their land use element to address provision of services to disadvantaged communities within their sphere of influence. According to the Los Angeles County Local Agency Formation Commission, Pasadena does not have disadvantaged communities under the definition specified in SB244 within its sphere of influence. Therefore, the City is not required to amend the General Plan to address this legislation.

Terms and Acronyms

This Housing Element uses many terms and acronyms specific to Housing Element law. While the City has looked to minimize use of acronyms to make the document more accessible, the following definitions are provided for terms and acronyms used for purposes of expediency.

AFFH - Affirmatively Furthering Fair Housing

Refers to the 1968 Fair Housing Act's obligation for State and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability, or familial status.

AI - Analysis of Impediments to Fair Housing Choice

A document required by the federal government for the review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts.

AMI - Area Median Income

The Area Median Income (AMI) is the midpoint of a region's income distribution; half of families in a region earn more than the median and half earn less. Related to housing policy, the U.S. Department of Housing and Urban Development (HUD) and California Housing and Community Development Department (HCD) both define and release income thresholds every year, by household size, that determines eligibility for affordable housing.

CDBG - Community Development Block Grant

A grant program administered by the U.S. Department of Housing and Urban Development that provides federal grants directly to larger urban cities and counties for activities that benefit low- and moderate-income individuals, eliminate blight, or address a serious and immediate threat to public health and welfare. States distribute CDBG funds to smaller cities and towns. Grant amounts are determined by a formula based upon need.

CEQA - California Environmental Quality Act

A State law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a

proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before action on the proposed project.

CHAS - Comprehensive Housing Affordability Strategy

A plan prepared by State or local agencies as a prerequisite for receiving assistance under certain U.S. Department of Housing and Urban Development programs.

CHDO - Community Housing Development Organization

A private nonprofit organization certified by the State that meets federal criteria to receive HOME Investment Partnership Program (HOME) funds. A minimum of 15 percent of total HOME funds provided to each state are reserved for CHDOs.

HCD - California Department of Housing and Community Development

A State agency that administers State housing programs and is responsible for review of the Housing Element for compliance with law. HCD also administers the federal HOME and CDBG programs on behalf of jurisdictions that are not directly assisted by HUD.

HOME - HOME Investment Partnership Program

A federal housing program that provides formula grants to States and localities. Communities use the grants (often in partnership with local nonprofit groups) to fund a wide range of activities. These include building, buying, or rehabilitating affordable housing for renters and homeowners, and providing direct rental assistance to low-income people.

HUD - U.S. Department of Housing and Urban Development

A federal, cabinet-level department responsible for overseeing, implementing, and administering U.S. government housing and urban development programs.

LIHTC - Low Income Housing Tax Credit Program

A federal housing subsidy program that gives tax credits or reductions in federal income tax liability as incentives for investment in affordable

housing projects. The owners of LIHTC projects receive tax credits each year for 10 years. The program is often used by limited partnerships made up of nonprofit developers that build and manage the projects (general partners) and for-profit passive investors (limited partners) who receive shares of the project's tax credits. The federal government allocates tax credit amounts to states based on population. In California, tax credits are awarded by the California Tax Credit Allocation Committee (CTCAC) in the State Treasurer's Office.

MRB - Mortgage Revenue Bonds

A mortgage revenue bond is a type of municipal tax-exempt bond issued by state and local governments through housing finance agencies to help finance low- and moderate-income housing for first-time qualifying homebuyers. MRB mortgages are generally restricted to first-time homebuyers who earn no more than the area median income (AMI).

RHNA - Regional Housing Needs Assessment

A determination by a council of governments (or by the California Department of Housing and Community Development) of the existing and projected need for housing within a region. The RHNA process numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's Housing Element of the general plan.

SCAG - Southern California Association of Governments

SCAG is a Joint Powers Authority under California law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization and under State law, as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles.

TOD - Transit-Oriented Development

Moderate to higher-density development, located within easy walk of a major transit stop. TOD generally has a mix of residential, employment, and shopping opportunities designed for pedestrians. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Public Engagement

California law requires local governments to engage the public in the development of the Housing Element. Specifically, Government Code section 65583(c)(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive.

Pursuant to one the General Plan guiding principles, the City is committed to engaging the community in defining local housing needs and discussing creative ways to address them. Preparation of this Housing Element included the following public engagement opportunities:

Website. The City hosted a Housing Element webpage on the Planning & Community Development Department’s landing page (on the City of Pasadena website). Information available included Housing Element background materials, presentations and summaries from community workshops and Task Force meetings, and the draft housing element for public review.

Housing Task Force. In March 2021, Mayor Victor M. Gordo announced the formation of a Housing Task Force, with its first charge being to advise on development of Housing Element programs. The Task Force met three times during Housing Element preparation (via videoconference due to COVID-19 restrictions on public gatherings). All Task Force presentation materials and summaries were posted on the City’s Housing Element website page.

Community Survey: To reach a broad constituency, the City prepared an on-line Housing Element survey, available in both English and Spanish that was accessible from mid-May to mid-July 2021. City staff also provided paper versions at key City facilities. Over 600 persons participated, responding to multiple-choice questions and providing detailed, thoughtful responses to open-ended questions. The City advertised survey availability via social media platforms, email blasts, newspaper advertisements, and direct contact with numerous community groups.

Community Workshops. Two community-wide workshop series were conducted, with each series offering an English version and a Spanish version. The first series occurred April 15/22, 2021 and the second on June 2, 2021. These workshops were extensively advertised via Council district contact lists, social media, email blasts, and direct outreach to over 35 community-based organizations. Because of restrictions on public gatherings imposed by COVID-19, all events were held online. However, this platform allowed many more people to participate than the City typically experienced for in-person events, with over 100 participants at the first workshop series and approximately 50 participants at the second

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workshop. Participants' input was recorded on a digital whiteboard as shown in the exhibit on the following page.

Planning Commission and City Council Study Sessions. In May through August 2021, Planning staff conducted three study sessions with the Planning Commission and one with the City Council to review ideas and programs for the Housing Element prior to submitting the draft to HCD for review. The Commission and Council reviewed and considered inputs from the Task Force meetings, community survey, and community workshops.

Public Hearings. This will be filled in for the final housing element.

Comments and recommendations received during these many public forums are summarized in Appendix D.

Comments from participants the first workshop were captured on a digital white board. Appendix E contains summaries of all comments from all community engagement activities.

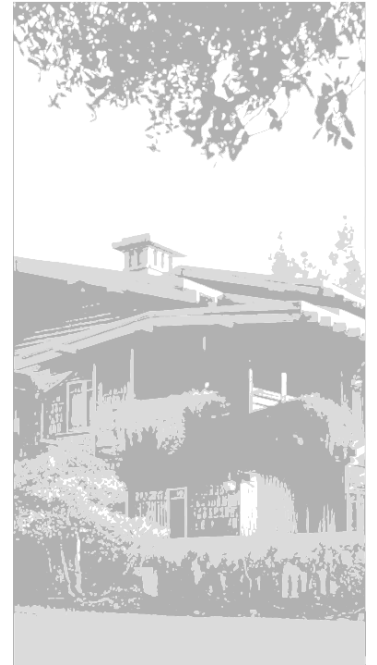
Framing the Challenge

Pasadena’s 2021–2029 Housing Element has been prepared during a unique and challenging period. Foremost, the COVID-19 pandemic and resulting economic shutdown caused many people to lose their jobs, thus significantly affecting their ability to pay rents and mortgages. Supply chain disruptions drove up the cost of building materials, making it more expensive to build housing and deliver new units to the market. Housing prices continued to rise. Interestingly, however, Pasadena experienced substantial housing construction, much of it likely pent up from long-existing building demand and tied to construction loans made before COVID-19 erupted. The impacts of COVID-19 piled onto the housing challenges many people faced before 2020 began, which they identified during community workshops and through the Housing Element: a lack of affordable housing, too few units for large families, rising rents, a shortage of housing for special needs individuals, and City permits and processes that add to the cost of building new homes.

Housing and Neighborhood Change

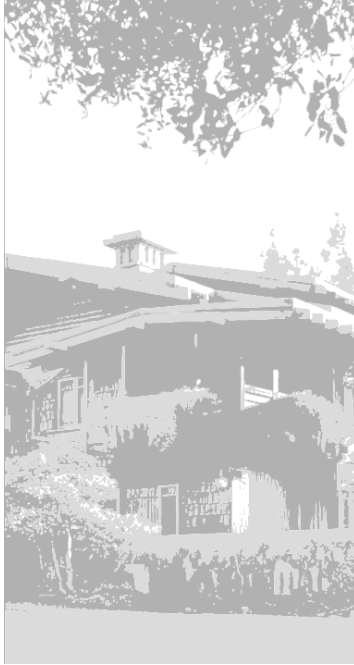
A most-unusual housing market continued to affect Pasadena and all of California into the 2010s and 2020s. The housing crisis and Great Recession that began in 2007/2008 became a distant memory as housing prices rebounded quickly, and housing costs showed continued escalation through the pandemic. The underlying housing issues from 10 years ago—and primarily underproduction to meet pent-up demand—remain. Pasadena’s ability to further its housing vision depends upon its success in addressing the following:

- **High Housing Costs.** During the 2000s, Pasadena’s housing prices have soared. As of May 2021, the median price of a home was \$1.1 million, up almost 19 percent from 2020.¹ According to RENTCafe, the average rent payment for a two-bedroom apartment was \$2,463 per month, one percent higher than the previous year. The income required to afford housing is still above moderate household incomes.
- **Housing Overpayment.** As housing prices have increased faster than household income, the affordability crisis continues to worsen. In 2017, 56 percent of all Pasadena households experienced housing cost burden, meaning more than 30 percent of household income was spent on rent or a mortgage. This degree of overpayment means that many people face having to cut back severely—or forego—spending on healthcare, education, and other life needs.



¹ Redfin.com. Accessed June 22, 2021.

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- **Housing Quality.** Overall, Pasadena’s housing stock is in good condition. However, certain neighborhoods still have many older homes in need of maintenance and repairs. Older homes (pre-1970s) may have lead-based paint, asbestos, and other conditions that require remediation upon remodeling or simply to create a healthier indoor environment. The City’s Presale Certification of Inspection program provides a means to address major life and safety code corrections, as does the Quadrennial Inspection Program for multi-family units. Continuing such programs allows housing for people of all-income levels to be maintained in good condition.
- **Equal Housing Access for All People.** Pasadena offers a quality of life that continues to attract new residents and investors looking to profit from the successful local housing market. Pasadena does not view housing as a commodity. Housing is a basic human need and right. Every person deserves access to decent, affordable homes. Housing policies and programs must recognize and respond to very specific housing needs in Pasadena, not just for the eight years covered by this Housing Element but over a longer planning horizon. Avoiding displacement, housing the unhoused, creating ownership opportunities, making it easier for essential workers to live and work in the community, providing tenant protections: these represent goals that will strengthen the City and provide places where people can thrive, feel safe, and contribute to Pasadena’s continued success.

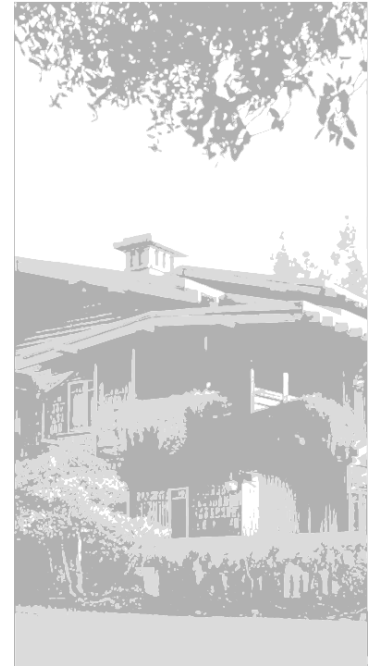
Demographic Change

Pasadena completed its fifth cycle Housing Element update in 2014, just as the country and region were slowly emerging from the Great Recession brought about by the housing mortgage crisis and resulting economic impacts. Since that time, the housing market has rebounded significantly, due in part to demographic changes and shifts in housing preferences among young adults. Some of the key demographic changes now affecting the housing market are described here.

- **Continued Aging of the Baby Boom Generation.** According to U.S. Census data, between 2010 and 2020, Pasadena’s population increased by just over 7,200 residents, to a total of 144,842 residents. The proportion of residents 65 years of age or older grew by two percent and now represents about 16 percent of all residents. This age group captures the oldest of the Baby Boomer generation and those in the 60 to 65 age range who contribute to the number of residents nearing retirement age. While many older residents may wish to stay in their current homes, others may wish to move to smaller units in Pasadena or relocate to make their retirement incomes stretch farther in more affordable cities.
- **Race and Ethnic Change.** Over the several decades preceding 2010, Pasadena’s ethnic composition and distribution changed

very little, with Whites and Hispanics representing about 70 percent of the population and Blacks around 10 percent. Since 2010, the White population declined four percent and Black only one percent, with parallel increases in Hispanics by one percent and Asian/Pacific Islanders by four percent. Over this 10-year period, the change has not been dramatic, particularly in recognition that these latter two groups are increasing proportionally throughout San Gabriel Valley cities.

- **Increasing Household Income.** In 1990, the median household income in Pasadena was equal to the median household income of Los Angeles County as a whole; 20 years later it grew to 125 percent of the County’s median. In 2018, that trend persisted, with the Pasadena median income 123 percent that of the County. With respect to lower-income residents, they make up 40 percent of all households which is comparable to the share over the last two decades. It is important to note that 15.7 percent of residents in Pasadena live in poverty (per federal criteria). These latter two data points illustrate the critical need for more affordable housing.
- **Special Needs.** The City of Pasadena continues to have a large resident population with special housing needs. This includes seniors, large families, people with disabilities, people who are unhoused, college students, and transitional at-risk youth. Regardless of the broader demographic trends at work, special needs groups in Pasadena continue to be one of the largest groups in need of affordable housing.



Balancing Goals and Resources

Throughout California, people face challenges to finding decent, affordable housing for many reasons: high housing costs; a multitude of lower-paying jobs in the consumer services, tourism, and agricultural industries; and an acute lack of new housing production over the past several decades. The State Department of Housing Community Development (HCD), in assessing statewide housing needs for the sixth housing element cycle identified a need for 1.3 million new homes in the six-county region Southern California region (not including San Diego County)—with about two-thirds representing not growth demand but existing need due to chronic housing under-production.

Pasadena has long recognized the demand, and the City’s more recent history has been marked by forward-thinking housing policy, with programs implemented by partnerships between many City agencies and numerous community organizations and other government agencies. Even with the loss of redevelopment in 2012, production of affordable housing has proceeded, largely because of the City’s inclusionary housing policies and the success of nonprofit homebuilders in acquiring suitable properties and securing grant and loan funding to provide housing in this high-resource area. But as many people will report, the production is never enough. The gap between household incomes and housing costs—

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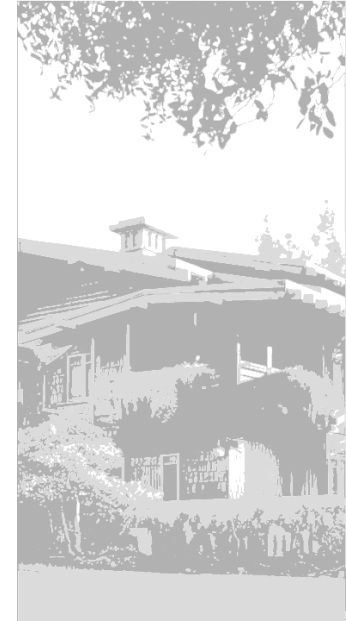
either to rent or buy a home—means that many long-time residents and others looking to locate to Pasadena cannot afford to live here.

In 2020-2021, the COVID-19 pandemic added new pressures. Many residents lost their jobs as businesses were forced to shut down. Unable to pay rent or mortgages, people mostly relied federal and State payments and programs when assistance was available. City revenues declined due to loss of sales tax and all-important transient occupancy taxes collected from visitors. For the first time since World War II, Pasadena was effectively closed on New Year's Day in 2021, with no Tournament of Roses Parade or Rose Bowl game. But interestingly, during the pandemic year, local housing construction continued apace.

The City continues to recover from COVID-19 impacts and continues its commitment toward housing. The State legislature continues to create new housing mandates that Pasadena steps forward to meet. The following goals, policies, and programs, demonstrates Pasadena's leadership and resolve to proactively address the community's housing needs.

Housing Plan

The Housing Element vision, goals, and policies are achieved through the implementation of the housing programs described in this section, organized into five overarching goals: 1) maintaining housing and neighborhood quality, 2) increasing housing diversity and supply, 3) providing housing assistance, 4) addressing households with special needs, and 5) affirmatively furthering fair housing.



Quantitative Objectives

To maintain consistency among planning efforts and address State law, quantified objectives for all housing programs are provided, where possible. Quantified objectives can refer to the number of households served, housing units built or preserved, or other units of service planned for from 2021–2029. The quantitative objectives are based on current funding known today. Should funding change, the achievable objectives would change as well. Table HE-1 summarizes quantified objectives for these programs.

Table HE-1: Quantified Housing Objectives

Program Area*	Income Category					Totals
	0–30% of MFI	31–50% of MFI	50–80% of MFI	81–120% of MFI	120%+ of MFI	
Housing Construction ¹		4,810		2,874	2,654	10,388
Housing Rehabilitation ²	0	0	64	0	0	64
Rental Housing Preservation ³	0	0	113	0	0	113
Homeownership Assistance ⁴	0	0	3	3	0	6
Rental Housing Assistance ⁵	1,100	180	0	0	0	1,280
Workforce Housing Conversion ⁶	0	0	206	307	0	513

All quantified objectives are subject to funding availability.
MFI = Median Family Income

¹ Refers to the 2021–2029 Regional Housing Needs Assessment (RHNA). Total RHNA is 9,429. This identifies excess capacity to achieve the RHNA.

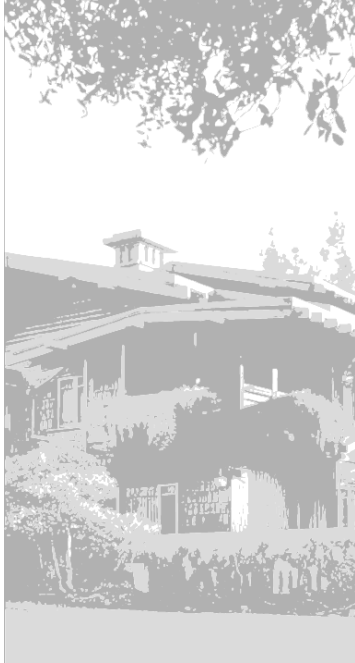
² Refers to City-assisted rental rehab projects and owner-occupied rehab through MASH and HOME Single-Family Rehab.

³ Refers to the provision of incentives, technical assistance, and/or funding (subject to availability) to preserve affordable rental housing

⁴ Refers to repurchase/resale of City deed-restricted homeownership units, and down payment assistance loans funded from repayment of existing BEGIN and Calhome loans for units not included in above program areas.

⁵ Refers to the annual number of housing choice vouchers, subject to federal funding.

⁶ Refers to existing units purchased and deed restricted for moderate income.



Goals and Policies

Pasadena remains committed to achieving its housing vision and pursuing strategies and programs to address the community’s housing needs. These goals and policies further the City’s housing vision and establish the framework for decision making.

GOAL HE-1: HEALTHY NEIGHBORHOODS AND LIVING ENVIRONMENTS

Pasadena has a rich mosaic of neighborhoods that have developed over its more than 100-year history. Each neighborhood is distinguished by its history, architecture, housing types, density and urban form, and public amenities. The City has established 45 historic and landmark districts and numerous more neighborhood associations. Some neighborhoods cover a single block and others a square mile or more.

Natural geography and topography define many Pasadena neighborhoods. Residential neighborhoods along the Arroyo or northern foothills are framed by the surrounding hillsides, peaks, washes, and other features of the natural landscape. Neighborhoods are also defined by urban form. While the Central District offers an eclectic and highly differentiated urban form, east Pasadena offers the suburban residential environments of Hastings Ranch, and southern Pasadena provides single-family estate homes on larger lots.

Neighborhoods are defined by more than the homes within a geographic area. Complete neighborhoods are those with essential infrastructure and services: well-maintained streets, sidewalks and bikeways, parks, street trees, libraries and cultural facilities, schools, reliable public services, and easy access to commercial goods and services. Pasadena believes every resident should live in a complete neighborhood.

Regardless of location, urban form, or income level, Pasadena takes great care and pride in maintaining and improving the quality of neighborhoods. From improving infrastructure to planting landscape amenities, and from monitoring the condition of existing housing to carefully guiding the design and development of housing—these activities demonstrate a steadfast commitment to providing a quality environment for all Pasadena residents.

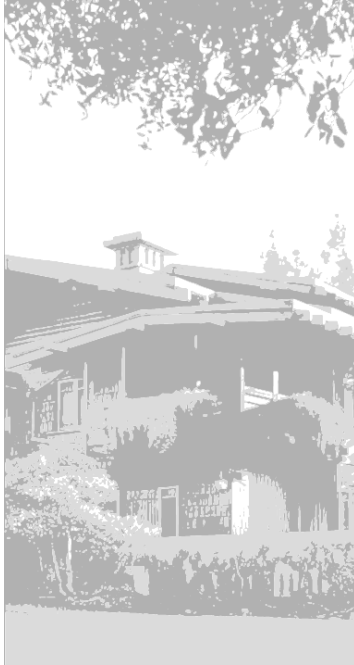
GOAL HE-1

Neighborhoods citywide with quality housing, parks and community services, infrastructure, and public services that maintain and enhance neighborhood quality, character, and residents’ health.

Policies

HE-1.1 **Diversity of Neighborhoods.** Provide balanced mixes, densities, and forms of residential and mixed-use districts and neighborhoods.

- HE-1.2 Property Conditions. Help property owners maintain the quality of rental and ownership housing by ensuring compliance with City building codes and standards. Facilitate and promote the renovation, improvement, and rehabilitation of housing.
- HE-1.3 Housing Design. Require excellence in design of housing through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design.
- HE-1.4 Historic Preservation. Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through the appropriate land use, design, and housing policies and practices.
- HE-1.5 Community Services. Integrate and maintain the provision of schools, public safety, community centers, infrastructure, green spaces and parks, and other public amenities with the planning and development of housing.
- HE-1.6 Green Spaces. Preserve neighborhood and community parks, street trees, open spaces and recreational areas, hillsides, and other landscape amenities that support, define, and lend character to residential neighborhoods. For new development., ensure that residents have ready access to public parks and private open space.
- HE-1.7 Neighborhood Safety. Provide City services that contribute to the overall safety of neighborhoods in terms of traffic and circulation, crime prevention, and property conditions. Support the efforts of neighborhood groups to promote safe conditions in their neighborhoods.
- HE-1.8 Healthful Housing. Promote indoor air quality through a ban on smoking in apartments and condominiums and with construction materials that are sustainable, green, and not a detriment to indoor air quality.



GOAL HE-2: HOUSING SUPPLY AND DIVERSITY

Pasadena’s housing strategy is founded on principles of sustainability, strategic growth, and inclusiveness. Pasadena has and continues to affirm sustainable patterns of development. The City is committed to providing safe, well-designed, accessible, and human-scaled residential and commercial areas where people of all ages can live, work, and play. This includes neighborhood parks, urban open spaces, and the equitable distribution of public and private recreation facilities.

Since the streetcar days of the 1900s to today’s use of Metro’s light rail system, Pasadena has benefitted by linking land use planning to transit access. The General Plan Land Use Element continues to promote land use patterns that focus higher-density development into the Central District, transit villages, and neighborhood villages, as well as along major corridors where buses travel.

Providing a range of housing choices is fundamental to furthering the housing vision, with housing types and densities that respond to people’s needs at all life stages and incomes. In addition to traditional detached homes and multi-family apartments and townhomes/condominiums, local housing choice includes transitional and supportive housing. Increasingly, accessory dwelling units are offering new housing choices, as are small studio apartments and even house sharing. Pasadena looks to accommodate emerging housing trends and development approaches that can both increase housing supply and reduce costs.

The following goal and policies further the production of housing that is affordable and suitable for the varied lifestyle needs of Pasadena residents.

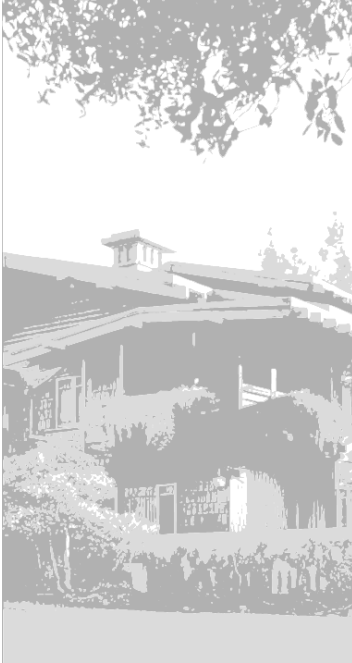
GOAL HE-2

A balanced supply and diversity of rental and ownership housing suited to residents of varying lifestyle needs and income levels.

Policies

- HE-2.1 **Housing Diversity.** Facilitate and encourage diversity in types, prices, ownership, and size of single-unit homes, apartments, homes, mixed-use and transit-oriented developments, work/live housing, and emerging housing types.
- HE-2.2 **Strategic Growth.** Direct new residential development into the Central District, transit villages, neighborhood villages, and along key corridors—neighborhoods where people can live and work, shop, and benefit from access to a rail and bus transit. Consider expanding growth capabilities in areas constrained by development caps or other limits on new housing production.

- HE-2.3 **Environmental Sustainability.** Encourage sustainable patterns of residential growth and preservation with respect to land use, building and site design, resource conservation, open space, and health considerations.
- HE-2.4 **Affordable Housing.** Facilitate a mix of household income and affordability levels in residential projects citywide, with an emphasis on ensuring integration of affordable housing into every neighborhood.
- HE-2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of office, retail, hotels/motels, and industrial buildings, consistent with land use policy, to accommodate innovative housing types and productive use of underused buildings.
- HE-2.6 **Housing Incentives.** Facilitate the development of affordable housing through regulatory concessions, financial assistance, density bonuses, the inclusionary housing program, and other City and outside agency programs.
- HE-2.7 **Missing Middle.** Address the growing need for “missing middle” housing—rental and ownership homes affordable to the moderate-income workforce.
- HE-2.8 **Entitlement Process.** Modify entitlement processes to streamline and simplify the processing of development permits, design review, and funding of affordable housing.
- HE-2.9 **Community Involvement.** Continue and support dialogue with builders, advocates, nonprofits, residents, finance industry, and other stakeholders to understand and address evolving housing needs of residents and the workforce.



GOAL HE-3: HOUSING ASSISTANCE AND PRESERVATION

Pasadena residents value social, cultural, and economic diversity and its contribution to the rich character of community life. A diverse community allows for expression of contrasting ideas, sparks creativity, and fosters a greater appreciation of lifestyles. Housing policies and programs have a fundamental role in preserving the social and economic diversity of the community. By providing assistance to households of more limited means, the City and its partner agencies foster this richness and provide opportunities for children to grow up in mixed-income neighborhoods—and for people and families facing homelessness to live in stable environments. Pasadena’s inclusionary housing program, neighborhood reinvestment strategies, rental voucher subsidies, and Ten-Year Plan to End Homelessness, among other strategies, preserve and create these opportunities.

Although affordable housing production is often the focus of State policy, Pasadena’s significant stock of existing affordable housing continues to provide the majority of quality and affordable housing for residents. This includes assisted housing that is deed restricted as affordable to lower- and moderate-income households. Pasadena has more than 3,700 units of assisted housing, including over 1,200 units assisted under the City’s Housing Choice Voucher program. Pasadena also has a larger inventory of non-deed-restricted housing priced at levels affordable to low- and moderate-income households.

The following goals and policies further achievement of the City’s objective to preserve existing affordable housing and provide assistance that results in the production new affordable housing.

GOAL HE-3

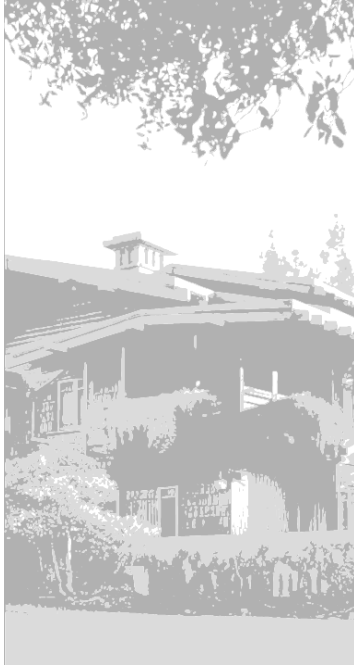
Increased opportunities for people to find and retain housing in Pasadena and to afford rental and ownership homes specific to their income and life stage status.

Policies

- HE-3.1 **Financial Resources.** Pursue and maximize the use of State, federal, local, and private funds for the development, preservation, and rehabilitation of housing affordable to lower- and moderate-income households.
- HE-3.2 **Partnerships.** Pursue collaborative partnerships with nonprofit organizations, faith-based organizations, developers, business community, and State and federal agencies to develop, rehabilitate, preserve, and retain affordable housing.
- HE-3.3 **Homeownership Opportunities.** Increase homeownership opportunities for lower- and moderate-income residents, local employees, and essential workers through the provision

of financial assistance (subject to funding availability and partnerships).

- HE-3.4 **Preservation of Affordable Housing.** Establish and seek to renew long-term affordability covenants for all City-assisted housing projects. Support the conservation of unassisted housing affordable to lower-income households.
- HE-3.5 **Homeownership Retention.** Create and maintain education and resources that enable residents to make informed decisions on home purchases and maintaining homeownership.
- HE-3.6 **Rental Assistance.** Support the provision of rental assistance for residents earning lower incomes, including persons with special needs consistent with City preference and priority categories and fair housing law.
- HE-3.7 **Workforce Housing.** Work with major employers, educational institutions, health care institutions, and other employers within Pasadena to facilitate and encourage the development of workforce housing opportunities.
- HE-3.8 **Housing Acquisition and Rehabilitation.** Promote the acquisition, rehabilitation, preservation, or purchase of affordability covenants on multi-family housing and the maximum extension of affordability controls.
- HE-3.9 **Neighborhood Stability.** Promote strategies that guard against neighborhood gentrification and facilitate the ability of long-time residents to remain in their neighborhoods as economic conditions change.



GOAL HE-4: SPECIAL HOUSING NEEDS

Pasadena residents have a diversity of backgrounds, family types, lifestyles, income levels, and abilities. Due to their personal financial or physical condition, some residents may have housing needs that are not met by conventional housing types. For example, seniors or persons with physical disabilities may need to live in group settings where needed services can be provided and where they can benefit from increased interaction with others. People facing homelessness because they have lost a job or cannot work benefit from supportive housing, where they can find programs that help them reenter the work force. Pasadena continues to implement creative responses to these and other special housing needs. The following goal and policies further the provision, maintenance, and improvement of housing for special needs households.

GOAL HE-4

Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.

Policies

- HE-4.1 **Senior Housing.** Support development and maintenance of affordable senior rental and ownership housing and supportive services that facilitate independence and the ability of seniors to remain in their homes and the community.
- HE-4.2 **Family Housing.** Facilitate and encourage the development of larger housing units for families with children, and the provision of support services such as childcare, after-school care, family development services, and health care.
- HE-4.3 **People with Disabilities.** Support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives.
- HE-4.4 **Service-Enriched Housing.** Support and assist organizations in the provision of support services and service-enriched housing for special needs groups, such as seniors, large families, people with disabilities, people experiencing homelessness, and those with medical conditions.
- HE-4.5 **Large Institutions.** Work with educational and health care institutions to update master plans and provide housing accommodations for students, faculty, and employees that reflect the housing needs and preferences of their respective institution.
- HE-4.6 **Homeless Housing and Services.** Provide support and financial assistance to community service organizations that provide housing opportunities and supportive services for people who are homeless or at risk of being homeless.

GOAL HE-5: AFFIRMATIVELY FURTHERING FAIR HOUSING

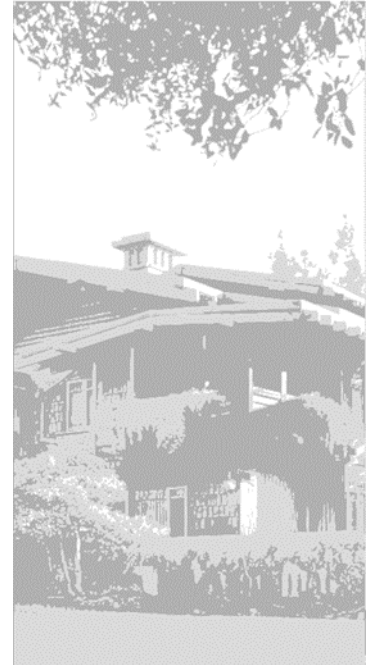
Pasadena supports and promotes a diverse community of unique neighborhoods where all residents are included and valued, no group is privileged above any other group, and all have opportunity to live in neighborhoods of their choosing. Federal and State fair housing laws prohibit discrimination in home sales, financing, and rentals based on race, color, religion, sex, or national origin. Historic housing discriminatory practices nationally and even locally have left a legacy of income-siloed neighborhoods and concentrations of ethnic populations, but Pasadena has worked hard for the past several decades to erase this legacy and create a city marked by diversity and opportunity for all.

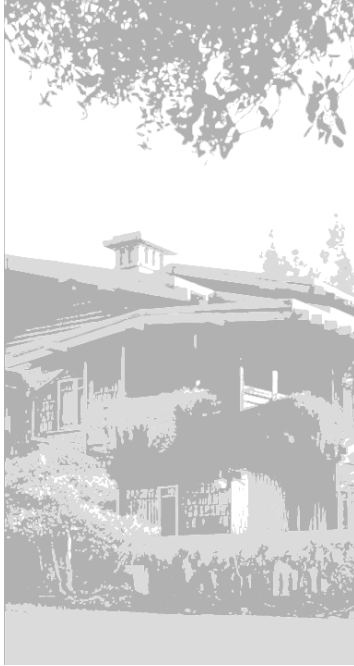
GOAL HE-5

A housing environment in which all people have equal access to the housing of their choice and are treated with dignity and respect in the neighborhoods in which they choose to live.

Policies

- HE-5.1 **Fair Housing.** Support the enforcement of federal and State fair housing laws that prohibit discrimination in the sale, rental, and occupancy of housing on the bases of race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, minor children, or other protected status under State and federal law.
- HE-5.2 **Organizational Support.** Support organizations that can receive and investigate allegations of noncompliance with fair housing principles, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- HE-5.3 **Distributed Housing.** Work to ensure that housing for lower-income households is distributed throughout the City and that concentrations in particular neighborhoods and/or Council districts are explicitly avoided.
- HE-5.4 **Supportive Housing.** Promote a balanced geographical dispersal of assisted affordable housing developments and associated supportive social services for individuals and households throughout the community.
- HE-5.5 **Civic Engagement.** Provide the means for residents and neighborhood organizations to be proactive in identifying and addressing housing and neighborhood needs and seeking solutions in partnership with the City. Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.





PROGRAM #1: CODE ENFORCEMENT AND HOUSING INSPECTION

Code enforcement and other efforts to improve the quality of housing are important tools to maintain home values and to protect residents' health, safety, and welfare. To achieve these goals, the City conducts several code enforcement and housing inspection programs.

- **Code Compliance.** Code compliance is a means to ensure that the quality of the City's commercial and residential neighborhoods is maintained. Code compliance staff enforces State and local regulations governing exterior building conditions, property maintenance, and interior conditions. Code compliance staff also works with neighborhood groups to address common concerns. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants for assistance in resolving code violations and making repairs. The City has organized the Code Compliance Division to have officers assigned to specific areas of Pasadena, thus achieving faster abatement.
- **Emergency Enforcement.** The City maintains an inter-departmental effort called City Resources Against Substandard Housing (CRASH), chaired by the Code Compliance Manager. The CRASH team includes representatives from Health, Fire, Building, Humane Society, Police, and Code Enforcement. The CRASH team works to correct substandard buildings, eliminate blight, identify solutions to neighborhood crime, and provide emergency response and abatement for the worst properties. The program also encompasses an education component to train property owners in prevention of illegal activity. In addition, Health and Code Compliance staff regularly reassign complaints via the Pasadena Citizen Service Center for appropriate follow-up.
- **Maintenance Assistance to Homeowners.** The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.
- **Occupancy Inspection.** This inspection is designed to ensure the quality and maintenance of single-family homes, duplexes, and condominiums. Whenever a change in occupancy of an eligible unit occurs, the property is inspected for compliance with City codes. Typical items inspected include electrical, plumbing, heating, structural conditions, and health and safety items. If a housing code violation is found, the property owner is notified of the violations and given a reasonable time to correct them. Upon

correction of the violations, a certificate of inspection is issued. To streamline the program, the City has established an online self-certification process at:

<https://www.cityofpasadena.net/planning/code-compliance/presale-program/>.

- Quadrennial Inspection. This inspection is designed to ensure that apartments are decent, safe, and well maintained. All rental properties with three or more units are inspected at least once every four years. Typical items inspected include the same as an occupancy inspection. Property owners are notified if code violations exist and, upon remedy, are issued a certificate of compliance. This program continues to be an effective way to identify code violations as they occur, before they affect the condition of the building and quality of life experienced by tenants.
- Lead-Based Paint Hazards. The City’s Public Health Department has a Childhood Lead Poisoning Prevention Program designed to prevent lead exposure and, when exposure occurs, to care for children with lead poisoning. Public health nurses provide case management for children and their families affected by lead poisoning. Environmental health specialists work with nurses to identify lead sources, provide advice on lead-safe painting and remodeling, enforce City ordinances for lead reduction, and provide information and assistance to care providers of children.

Implementation:

2021–2029 Objectives:

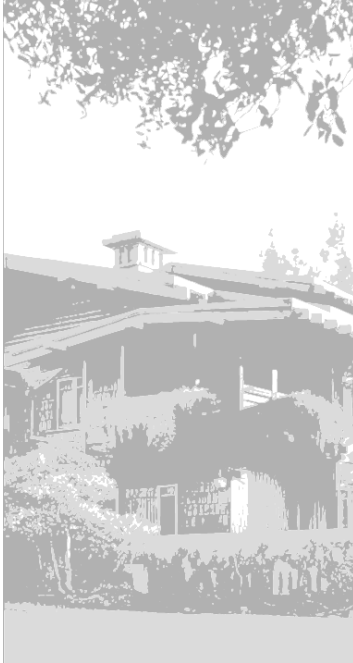
- Continue code compliance efforts; reallocate resources to maximize achievement of code compliance goals.
- Work with Health Department officials to coordinate efforts responding to health and safety concerns.
- Continue implementation of housing inspection programs.
- Continue to educate the community about health and safety hazards.
- Cross-train inspectors to identify and address health and safety hazards.

Target Population: Citywide for all economic groups

Time Frame: Ongoing

Responsible Agency: Interdepartmental

Funding Source(s): General Fund, CDBG, rental property fees, other federal sources as available



PROGRAM #2: NORTHWEST PASADENA

The City of Pasadena has long directed enhanced efforts at improving conditions in Northwest Pasadena, where a history of discriminatory real estate practices, followed by decades of underinvestment, created neighborhoods in need of focused attention. Through community building efforts and enhanced community participation, the City continues to make substantial investments in this area. Prior to the dissolution of redevelopment in California, funds were available for significant investment in housing. Without that resource, the City has had to use federal and State funding sources more creatively to improve the existing housing stock and bring new homes to the Northwest community. Of note: the CDBG Northwest Fund account was discontinued in 2015 due to overall reduction citywide on CDBG resources.

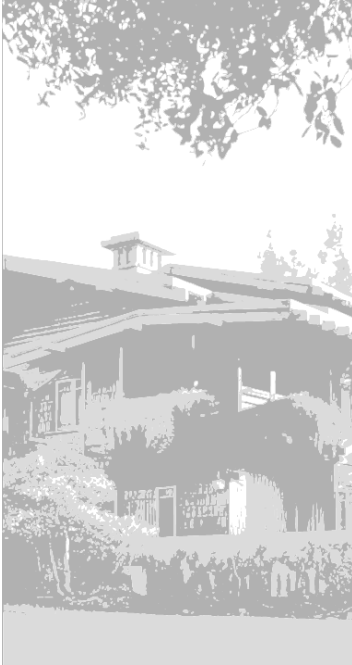
- **Community Building.** Pasadena supports for-profit, nonprofit, and faith-based organizations that are committed to implementing community-building efforts in Northwest Pasadena. These include, but are not limited to, Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.
- **Northwest Commission and Programs.** Working in conjunction with the Northwest Commission, the City's Northwest Program office works specifically to maintain a healthy business environment and facilitate housing maintenance and production. These include updating the Fair Oaks/Orange Grove and Lincoln Avenue Specific Plans, monitoring of capital improvement projects, improvements to Robinson Park, police department activities to address neighborhood safety, and ongoing liaison activities with neighborhoods associations.

Implementation:

2021–2029 Objectives:

- Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.
- Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.
- **Fair Housing Outreach.** The City will conduct increased outreach in Northwest Pasadena to increase awareness of housing resources, fair housing workshops, and the City's Tenant Protection Ordinance.

Target Population: Northwest neighborhoods
Time Frame: Ongoing
Responsible Agency: City Manager’s Office
Funding Source(s): General Fund



PROGRAM #3: HOUSING REHABILITATION

Many housing units in Pasadena are 50 years or older; maintaining housing in good condition is a critical priority since existing units are often the most affordable type of housing. In addition to the programs described in Program #1, the City offers several programs to encourage the maintenance, repair, and improvement of rental and ownership housing.

- **Municipal Assistance, Solutions, and Hiring (MASH).** The MASH program provides free services to low-income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.
- **Single-family Rehabilitation Loan.** The City works with Neighborhood Housing Services of Los Angeles County (NHS) to provide services. This program includes a single-family rehabilitation loan program, homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. These programs are offered citywide, although many of the activities are targeted for residents in the Northwest community. Three owner-occupied home rehabilitation projects were completed by the interdepartmental Under One Roof program between 2014 and 2020: 840 Manzanita Avenue, 3570 Cartwright Avenue, and 760 Elmira Street. NHS administers the HOME single-family rehabilitation program in Pasadena. The program is being marketed to identify projects.
- **Acquisition/Rehabilitation.** Pasadena implements multi-family and other housing acquisition and rehabilitation efforts as opportunities arise. However, initiation of a more strategic, proactive program can help fill a needed gap, serve to both upgrade older apartment properties and stabilize rents, and enhance City efforts to improve distressed neighborhoods. One project, 268 Waverly Drive, involved City purchase and rehabilitation of a Caltrans-owned single-family residence and construction of an ADU for City operation of rental Rapid Re-Housing.

Lack of a permanent source of funds limit the City's ability to compete with market rate investors to acquire residential buildings. However, the City used HOME funds to support a nonprofit housing developer's acquisition/rehabilitation and preservation of a 44-unit housing project (The Groves). Also, the City Council continues to consider committing inclusionary in-lieu fees to assist with acquisition/rehabilitation projects.

Implementation:

2021–2029 Objectives:

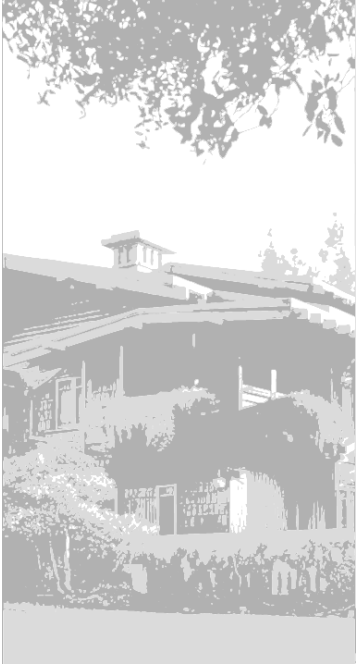
- Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 64 homes over the planning period.
- Monitor new contracts to administer the single-family home rehabilitation program on behalf of the City.

Target Population: Citywide; Extremely low-, very low-, and low income-income households

Time Frame: Ongoing

Responsible Agency: Housing Department

Funding Source(s): General Fund, CDBG, Grants



PROGRAM #4: HISTORIC PRESERVATION

The City's historic preservation program promotes the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures, neighborhoods, and other landmarks. With respect to housing, key activities directed at historic preservation objectives are as follows.

- **Historic Ordinance and Design Guidelines.** The Historic Preservation Ordinance implements the goals, policies, and programs of the General Plan and establishes the review authority of the Historic Preservation Commission and Design Commission. City codes require that properties within historic districts and individually designated historic properties be reviewed and approved prior to alteration or development. Pasadena's "Design Guidelines for Historic Districts" and the Secretary of the Interior's "Standards for Rehabilitation" help guide the review of historic properties. In March 2021, the City adopted changes to the Historic Preservation Ordinance. Details of the historic preservation programs, which promote the identification, evolution, rehabilitation, adaptive reuse, and restoration of historic structures, are advertised on the City's website. Key revisions included in the 2021 update are: 1) the regulations now apply to all buildings 45 years of age or older and 2) for undesignated historic resources, a Certificate of Appropriateness is required for demolitions and major projects (as defined in the ordinance).
- **Historic Preservation Incentives.** The City offers incentives to promote the preservation of historic sites and structures. Incentives include reduction of building permit fees and construction tax, waiver of covered parking requirements in single-family landmark districts, modified City of Gardens standards, and variances for both adaptive reuse and relocation. The City's Mills Act program also allows owners of designated historic properties to reduce their property taxes in exchange for a contract with the City to maintain the property's historic character.
- **Home Acquisition, Rehabilitation, and Adaptive Reuse.** The City provides funding to acquire and rehabilitate historic homes and convert nonresidential uses to residential uses. Properties are targeted that contribute to neighborhood distress—abandoned, foreclosed, and dilapidated houses—which are acquired and rehabilitated using sound preservation principles and practices. Properties are sold to low- and moderate-income first-time homebuyers at below-market prices. This program continues to be implemented as funding is available.

Implementation:

2021–2029 Objectives:

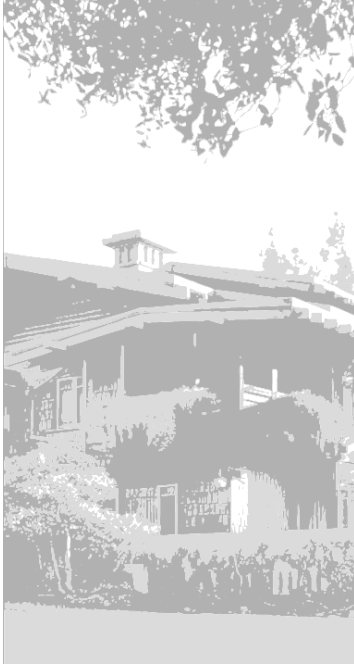
- Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.
- Continue to advertise incentives for historic preservation and to support historic preservation projects as funding is available.

Target Population: Citywide; all economic groups

Time Frame: Ongoing

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund



PROGRAM #5: HOUSING DESIGN

Pasadena implements design review of proposed projects to ensure that new development is of exemplary quality and appropriately integrated into the surrounding neighborhood context.

- **Design Review.** Pasadena requires excellence in architectural design that complements the scale and character of the City. Citywide design principles set the foundation, and City residential design guidelines provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans.
- **Neighborhood Development Permit and Single-Family Compatibility Permit.** The City has two types of permits that provide a means to ensure proposed new development fits within existing neighborhood context. The Neighborhood Development Permit is required for properties within the Lower Hastings Ranch neighborhood and is intended to preserve the scale and architectural style of this 1950s/1960s era neighborhood. The Single-Family Compatibility Permit applies only to properties within limited designated geographic areas for which applications for second building stories or upper-story additions; the regulations are intended to address concerns regarding “mansionization” in lower-scale single-family neighborhoods.
- **City of Gardens Standards.** The City of Gardens Standards apply to multi-family projects within RM districts, certain specific plan areas, and the CL and CO commercial districts. City of Gardens standards are an innovative set of zoning regulations aimed at creating more livable multi-family housing projects, encouraging designs that typify the garden character of earlier apartments and bungalow courts in Pasadena. These standards are also an integral way of encouraging the production of multi-family apartments and condominium projects of lasting quality.
- **Historic Review.** Because of the age, history, and rich fabric of Pasadena, many structures contain valuable and historic architectural features. The Pasadena Zoning code requires that properties within historic districts and individually designated historic properties must be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide historic review. City staff carefully reviews such structures to ensure that historic features are preserved.

Implementation:

2021–2029 Objectives:

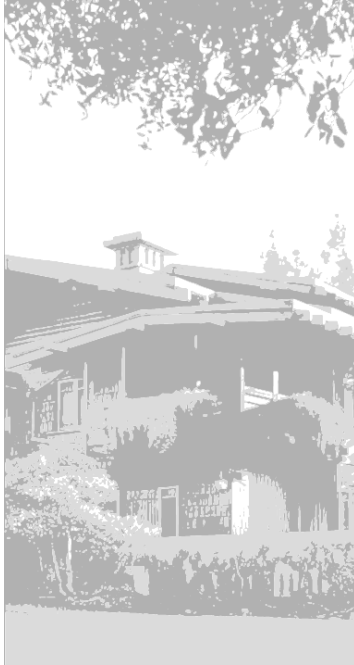
- Continue to implement design review to ensure maintenance of Pasadena’s architectural character and quality of the built environment.
- Implement City of Gardens standards as a tool to enhance the quality and compatibility of multi-family residential projects.
- Adopt objective design standards for multi-family housing and mixed-use projects that have at least a two-thirds residential component (square footage).

Target Population: Citywide, All economic groups

Time Frame: Ongoing

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund

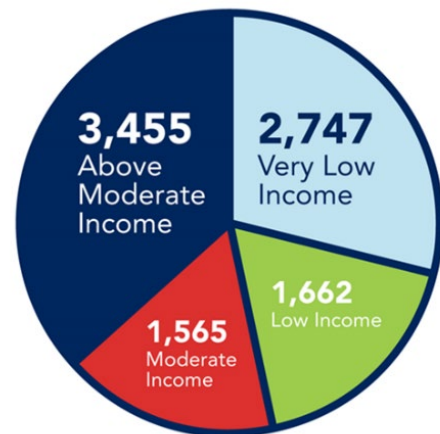


PROGRAM #6: HOUSING SITES

Since 1994, Pasadena’s General Plan has explicitly directed new residential development into seven specific plan areas. The 2015 update of the Land Use Element confirmed this direction and more specifically, stated that growth would occur within the Central District, transit villages, and neighborhood villages and along selected corridors. This strategy is intended to allow for continued growth and development while reducing traffic congestion, improving air quality, providing housing, and stimulating economic development.

Beginning in 2017, the City initiated updates of the seven specific plans and creation of an eighth for Lamanda Park (comprising parts of the current East Colorado and East Pasadena Specific Plans). Adoption of all specific plans should conclude by the end of 2022. The General Plan establishes residential development caps within each specific plan area. However, affordable housing production is not included within the caps (except within the Fair Oaks/Orange Grove Specific Plan).

The RHNA for 2021-2029 is 9,429 units, divided among four household income categories as shown on the adjacent graphic. These housing planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, adequate sites can be identified to accommodate the full RHNA at the four income levels. If, through the update process of the specific plans, additional housing capacity is created, this can be reflected in any subsequent Housing Element updates.



Implementation:

2021–2029 Objectives:

- Adopt the eight specific plans and consider expanding housing capacity beyond current limits.
- Build on the existing housing permit tracking system for the specific plans to create no-net-loss tracking citywide.
- Ease the process for transferring nonresidential development allocations to residential capacity.

- Investigate new and creative approaches to providing housing, such as allowing units to be constructed on top of or wrapping parking structures and easing conversion of office buildings and commercial space to housing.

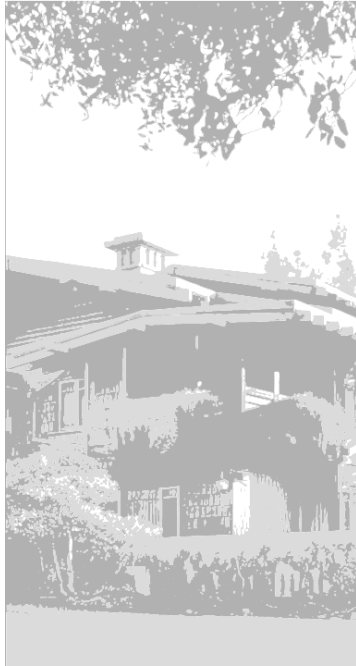
Study the potential of capping portions of Interstate 210 and the Interstate 710 stub to create additional land area for housing and knit back together the community division created by original freeway construction.

Target Population: Citywide, All economic groups

Time Frame: Through 2029

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund



PROGRAM #7: MIXED USE/TOD STRATEGY

Pasadena housing growth strategy, as noted above, relies predominantly on mixed-use and transit-oriented development focused into specific plan areas, transit villages, and neighborhood villages, plus along key corridors. To implement the Land Use Element, the City has a mixed-use/transit-oriented development strategy described below.

- **Mixed-Use Development.** Mixed use is the key strategy to increase housing choices (including affordable housing), concentrate higher-density projects in specific plan areas, support economic activity, and improve neighborhood/district walkability. To achieve these benefits, the City has codified zoning standards that facilitate and encourage mixed-use projects—such as reducing the project area required for open space, providing flexibility in meeting that requirement, and allowing a larger building envelope.
- **Transit-Oriented Development.** Transit-oriented development, or TOD, closely coordinates land use and mobility planning, making it more convenient to travel throughout the community by transit and foot. Pasadena has embraced TOD planning since establishment of the Gold Line (now called the L Line) in the City in 2003. In 2005, Pasadena adopted TOD standards to encourage projects within a quarter-mile radius of light rail stations and throughout the greater Central District, which has three stations. This has resulted in numerous residential and mixed-use projects, including Westgate, Del Mar Station, 10 West Walnut, and numerous projects in East Pasadena near the Sierra Madre station.

Implementation:

2021–2029 Objectives:

- Continue implementation of mixed-use incentives; monitor and assess the effectiveness of the incentives on a bi-annual basis.
- Continue land use, housing, and mobility strategy of encouraging transit-oriented developments around Metro L Line (Gold Line) transit stations.

Target Population: All economic groups

Time Frame: Ongoing

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund

PROGRAM #8: INCLUSIONARY HOUSING

The City’s Inclusionary Housing Ordinance requires that residential and mixed-use projects of 10 or more units dedicate 20 percent of the units as affordable to very low-, low-, and moderate-income households. For rental housing, at least five percent must be rented to very low-income households, five percent to very low- or low-income, and 10 percent to very low-, low-, or moderate-income. As an alternative to constructing the inclusionary units, a developer may choose one of three options: 1) pay an in-lieu fee, 2) construct the required units on another site, or 3) donate another site for a portion or total number of units. If existing affordable units are displaced by a development project, the required inclusionary units must be provided on that site.

The City’s inclusionary housing ordinance continues to be very effective, benefitting immensely from AB 1505, which eliminated restrictions on the application of inclusionary housing ordinances. From 2014 to 2020, 432 inclusionary affordable units were added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid in-lieu fees were added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or were issued occupancy permits.

The City updated the ordinance in 2019 to increase the inclusionary requirement from 15 to 20 percent, increase in-lieu fees, and provide a streamlined process for developers utilize concessions and incentives pursuant to State density bonus law through a local Affordable Housing Concession Menu.

Implementation:

2021–2029 Objectives:

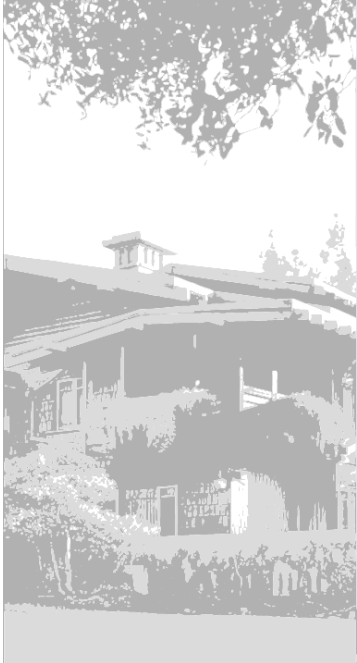
- Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.
- Investigate ways to incentivize creation of units for large families.

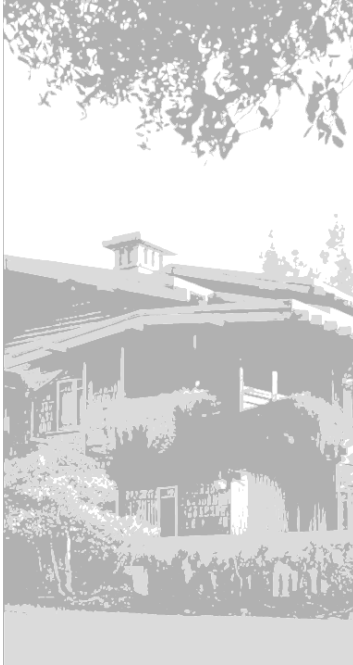
Target Population: Citywide; very low-, low-, and moderate-income households

Time Frame: Ongoing

Responsible Agency: Planning & Community Development, Housing

Funding Source(s): General Fund; Inclusionary Housing Trust Fund





PROGRAM #9: REMOVAL OF CONSTRAINTS

The Constraints chapter of this Housing Element identifies several conditions and practices that act to constrain housing development. By addressing these conditions and practices, the City can streamline development processes, thus allowing developers to get housing to market faster and less expensively.

- **Development Review.** City staff continues to examine how modifications to development review procedures and requirements—design review, permit processing, commission reviews, and other features—can improve the land use entitlement process. In 2020, Pasadena implemented a new Land Management System to consolidate and streamline several processes, including use of an online plan check tool. In the future, further improvements may include broader by-right approval processes, streamlined environmental review, and tighter timeframes to comply with SB 330 (statutes of 2019). The City assesses the improvements in light of staffing loads, community expectations, service demands, and funding.
- **Development Fees.** Development fees largely are established based on nexus studies and the cost of providing municipal services and infrastructure to serve new development. The California legislature has focused on fees as significant cost driving up housing prices and proposed laws to control fees. The City sets its fees to reflect cost recovery, will continue to review fees on a regular basis (every two to three years), and will impose fees consistent with community expectations for services and facilities.
- **Short-Term Rentals.** Pasadena is a destination and vacation city, not just during the annual Rose Parade and Rose Bowl festivities but year-round. Some property owners look to profit from this circumstance by renting out their units for short-term vacation stays, thus removing homes from the ordinary rental market and potentially driving up prices to purchase properties because of the income potential. While Pasadena has a short-term rental ordinance, regulations may be revisited if the City finds that short-term rental activities are adversely impacting housing supply.
- **Ongoing Evaluation.** Over time, potential constraints to the development, maintenance, and improvement of housing will arise due to changing conditions and local needs. These potential constraints may be related to municipal codes, environmental conditions, funding availability, or City processes. The City will respond to changing conditions as they arise and evaluate whether further adjustments to local government practices are needed to provide a welcoming environment for housing production.

Implementation:

2021–2029 Objective(s):

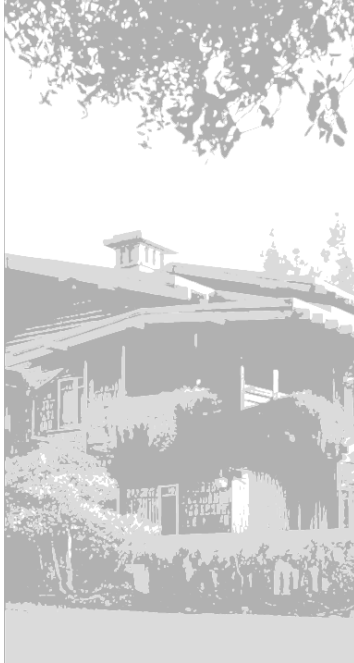
- Streamline or eliminate CEQA review requirements for certain design review processes.
- Study live/work regulations to determine whether loosening limitations on the residential square footage would help meet targeted housing needs.
- Implement changes to the City’s design review process for projects seeking Low Income Housing Tax Credits to remove timing constraints.
- Reevaluate appropriateness of development fee schedules following implementation of development process improvements.
- Periodically review potential constraints to the development, maintenance, and improvement of housing as conditions change, including the effectiveness of the Short-Term Rental Ordinance on housing supply.

Target Population: All economic groups

Time Frame: By 2025 and ongoing

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund



PROGRAM #10: REGULATORY INCENTIVES

Because Pasadena is built out with well-established development patterns, housing incentives represent the key means to facilitate the construction of affordable and market-rate housing in targeted growth areas.

- **Density Bonus.** Pasadena implements a density bonus ordinance to incentivize the production of affordable housing. Because the ordinance, as of June 2021, has not been updated to reflect evolving State density bonus law, the City defaults to the requirements of State law where the local ordinance conflicts. Given the effectiveness and flexibility of the City’s concession menu ordinance, many developers opt instead to use the concession programs in that ordinance over density bonus provisions. The City, in a May 2021 memorandum, outlined the relationship between density bonus law and the inclusionary housing ordinance to assist the development community.
- **Parking Incentives.** Reductions in parking requirements are available to facilitate affordable, special needs, and transit-oriented housing. For example, tandem parking may fulfill up to 30 percent of the parking requirement in multi-family and mixed-use projects. Parking may be reduced to 0.5 space per unit for senior housing and 0.25 space for single room occupancy units. The City also requires a reduction in parking for transit-oriented development within one-quarter mile of a light rail station and in the Central District Transit-Oriented Area. However, through the public engagement process for the Housing Element, the public noted additional constraints imposed by Pasadena’s parking regulations.
- **Minor Variances.** The City has created other flexible tools to facilitate new housing, such as the minor variance process. Eligible projects can receive the following minor variances: 1) yard setback requirements, with no limit on percentage of deviation; 2) size of landscape areas in multi-family districts (including City of Gardens projects); 3) fence/wall height, with no limit on percentage of deviation; 4) building heights; and 5) other development standards set forth in the municipal code.

Implementation:

2021–2029 Objective(s):

- Update the density bonus ordinance to parallel State law and include any additional incentives unique to and desired by Pasadena—and reflective of its relationship to the inclusionary housing ordinance.
- In the updated specific plans, provide targeted parking reductions based on a combination of uses and other factors.

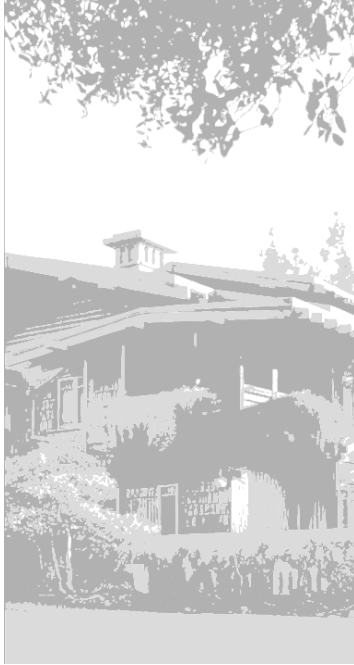
Consider changes to the zoning regulations that allow the unbundling of parking costs from housing rent payments.

Target Population: Citywide, All economic groups

Time Frame: Zoning Code amendments by 2025

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund



PROGRAM #11: ALTERNATIVE HOUSING OPPORTUNITIES

Pasadena residential neighborhoods offer a diversity of housing types that vary in type, density, and vintage. The challenge in creating new housing opportunities is how to integrate new units into established and highly defined neighborhoods.

- **Accessory Dwelling Units.** Beginning in 2017, the State legislature passed a series of laws regulating accessory dwelling units, or ADUs, recognizing the ability of such housing to provide an ample source of smaller units considered affordable by design. These laws now largely pre-empt local regulations, and homeowners have the authority to construct a detached ADU as well as a junior ADU (essentially a rented room with an efficiency kitchen) in a single-family residence. Under certain conditions, extra space in multi-family dwellings can be converted to units. Rent from second units can help modest income and elderly homeowners remain in or continue affording their homes. As of June 2020, the City had not adopted a local ADU ordinance and thus relies upon the provisions of State law. The City has initiated a program to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction. In 2019-2020, Pasadena received 150 applications for ADUs. In 2021, the City initiated a program to provide loans to qualifying property owners wishing to construct a new ADU or to legalize an existing ADU constructed without proper permits.
- **Religious Institution Housing Ordinance.** SB 899 (2020 legislative session) allows religious institutions to build 100 percent affordable housing projects on their properties through a ministerial process. Pasadena is home to a multitude of properties owned by churches, mosques, temples, and the like, and City staff has started the process of investigating the most effective means of allowing such development to occur. Local religious institutions and housing advocacy organizations have expressed enthusiasm over such a program.
- **Caltrans Houses.** For decades, the California Department of Transportation (Caltrans) has owned the homes located along the planned route for the I-710 freeway extension. With the State Legislature's action not to pursue the extension, plans continue to move forward for reuse of the Caltrans properties. Many of the large homes could readily be converted to supportive housing, and the City has already completed a demonstration project by purchasing and rehabilitating a unit, plus adding an ADU, with all units provided for lower-income households.

Implementation:

2020–2029 Objectives:

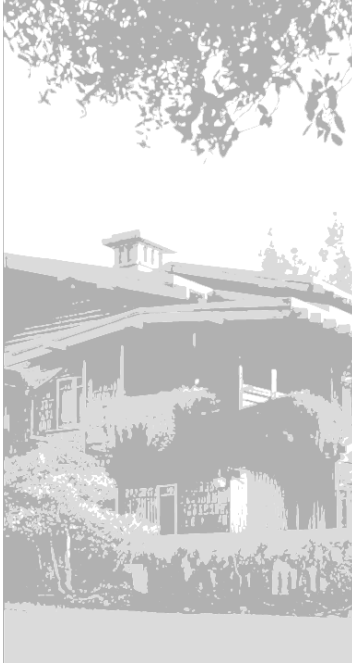
- Create standards and a review process for the establishment of affordable housing via a Religious Institution Housing Ordinance or other zoning approach.
- Investigate how the City or a partner organization may serve as the property manager for property owners who construct ADUs but wish to have a low-cost option for managing the rental.
- Review the current ADU standards and evaluate how best to amend the ordinance to reflect State law while maintaining the character and quality of residential neighborhoods.
- Work with Caltrans to target the sale of Caltrans I-710 properties for creative housing types for lower-income and special needs households.

Target Population: All economic groups citywide

Time Frame: By 2025

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund



PROGRAM #12: FINANCIAL ASSISTANCE

The City provides financial assistance for developers of affordable housing to encourage the production of affordable housing. Assistance may include direct financial contributions, land assemblage/write-downs, and fee modifications or waivers.

- **City Assistance.** During 2014-2020, the City provided funding to assist in the rehabilitation, preservation, or development of 225 affordable units. Funding resources include the Inclusionary Housing Trust Fund, HOME, State, and federal funds. Eligible uses include new construction (rental and ownership), property acquisition, rehabilitation (rental and ownership), homebuyer assistance, special needs housing, and affordable housing preservation. When funds are available, the Housing Department issues Notices of Funding Availability (NOFAs) and requests for proposals to solicit competitive proposals. For example, in 2020 the City and nonprofit developer BRIDGE Housing entered into a development and loan agreement with \$4,992,683 in funding assistance for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site. In 2021, the City partnered with The California Statewide Communities Development Authority (a joint powers authority) to set aside 513 units in the Hudson and Westgate apartment developments for low- and moderate-income households.
- **Land Assemblage/Write-downs.** The City may also provide land write-downs to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider land write-downs and other creative land subsidies, and assemble sites for affordable housing.
- **Fee Waivers.** Developers of affordable housing are not required to request fee waivers. Projects with affordable units automatically qualify for fee waivers, which are accounted for at the time of building permit issuance. Affordable projects receive fee reductions of up to \$25,000 per unit, with a cap of \$125,000 per project. Fee modifications and waivers are increased progressively for projects that provide a higher percentage of affordable units and deeper income targets. The fee waiver program also includes a reduced residential impact fee and traffic impact fee for affordable housing. From 2014 to 2019, 17 projects received over \$7 million total in impact fee reductions and fee waivers by providing affordable housing.

The City may also consider fee waivers for ADU construction for which the owner may covenant the property to limit ADU occupancy to lower-income households.

Implementation:

2021–2029 Objectives:

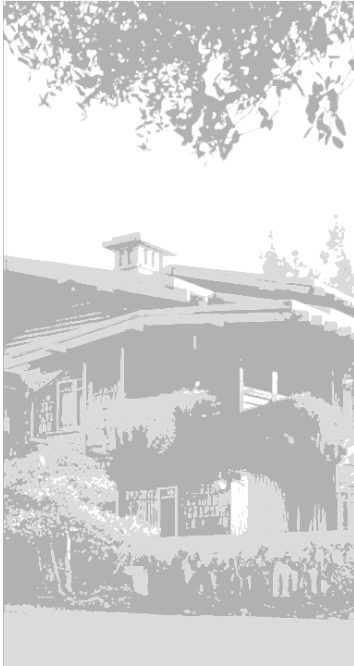
- Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 90 affordable units annually.
- Continue to provide reduced fees for the new affordable housing units, and consider applying fee waivers to ADU construction where occupancy is restricted to lower-income households.
- Look for additional opportunities to convert existing market rate housing to affordable units.

Target Population: Citywide; Extremely low-, very low-, low-, and moderate-income households

Time Frame: Ongoing

Responsible Agency: Planning & Community Development; Housing Department

Funding Source(s): General Fund; grants; loans; set-aside funds



PROGRAM #13: HOMEBUYERS ASSISTANCE PROGRAMS

Pasadena has traditionally offered several homeownership programs to increase the number of affordable housing opportunities. Though the loss of redevelopment funding has significantly curtailed these efforts, the City will be pursuing additional funding to restore past program efforts.

- **Homebuyer Education.** The City contracts with Neighborhood Housing Services of Los Angeles County (NHS) to provide homebuyers’ education and counseling to lower-income renters to purchase housing. Program services also include credit counseling, financial prequalification, referrals, and limited financial assistance to first-time homebuyers. NHS also employs certified foreclosure counselors who work with homeowners and lenders in the home mortgage lending process.
- **Homeownership Assistance.** Because the State loan assistance limits under the CalHome program are insufficient to bridge the financing gap between market sale prices and low-income affordability given the high cost of housing in Pasadena, this program does not work locally. However, CalHome assistance may be helpful to provide deeper income affordability in for-sale housing projects that already require low-income units (e.g., projects subject to density bonus or inclusionary requirements). Thus, developers of such projects may opt to apply to the State for CalHome funds. Also, in 2021 the State awarded Pasadena approximately \$5.6M in Permanent Local Housing Allocation funds through 2026, a portion of which will be used to provide workforce housing down payment assistance loans to homebuyers.

Implementation:

2021–2029 Objective(s):

Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.

Target Population: Citywide; extremely low, very low, low, and moderate-income households

Time Frame: Ongoing

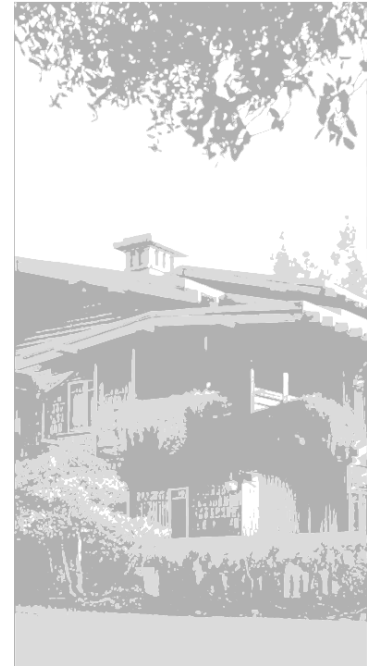
Responsible Agency: Housing Department, NHS

Funding Source(s): HOME; CalHOME; Permanent Local Housing Allocation funds

PROGRAM #14: RENTAL HOUSING ASSISTANCE

The Housing Department is the federally designated agency for implementing rental assistance programs for income-eligible households, as well as eligible families experiencing homelessness, individuals, and persons with special needs. During the COVID-19 pandemic of 2020-2021, temporary rental assistance and rental forgiveness programs at the federal, State, and local level provided safety nets for residents who lost their jobs during the economic shutdown. Those programs are not anticipated to continue during this sixth cycle Housing Element and therefore are not discussed here as programs to be carried through 2029.

- **Housing Choice Vouchers.** The Housing Department issues approximately 1,285 vouchers annually to income-eligible Pasadena residents. The City’s priority and preference system for allocating vouchers adhere to the following order: residency, working, disability, veteran, involuntary displacement, and substandard housing.
- **Special Needs.** Pasadena administers vouchers for special needs groups. These include persons living with HIV/AIDS and their families under the Housing Opportunities for Persons with Aids (HOPWA) program. Vouchers are also issued to non-elderly disabled (NED) people under two programs: NED #1 must be selected from the Section 8 waiting list and meet the definition of non-elderly disabled households, and NED #2 provides rental assistance to very low-income people. Federal funds are also allocated for the Continuum of Care (CoC) program.
- **Rapid Rehousing.** The City continues to receive Los Angeles County Measure H funding for rapid rehousing of single adults as well as homelessness prevention for individuals. This funding is contracted out to local, non-profit homeless service providers. Additionally, the City has allocated \$1.2 million of Emergency Solutions Grant (ESG-CV) funding made available through the CARES Act for rapid rehousing activities. In fiscal year 2022, the City expects to receive Homeless Housing, Assistance, and Prevention Round 2 grant funding from the State of California which will be allocated toward additional rapid rehousing activities.
- **Case Management.** Case management for rental assistance is supported with Los Angeles Measure H funding. This initiative helps rental assistance participants who had previously experienced homelessness to assist them to remain in good standing with the rental assistance program.
- **Rent Stabilization.** In 2019, the California Governor signed AB 1482, which capped rent increases statewide through December 31, 2030. Rent increases are tied to increases in the consumer price index. Given that the legislation applies equally throughout



Housing Plan

the State, it does not reflect unique conditions in more expensive housing markets like Pasadena's.

Implementation:

2021–2029 Objective(s):

- Assist 1,200 households annually or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.
- Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and CoC programs.
- Increase the availability of rental vouchers by applying for special needs or other vouchers when available.
- Work with local property owners and landlords to encourage their willingness to accept vouchers and thus increase the supply of units citywide where vouchers can be used.
- Seek available funding or new grants to continue rapid rehousing activities.
- Investigate the feasibility of enacting local rent stabilization controls that reflect conditions unique to Pasadena.

Target Population: Citywide; extremely low, very low, and low-income households

Time Frame: Ongoing

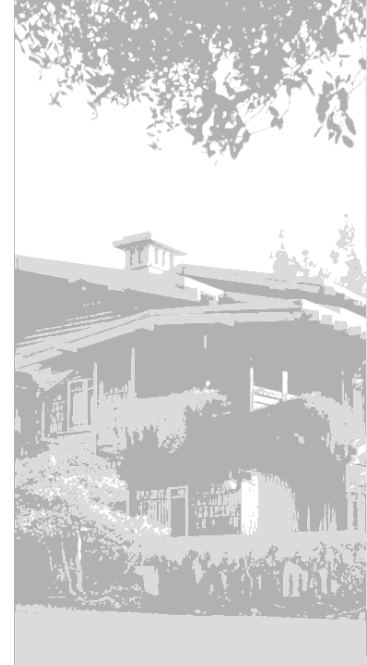
Responsibility: Housing Department

Funding Source: U.S. Department of Housing & Urban Development

PROGRAM #15: AFFORDABLE HOUSING PRESERVATION

The City of Pasadena has an expansive inventory of deed-restricted affordable housing and a smaller inventory of market-rate affordable projects. Preserving existing affordable housing, both market rate and government deed-restricted projects, are important goals.

- Deed-Restricted Affordable Housing.** Pasadena has approximately 3,000 publicly assisted multi-family units that are deed restricted as affordable to lower-income households (owner and rental). Approximately 243 of the covenanted units will come up for renewal by 2031. Properties owned by non-profit entities with an affordable housing mission are less at risk than properties owned by for-profit entities. About half of the units cited above are owned by profit-motivated organizations. The City monitors the status of these projects and reaches out to owners to determine ways to preserve the units as affordable. The City plans to proactively monitor the list of at-risk properties, explore funding sources to keep the affordable units as affordable, present options for developers building new projects to preserve at-risk units, and ensure tenants are properly notified of impending conversions as required by State law. For example, in June 2021, the City closed on the transaction to rehabilitate and preserve the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Avenue.
- Market Rate Affordable Housing.** Pasadena helps to preserve market rate housing affordable to lower-income households through acquisition and rehabilitation (Program #3), historic preservation (Program #4), and funding assistance (Program #11). Developers can fulfill their inclusionary housing ordinance obligations by acquiring, rehabilitating, and preserving existing market rate units as affordable housing. Since this is a complex issue, an objective to study options for preserving non-deed-restricted affordable housing and tenant protections is included as an action for this Housing Element.



Implementation:

2021–2029 Objectives:

- Continue preservation of deed-restricted housing, focusing on housing projects at risk of conversion.
- Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy inclusionary housing ordinance requirements through acquisition/rehabilitation of rental properties.

Housing Plan

Target Population:	Citywide; extremely low, very low, and low-income households
Time Frame:	Ongoing
Responsibility:	Housing Department
Funding Source:	Local, State, and federal funds

PROGRAM #16: HOUSING FOR PEOPLE WITH DISABILITIES

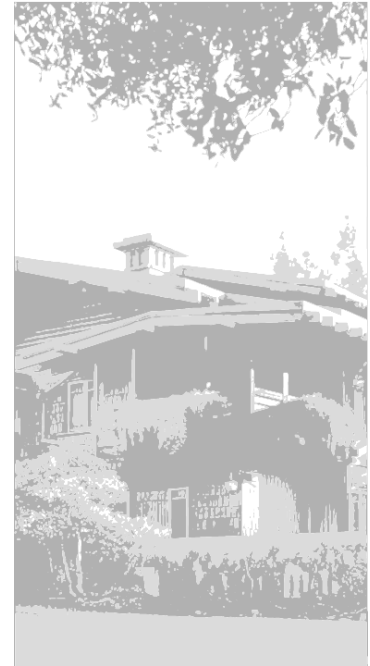
Pasadena encourages the development of housing suitable for people with disabilities (including developmental disabilities) and funds supportive services to address their needs.

- **Building Design.** The Americans with Disabilities Act (ADA) mandates certain requirements for multi-family housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of “universal design,” “visitability,” or “barrier free” housing. Features typically include zero-step entrances, wide doorways that can accommodate wheelchairs, and other key features.
- **Reasonable Accommodation.** Pasadena’s housing was predominantly built before ADA requirements and may not be as accessible as new units. Therefore, the City’s municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will continue to implement this process to improve access to housing for people with disabilities.
- **Housing Opportunities.** Expanding housing opportunities for people with disabilities (including developmental disabilities) is a necessary step toward achieving Pasadena’s housing vision. The City supports the construction of housing and group quarters suitable for people with disabilities. The City allocates vouchers (Program #15) for people with disabilities to live in housing in an integrated setting with other nondisabled people. The City uses federal and state grants, as well as county and local tax revenue, to provide services and permanent housing for the unhoused population, a significant percentage of whom have disabilities. Notably, \$3.15 million of Continuum of Care funding received from the U.S. Department of Housing and Urban Development (HUD) is utilized for the provision of permanent supportive housing to people with a disabling condition.

Implementation:

2021–2029 Objective(s):

- Continue to process applications for reasonable accommodations in an expeditious manner.
- Seek opportunities and grants to fund the provision of housing and services for people with disabilities (including developmental disabilities) as funding arises.



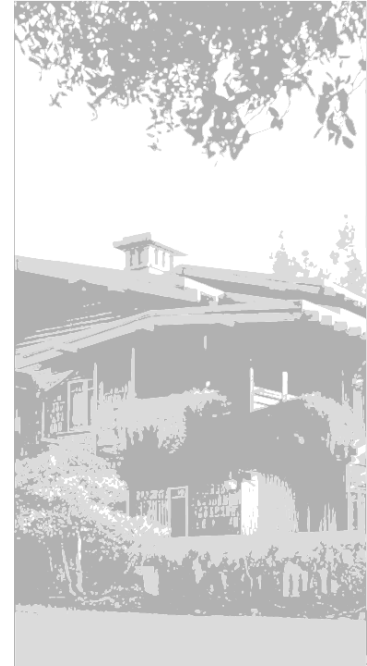
Housing Plan

Target Population:	All economic groups
Time Frame:	Ongoing
Responsibility:	Planning & Community Development; Housing
Funding Source:	Local, State, and federal funds

PROGRAM #17: HOUSING FOR SENIORS

Pasadena continues to have a sizable senior population. Many retirement communities have been built in the City since Pasadena was established.

- Housing Facilities.** Pasadena offers more than 1,200 units of senior housing, the majority of which are deed-restricted affordable to low-income seniors through covenants. In addition, more than 500 housing choice vouchers are allocated to seniors to rent housing in the community. The production of senior housing is also encouraged in multi-family districts, where provisions for parking reductions, density bonus incentives, and fee reductions apply. The City actively seeks partners to preserve affordable senior housing, such as the arrangement with the Retirement Housing Foundation to rehabilitate and preserve the 150-unit Concord senior housing development and the 70-unit Heritage Square rental project for older residents.
- Life Care Facilities.** As the baby boomer population continues to age and grow, senior housing providers are expanding their housing facilities and services to include “life-care” housing opportunities, ranging from independent and semi-independent to assisted-living housing. The concept is to allow seniors who no longer reside in single-family homes to age in place without having to move to a completely different community or building as their health needs change. To that end, Pasadena works with life-care facility providers and developers to facilitate the construction of senior life-care facilities.
- At-Risk Seniors.** A significant percentage of grant funding and local dollars spent on homeless services, including Continuum of Care and Emergency Solutions Grant program funding, provide housing and supportive services to seniors. In June 2020, the City and BRIDGE Housing entered into a development and loan agreement for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site.
- Senior Services.** Pasadena seniors benefit from supportive services that enable them to live at home as independently as possible. The City funds organizations that provide meal and nutrition, recreation, health care, and service programs. Many programs operate from Pasadena’s Senior Center. The City’s transit line offers subsidized low-cost public transit for seniors. The City also implements its MASH program, which provides free home maintenance, repairs, and property maintenance for eligible seniors.
- Shared Housing.** Existing housing units can help meet seniors’ needs through shared housing programs. Seniors who remain mobile and wish to remain in their single-family homes but may



Housing Plan

not have the financial resources for maintenance can look for other seniors or younger roommates to reduce living costs. This model can achieve many objectives simultaneously —allow seniors to live independently, provide them with companionship and support with daily care/assistance with tasks, create affordable housing options for students, and encourage intergenerational interactions.

Implementation:

2021–2029 Objective(s):

- Continue to support the construction of new senior housing and life-care facilities and the preservation of affordable senior housing.
- Continue to fund the provision of supportive services for senior residents as funding becomes available.
- Use Measure H and other targeted funding sources to meet the particular needs of seniors at risk of becoming homeless or who are currently unhoused.
- Explore the creation of a City-sponsored shared housing program.

Target Population: Seniors from all economic groups

Time Frame: Ongoing

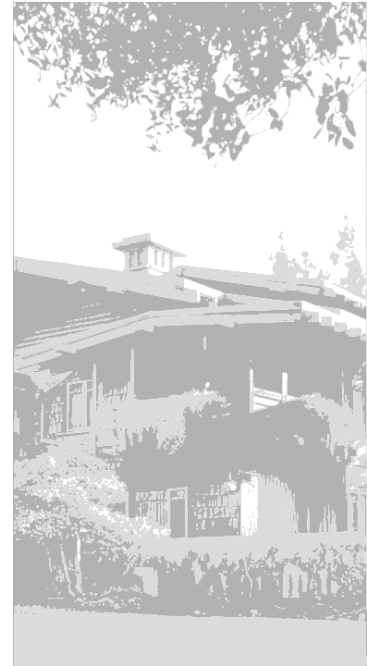
Responsibility: Housing Department

Funding Source: Local, State, and federal funds

PROGRAM #18: FAMILY, YOUTH, AND STUDENT HOUSING

The City of Pasadena implements several programs to assist in developing and providing housing for families, including families with children, emancipated foster-care youth, and college-age persons.

- **Development of Housing for Families.** During the public outreach for this Housing Element, many participants identified the lack of affordable housing for families with children. Residents noted the difficulty of finding three-bedroom or larger apartments and houses that provide the space needed for larger families in particular. Because most new housing production in Pasadena consists of multi-family housing, opportunities to create units with three-plus bedrooms are limited unless incentives or subsidies are provided (as the City has done for the Marv’s Place and Summit Grove projects).
- **Housing for Emancipated Youth.** Emancipating youth refers to youth “aging out” of the foster care system, as well as a broader group of youth becoming independent adults before the age of 18. About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have nowhere to turn for jobs, housing, education, or support. Studies show that this population is at higher risk of homelessness. The City historically has not provided programs targeted to emancipated foster youth as other programs for affordable apartments and supportive housing help address their needs. The goal is to ensure these youth have access to the information that can help them find appropriate services.
- **Student Housing.** Pasadena is home to Caltech, Fuller Theological Seminary, ArtCenter of Design, Pasadena City College, and other small private colleges that collectively enroll more than 45,000 students. The exceptionally large number of educational institutions in Pasadena creates a high demand for apartments and affordable housing for faculty and students. While Fuller Theological Seminary is moving toward a predominant online presence, ArtCenter has expanded to a second campus on South Raymond Avenue and has plans to provide housing. Pasadena City College supports the educational aspirations for about 29,000 students every year, and statewide data show that as high as 17 percent of these students face housing challenges. The City will continue to work with the private institutions to prepare and update Master Plans to provide additional housing opportunities. Pasadena City College’s land use decisions are not subject to City regulation, but Pasadena supports efforts to allow housing on College lands to meet a significant student housing need.



Housing Plan

Implementation:

2021–2029 Objective(s):

- Work with organizations that oversee foster youth to help provide information regarding housing and services available to meet their needs as they transition out of the foster system.
- Identify incentives that can be used to encourage production of multi-family housing units with three or more bedrooms and incorporate those incentives into zoning and other appropriate development regulations.
- Work with private colleges and universities to require that student, faculty, and staff housing be proactively addressed in updated master plans.
- Continue to offer residential impact fee reductions for student housing.
- Support State legislation that authorizes construction of student housing on community college campuses. Encourage Pasadena City College to take advantage of any existing and future State legislation that authorizes construction of student housing on community college campuses, and work with the College to identify potential partnerships.

Target Population: All economic groups

Time Frame: Ongoing

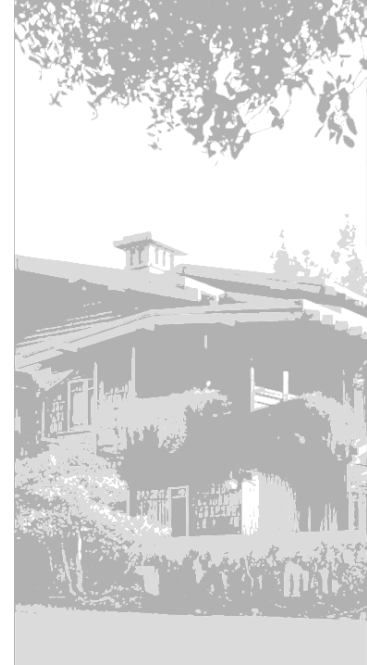
Responsibility: Planning & Community Development; Housing Department

Funding Source: Local, State, and federal funds

PROGRAM #19: HOMELESS SERVICES

Pasadena employs a multi-faceted approach to addressing homelessness, as set forth in its Ten-Year Strategy to End Homelessness. As noted in the 2020 Pasadena Homeless Count, “although we continue to battle complex societal factors that are compounded by long-standing structural inequities, an increasing number of people are successfully getting connected to services and housing.”

- **Continuum of Care.** Pasadena has traditionally implemented a Continuum of Care (CoC) approach to addressing homelessness. A network of service agencies has emerged to address the needs of Pasadena’s homeless population: The Pasadena Partnership to End Homelessness. The Pasadena Partnership is the primary entity in Pasadena focused on meeting the housing and service needs of people experiencing homelessness. As a CoC designee, the Pasadena Partnership receives funding from HUD for its programs. The City’s Housing Department is a collaborative applicant for the CoC funding.
- **Rapid Re-housing/Transition.** Pasadena supplements the CoC system with a Rapid Re-housing Approach, as described in Program #15. This highly successful model provides an option for placing individuals and families experiencing homelessness immediately into permanent housing with supportive services. Rapid re-housing participants are provided with short-term interventions such as deposit assistance; short-term rent subsidies; and stabilization services including case management, budgeting assistance, and assistance to increase income.
- **Motel/Hotel Conversions.** Pasadena has many motels that have the potential to be converted to affordable housing. In 2018, the City passed a hotel/motel conversion ordinance to make it easier to convert existing hotels and motels to affordable housing.
- **Supportive Services.** Pasadena continues to support agencies that provide supportive services to people experiencing homelessness. Services are provided by a network of organizations (nonprofit, local government, for-profit, etc.) addressing both chronic and temporary homeless conditions people of all ages and backgrounds face, with the key goals of providing transitional and permanent housing. This assistance may include food services, job training, mental health, substance abuse recovery, referral services, and other services that enable people to transition to live full and productive lives.



Implementation

2021-2029 Objective(s):

- Update and implement on an ongoing basis the recommendations in the City’s Ten-Year Strategy to End Homelessness.
- Continue programs to allow for the permanent conversion of motels to supportive and transitional housing.
- Continue to provide weather-activated motel vouchers to people experiencing homelessness.
- Working through the CoC Board, continue to prioritize funding for permanent supportive housing when it is eligible and feasible with the funding source.
- Pursue investments in homelessness prevention programming to reduce the number of people who experience homelessness for the first time due to the anticipated sharp increase in demand for prevention and diversion services when eviction moratoria are lifted in response to the COVID-19 pandemic.
- Through the CoC, explore using State funding to support a “Moving On” program for formerly chronically homeless participants living in a local permanent supportive housing site. The program will provide direct assistance via move-in costs, security deposits, etc. to support the transfer over to a less service-intensive housing assistance resource and free up permanent supportive housing units for those currently experiencing homelessness who need the housing and intensive services that accompany it.

Target Population: Extremely low-, very low-, and low-income households

Time Frame: Ongoing

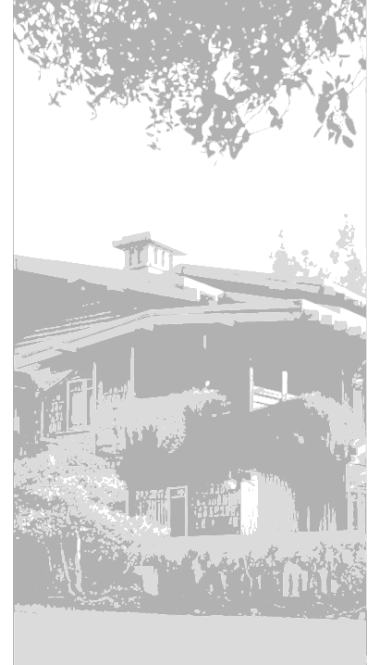
Responsibility: Planning & Community Development; Housing Department working with the Pasadena Partnership to End Homelessness

Funding Source: HUD

PROGRAM #20: FAIR HOUSING

Pasadena’s fair housing program supports its vision of a socially and economically diverse community by facilitating the provision of housing opportunities for all persons, regardless of their status. Pasadena’s efforts to affirmatively further fair housing law are detailed below. Many of the programs involve work of the Human Rights Center through its contract with the City.

- Fair Housing Services. Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. The Housing Rights Center provides counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City implements its Housing Mediation Ordinance, which oversees landlord-tenant disputes.
- Fair Housing Impediments. Fair housing concerns have varied over the past decades concurrent with case law, improved awareness, and contemporary challenges. In accordance with federal and State fair housing law, the City regularly prepares an Analysis of Impediments to Fair Housing Choice that identifies potential impediments and offers a menu of strategies to address them. The City will continue to work with its fair housing provider to affirmatively address identified impediments.
- Monitoring. Contracting with the Housing Rights Center, the City will continue fair housing testing every two years starting in 2022. Specifically, upon release of 2020 Census data, random testing will be conducted that reflects the City’s changing demographics (if any).
- Tenant Protection Ordinance. The City requires property owners to pay relocation assistance for tenants who are involuntarily displaced from housing when the tenant is not at fault. Relocation assistance is required if: 1) the unit is slated for demolition; 2) the building must be vacated due to health and safety violations; or 3) the landlord seeks to remove the unit permanently from the rental market. Tenant protections are also enforceable in the case of condominium conversions. In 2019, updates to the ordinance strengthened tenant protections. The City will strengthen protection efforts as follows:
 - With additional City funding, the Housing Rights Center will continue to provide tenant protections counseling and legal services.
 - Continue implementing the Housing Mediation Ordinance, which oversees landlord-tenant disputes.



Housing Plan

- Landlord Education. The Housing Department supports landlord education through funding to the Housing Rights Center (HRC) and partners with the HRC to conduct fair housing workshops and informational flyers. Through the contract, the City will expand outreach and education of the State's Source of Income Protection laws (SB 329 and SB 222) defining public assistance, including housing choice vouchers as legitimate source of income for housing. Also, the City will develop materials regarding source of income protection for distribution to property owners with ADUs.
- Tenant and Homeowner Education. The City will target dissemination of Fair Housing Outreach information and notices of available services and workshops in Northwest neighborhoods identified with disproportionate housing needs and displacement risks.
- Unhoused Individuals and Families. The City will engage Mental Health Advocacy Services to provide fair housing training for homeless services providers who assist with housing locator services.
- Expanding Housing Opportunities. A key goal of fair housing is to create opportunities for people to find housing of all types in all neighborhoods. Actions to achieve this goal include:
 - Continue the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a Section 8 housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. The goal is to achieve 20 ADUs over eight years.
 - Initiate a program in 2022 to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.
 - Monitor and review all ADU programs for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives to facilitate production.
 - Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and of a new set-aside designed to address displacement (Over-

Housed Priority and Former Resident Set-Aside (20 percent of available units).

- Increase visibility of the <http://pasadenahousingsearch.com> website by publishing an article for the website annually in the City’s Pasadena-in-Focus newsletter, which is sent to all Pasadena residents.
- Work with SocialServe.com (the developer of the <http://pasadenahousingsearch.com> website) to include areas of opportunity as a search feature.
- In 2021, as part of its Missing Middle policy to address the growing need for “missing middle” housing—rental units affordable to the moderate-income workforce—the City entered a of a Public Benefit Agreement with the California Statewide Communities Development Authority for the acquisition of existing apartment projects Westgate Apartments Phase II and III (340 units) and The Hudson, with 173 units. The City will consider additional projects if opportunities arise during the planning period.

Implementation:

2021–2029 Objective(s):

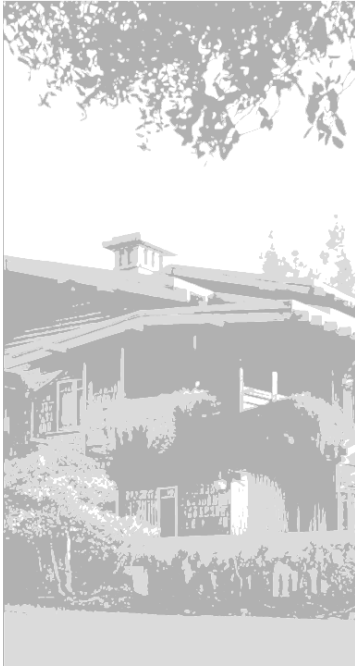
- Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.
- Prepare an updated Analysis of Impediments to Fair Housing Choice as required by law and implement recommendations contained in it.
- Continue to implement Pasadena’s Tenant Protection Ordinance and applicable provisions of the State 2019 Tenant Protection Act.
- Continue programs focused on landlord education of fair housing laws.

Target Population: Persons with protected status under fair housing laws

Time Frame: Ongoing

Responsibility: Housing Department

Funding Source: Local HOME funds; CDBG



PROGRAM #21: EDUCATION AND MONITORING

Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs.

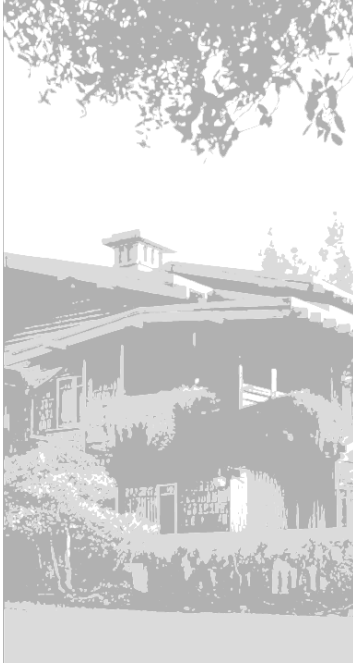
- **Monitoring Program.** For reporting purposes of federal funding programs, Pasadena prepares the required Consolidated Annual Performance Evaluation Report (CAPER) for federal programs. As required by State law, the City prepares the Annual Housing Element Progress report for HCD. The City maintains a tracking program for the specific plans to ensure conformance with General Plan policies regarding development caps (which do not apply to affordable housing production). Per State law, a similar program will be required to track no-net-loss provisions regarding housing inventory sites identified for affordable housing production.
- **Community/Commission Education.** Housing policy and programs, State and federal mandates, funding sources, and entitlement processes can be confusing to people unfamiliar with their application. To enhance and inform the decision-making process for housing matters and to help the public navigate seemingly complex processes, the City will implement more formal education programs about housing production and policy. Targeted audiences will include elected and appointed City officials, affected City staff, and the public who use and benefit from housing programs and entitlement processes.

Implementation:

2021–2029 Objective(s):

- Monitor annually the progress in meeting the objectives set forth in the Housing Element and prepare Annual Report to HCD as required by law.
- Establish a no-net-loss tracking program that allows the public to readily access information regarding housing sites available for the construction of affordable units.
- Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues and programs. Provide informational materials both online and as part of in-person events.

Target Population: All economic groups
Time Frame: Annually and ongoing
Responsibility: Planning & Community Development; Housing Department
Funding Source: General Fund



PROGRAM #22: NEIGHBORHOOD AND COMMUNITY PRESERVATION

Several neighborhoods in Pasadena have home values that have stayed lower than the local median prices due to underinvestment in community infrastructure, historic real estate practices that prevented people of color from buying or renting homes in particular districts, and poorly performing local public schools, among other factors. Like other Pasadena neighborhoods, the lower-income areas contain houses with historic character and local shopping districts that people can walk to. They are culturally rich neighborhoods where families have lived for generations.

With home prices so high in most of the City, homebuyers and institutional investors see the value in the historically undervalued areas and are buying houses at seemingly bargain prices. They may be purchasing properties now rented as affordable units, rehabilitating the home, and “flipping” them to be bought or rented at higher prices. This practice often forces long-term residents to move. Also, however, long-term residents who own the homes are benefitting from increased home values and can build generational wealth formerly not possible. The process of gentrification creates tensions, and those residents who are adversely affected see a loss not just of their home but their neighborhood.

As of 2021, Pasadena did not have any programs specifically to address the adverse impacts of gentrification. However, the City has adopted strategies and programs to address residents’ concerns, such as expanding the middle-income housing supply and providing opportunities for renters to purchase the units they live in. Through the public engagement process for this Housing Element, residents and neighborhood advocates asked for additional actions to allow long-term residents to remain in their neighborhoods of choice.

Implementation:

2021–2029 Objective(s):

- Monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement and changes in community character, investigate effective means that can supplement existing City efforts.
- Investigate whether imposition of a vacancy tax would result in keeping properties in the rental and for-sale markets and not held vacant by owners waiting for the market to shift upwards.
- Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and a new set-aside designed to address

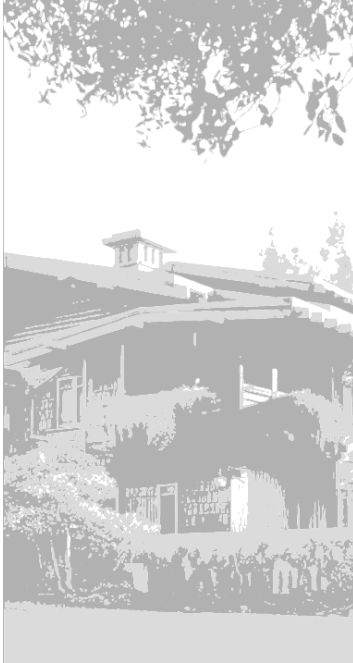
displacement (Over-Housed Priority and Former Resident Set-Aside 20 percent of available units).

Target Population: Residents of historically underserved neighborhoods

Time Frame: Ongoing

Responsibility: Planning & Community Development; Housing Department

Funding Source: General Fund



PROGRAM #23: ZONING CODE UPDATES

Beginning in 2017, the California legislature passed several laws aimed at increasing housing production of all types, particularly housing for lower-income and special needs households. To implement the legislation, Pasadena will need to amend its zoning ordinance to address current density bonus regulations, laws applicable to ADUs, low-barrier navigation centers, supportive housing as a by-right use, and application review processes for projects using streamlined approvals pursuant to SB 35 and SB 330. In the absence of tailored local zoning regulations, State law applies.

Implementation:

2021–2029 Objective(s):

Amend Title 17 (Zoning Code) of the Pasadena Municipal Code to implement current State laws.

Target Population: All income groups

Time Frame: By 2024

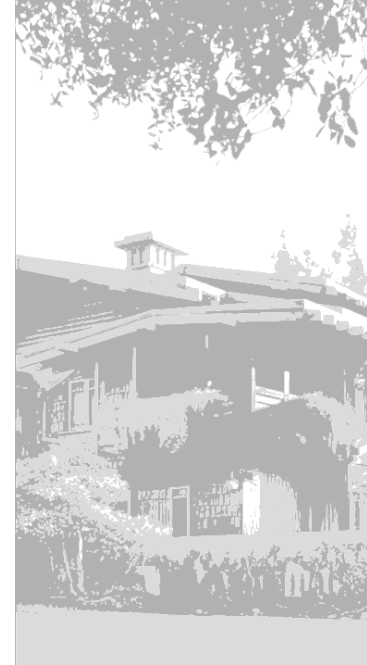
Responsibility: Planning & Community Development

Funding Source: General Fund

PROGRAM 24: RESOURCE CONSERVATION

Pasadena encourages sustainable development that reduces energy conservation, protects the environment, and facilitates production of affordable housing. In 2018, the City adopted a Climate Action Plan (CAP) which establishes several strategies applicable to residential development. Notably, the CAP includes a consistency checklist which City staff uses in project review to determine ability of project design features to reduce greenhouse gas emissions.

- **Building Codes.** Pasadena implements the California Green Building Standards Code (CalGreen) to promote sustainable building design and construction practices. Although CalGreen’s mandatory provisions apply only to new construction and rehabilitation, the City extends these requirements to additions and alterations. Additional requirements, as permitted under State law, also apply to the residential and mixed-use development.
- **Solar Incentives.** Pasadena Solar Initiative (PSI) promotes the expansion of renewable solar power use locally. Through rebates, additional incentives and education, the PSI aimed to facilitate the generation of 14 megawatts of solar power by 2017. Through these incentives, the City has already facilitated the installation of 380 solar units in residential structures in Pasadena.
- **Water and Sewer Services.** The 2015 General Plan EIR concluded that adequate water supplies are available to meet the projected level of growth, with which this Housing Element conforms. However, statewide drought conditions associated with climate change can be expected to strain water supply. As required by State law, the City has policies in place (City Council resolution #8621) to grant priority for service allocations to proposed projects that include low-income housing. Sewer service capacity continues to be adequate.



Implementation:

2021–2091 Objectives:

- Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.
- Continue to implement the City’s solar initiative to help reach targets for nonrenewable energy production.
- Implement Climate Action Plan strategies related to TOD, energy efficiency upgrades, carbon-neutral technologies, and water use reduction.

Housing Plan

Target Population:	All economic groups
Time Frame:	Ongoing
Responsible Agency:	Planning & Community Development; Pasadena Water and Power
Funding Source(s):	Building permit fees; General Fund; grants

Appendix A: Community Profile/Housing Needs Assessment

Population and Employment Trends

To better understand the types of housing needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Age, ethnicity, and employment influence the type and cost of housing needed in a community and tracking changes in demographics can help City leaders better respond to or anticipate changing housing demand. The information presented here largely has been drawn from consolidated data provided by the Southern California Association of Governments (SCAG) for the sixth cycle Housing Element updates, the native sources of which include the U.S. Census Bureau (Decennial Census and 2014-2018 American Community Survey), HUD Comprehensive Affordability Strategy (CHAS), the California Department of Finance, and the California Department of Development Services. Sources of housing sales and rental data are as cited in this section.

Baseline Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Pasadena grew approximately 5.6 percent, from 137,122 to 144,842 residents. This growth rate was greater than in Los Angeles County (4.2 percent). Growth forecasts generated by SCAG for preparation of the regional planning document *Connect SoCal* predict a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that Pasadena’s population will grow by seven percent, and the countywide population is expected to increase by 14.8 percent.

Table A-1: Population Growth and Projected Growth

	2010	2020	2045	% Change	
				2010-2020	2020-2045
Pasadena	137,122	144,842	155,500	5.6%	7.0%
Los Angeles County	9,758,256	10,172,951	11,677,000	4.2%	14.8%

Source: CA DOF E-5 Population and Housing Estimates, SCAG Growth Forecasts

In addition to population projections, other demographic characteristics and trends can indicate housing needs, such as age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Older adults may look to downsize their homes upon retirement. Table A-2 shows the age groups of Pasadena residents. In 2018, residents between 25 and 44 years old represented the largest age group (33 percent) followed by the age group 45 to 64 (25 percent). The two age groups were also the largest in 2010. Pasadena’s median age is 38.1 years, which skews older compared to the County (36.2 years) and California as a whole (36.3 years). While the older population percentage is sizable, the large portion of young adults and adults means that demand is likely to continue to grow for larger family-sized units.

Table A-2: Age

Demographic Profile	2010	Percentage	2018	Percentage
Age				
0-19	29,848	22%	29,774	21%
20-24	9,268	7%	8,484	6%
25-44	45,371	33%	46,064	33%
45-64	34,073	25%	34,877	25%
65+	18,562	14%	22,047	16%
Median Age	37.2		38.1	

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Race and Ethnicity

Table A-3 shows the racial/ethnic distribution of population in Pasadena. White (35 percent) and Hispanic (35 percent) residents make up the majority of the population, followed by Asian/ Pacific Islander (17 percent), Black (nine percent), and Other (three percent). When compared with Los Angeles County, Pasadena has more White residents (35 percent compared to 26 percent) and fewer Hispanic residents (35 percent compared to 48 percent). Since 2010, the White population in Pasadena has decreased by four percentage points while the Hispanic population has increased by one percentage point. The Black population has decreased by one percentage point since 2010, and the Asian/ Pacific Islander population has increased by three percentage points.

Table A-3: Race and Ethnicity

Demographic Profile	2010	Percentage	2018	Percentage
Race/Ethnicity				
White (non-Hispanic)	53,135	39%	49,992	35%
Hispanic	46,174	34%	49,211	35%
Black	13,912	10%	13,100	9%

Table A-3: Race and Ethnicity

Demographic Profile	2010	Percentage	2018	Percentage
Asian/Pacific Islander	19,293	14%	24,020	17%
Other	4,608	3%	4,923	3%

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Employment

Pasadena has 73,119 residents who are employed across 13 major industrial sectors. Table A-4 provides detailed employment information. The majority of Pasadena residents work in educational services, health care and social assistance (27 percent), followed by professional, scientific, and management, and administrative and waste management services (17 percent). These industries were the largest in 2010 as well, with 26 percent of Pasadena residents working in educational services, health care and social assistance and 16 percent working in professional, scientific, and management, and administrative and waste management services.

Table A-4: Employment by Industry

Demographic Profile	2010	Percentage	2018	Percentage
Employment by Industry				
Educational services, health care, and social assistance	17,750	26.1%	19,623	26.8%
Professional, scientific, management, administrative, and waste management services	11,086	16.3%	12,257	16.8%
Arts, entertainment, recreation, accommodation and food services	5,387	7.9%	7,922	10.8%
Retail trade	5,270	7.7%	6,159	8.4%
Finance, insurance, and real estate rental and leasing	5,978	8.8%	5,517	7.5%
Manufacturing	3,785	5.6%	3,961	5.4%
Other services, except public administration	4,207	6.2%	3,809	5.2%
Information	3,710	5.5%	3,648	5.0%
Construction	3,443	5.1%	3,150	4.3%
Public administration	2,801	4.1%	2,880	3.9%
Transportation and warehousing, and utilities:	2,257	3.3%	2,515	3.4%
Wholesale trade	2,059	3.0%	1,543	2.1%
Agriculture, forestry, fishing and hunting, and mining:	268	0.4%	135	0.2%

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

These trends are important, as certain industries are generally associated with lower median earnings. According to the 2018 American Community Survey, in Pasadena, educational services, health care, and social assistance workers have a median income of \$49,873; those in professional, scientific, and management, and administrative and waste management services had a median income of \$61,473. A large income

Community Profile/Housing Needs Assessment

gap exists between these two employment industries. The 10 largest employers in Pasadena are outlined in Table A-5.

Table A-5: Principal Employers - 2019

Employer	Total Number of Employees	Percent of Total Employment of all Businesses in Pasadena
California Institute of Technology - Jet Propulsion Laboratory	5,029	7.0%
Kaiser Permanente	4,760	6.5%
California Institute of Technology - Campus	3,900	5.4%
Huntington Memorial Hospital	3,200	4.0%
Pasadena City College	2,619	3.6%
Pasadena Unified School District	2,420	3.3%
The City of Pasadena	2,278	3.0%
Bank of America	1,300	2.0%
Pacific Clinics Administration	1,100	1.5%
Art Center College of Design	883	1.0%

Source: City of Pasadena, Comprehensive Annual Report, 2019

Household Characteristics

Characteristics for Pasadena households are summarized in Table 6. Between 2010 and 2018, the number of households in Pasadena increased three percent (from 52,987 in 2010 to 54,394 in 2018) according to the 2010 Census and 2018 American Community Survey.

Income

According to the 2018 American Community Survey, the median household income for Pasadena was \$78,941, which is higher than the County of Los Angeles median household income of \$64,251. Median household income differs by tenure in Pasadena; owner households earn more than twice the earnings of renter households.

U.S. Census data report that 15.7 percent of Pasadena residents live in poverty, as defined by federal guidelines. This proportion is about the same as Los Angeles County, which is 16 percent. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index but do not vary geographically. Certain populations, such as people who do not have a high school degree, are more likely to be living in poverty.

Because poverty thresholds do not differ based on geographic differences, a better measure of income disparities is the distribution of incomes for a particular area. For planning and funding purposes, the United States Department of Housing and Urban Development (HUD)

Community Profile/Housing Needs Assessment

uses five income categories to evaluate housing need based on the Area Median Income (AMI) for Los Angeles County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120 percent)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses >120 percent)

The Comprehensive Housing Affordability Strategy (CHAS) data developed for HUD reports household income adjusted for family size and tenure. As shown in Table 6, in Pasadena, above moderate-income households comprise the largest share of all households (50 percent), and extremely low-income households comprise the second largest category (17 percent). As indicated in Table A-6, income also differs by tenure, with more renter households in the lower-income categories (≤ 80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing expenses experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less remaining income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to be at risk of becoming homeless or experience overcrowding. In Pasadena, 42 percent of households are considered cost burdened (per 2018 data), with lower-income renter households experiencing the highest rate of overpayment at 79 percent.

Table A-6: Household Characteristics by Tenure

Household Characteristic	Owner Households	Percentage	Renter Households	Percentage	All Households	Percentage
Number of Households ¹	23,396	43%	30,998	57%	54,394	100%
Median Household Income ¹	\$ 118,264		\$ 57,406		\$ 78,941	
Household Income Categories²						
Extremely Low Income (0-30% AMI)	2,055	9%	7,455	24%	9,510	17%
Very Low Income (30-50% AMI)	1,300	5%	4,300	14%	5,600	10%
Low Income (50-80% AMI)	2,200	9%	4,670	15%	6,870	13%
Moderate Income (80-100% AMI)	1,865	8%	3,515	11%	5,380	10%

Table A-6: Household Characteristics by Tenure

Household Characteristic	Owner Households	Percentage	Renter Households	Percentage	All Households	Percentage
Above Moderate Income (100% + AMI)	16,455	69%	10,925	35%	27,380	50%
Total	23,870		30,860		54,735	
Overpayment						
All Households Overpaying for Housing ²	7,720	32%	15,450	50%	23,170	42%
Lower-Income Households Overpaying for Housing (*0-80%) ²	3,910	70%	12,935	79%	16,845	77%

Source¹: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source²: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Source³: Southern California Association of Governments (SCAG) 2023 – 2031 Regional Housing Needs Allocation (RHNA)

Housing Stock Characteristics

Housing Stock

In 2020, the California Department of Finance reported 62,753 housing units in Pasadena. Between 2010 and 2020, the housing stock increased by 3,202 units. Currently, most of the housing stock consists of multi-family units (51 percent), followed by detached single-family homes at 42 percent. The California Department of Finance estimated an overall vacancy rate of 7.9 percent in January 2020. The remainder of the housing stock is composed of single-family attached units such as townhomes (seven percent) and mobile homes (0.2 percent).

Table A-7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Detached ¹	N/A	N/A	26,388 (42%)
Single Family Attached ¹			4,225 (7%)
Multi-Family Units ¹			32,010 (51%)
Mobile home, other units ¹			130 (0.2%)
Total units ¹			62,753
Average or median Household Size ¹			2.44
Vacancy Rate ²	1.5%	3.2%	9.9%
Overcrowded Units ²	487	2,817	3,304
Units Needing Replacement/Rehabilitation	N/A	N/A	1,635
Housing Cost	\$888,000 ³	\$1,598 ²	N/A

Source¹: California Department of Finance E-5 Population and Housing Estimates (2020)

Source²: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Table A-7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
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Source³: CoreLogic September 2020

Due to disparities between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Pasadena, five percent of housing units are overcrowded according to the 2018 American Community Survey. Overcrowding is more prevalent in renter households than owner households. In Pasadena, experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Housing Condition

The housing stock in Pasadena is predominantly older, with 75 percent built before 1970 (or older than 50 years). Pasadena incorporated in 1886, and many homes date to the City’s early years and reflect architectural styles spanning over 125 years. While thousands of units citywide are of “mature” age, Pasadena’s commitment to preserving this heritage has resulted in improvements to all unit types that extend their effective lives. Generally, without committed property owner efforts to property maintenance, residential units begin to show age after 30 years and require focused maintenance, such as roof repair, painting, landscaping, and exterior finishes. Structures older than 50 or 60 years often require upgrades to plumbing, electrical, heating, and other major components or lead-based paint removal to bring the property up to current health and safety standards. Housing units constructed prior to 1978 are likely to contain lead-based paint. These conditions are not always the case, since many homes, particularly older historic homes, have been renovated.

Generally, Pasadena’s housing stock is in excellent condition, and most residential neighborhoods are well maintained. However, isolated structures need repair. The U.S. Census provides a limited assessment of housing conditions. According to the American Community Survey 2014-2018 Five-Year Estimates, approximately 0.7 percent of units lack complete plumbing facilities and 2.3 percent lack complete kitchen facilities. This translates to approximately 1,635 substandard units in Pasadena. These estimates for substandard housing do not include units lacking heating.

City staff inspects an average of 1,800 single-family and duplex units through its Occupancy Inspection Program and 5,500 multi-family rental units through the Quadrennial Inspection Program. Through the Occupancy Inspection Program, Code Compliance officers inspect all

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single-family residences and duplex properties (prior to the sale of a property) using an expansive checklist of major and minor violations. The Quadrennial Inspection Program was established in 1987 to ensure the quality and maintenance of the City's multi-family housing stock. All rental properties containing three or more units are subject to the Quadrennial Inspection Program and are inspected once every four years.

These programs have been credited with helping to ensure that Pasadena's single- and multi-family housing and properties are adequately maintained and repaired. In 2019, in response to a significant improvement in the housing stock and changes to the real estate environment, the Occupancy Inspection Program was replaced by a Presale Self-Certification Program. The Presale Self-Certification Program eliminates and reduces the delays in the sale/transfer of a residential property and eliminates redundancies and ineffectiveness associated with private and City inspections while continuing to require the abatement of life and safety code violations. In some cases, City staff also assists in rehabilitating larger multi-family projects or single-family homes through loans or grants, acquisition and rehabilitation activities, and support for State/federal grants.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. Based on information provided by CoreLogic, the Pasadena median home price in September 2020, based on information provided by CoreLogic, was \$888,000, which is two percent higher than the median price in September 2019. By comparison, the median home price in Los Angeles County in September 2020 was \$710,000.

According to the 2018 American Community Survey, 57 percent of Pasadena households live in rental housing. The real estate website Zumper.com reports a median rent of \$1,875 for one-bedroom units, \$2,625 for two-bedroom units, and \$3,800 for three-bedroom units in Pasadena as of December 2020. Table A-8 shows the HUD-determined fair market rents for Pasadena and Los Angeles County. Rents in Pasadena are more expensive than the HUD-determined fair market rents (although not exorbitantly so), indicating that Pasadena rents are more expensive than many other parts of Los Angeles County.

Table A-8: Fair Market Rents in Pasadena and Los Angeles County - 2020

Location	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
City of Pasadena	\$1,369	\$1,605	\$2,508	\$2,735	\$2,982

Table A-8: Fair Market Rents in Pasadena and Los Angeles County - 2020

Location	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Los Angeles County	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Source: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

Special Housing Needs

Housing Element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to identify resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Table A-9: Special Needs Groups

Special Needs Category	Count	Percent of Total Population
Persons with Disabilities ¹	14,239	10%
Persons with Developmental Disabilities ²	1,483	1% of residents
Elderly (65+ years) ¹	22,047 persons	11% of residents
	13,445 households	25% of households
Large Households (5+ members) ¹	4,523 households	8% of households
Farmworkers ¹	135 persons	0.2% of labor force
Female Headed Households ¹	5,804	11% of households
People Experiencing Homelessness ³	527 persons	N/A

Source¹: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source²: California Department of Developmental Services, March 2021; DDS consumer count by CA ZIP Codes 91101-91107

Source³: Pasadena Partnership, Homeless Count

Persons with Disabilities, Including Persons with Developmental Disabilities

Residents with disabilities face housing access and safety challenges. People with disabilities, in many cases, are of limited incomes. As such, most of their monthly income is often devoted to housing costs. In addition, persons with disabilities may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

U.S. Census data report 14,239 residents with a disability in Pasadena, representing 10 percent of residents. The majority of residents with a

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disability are 75 years and over (51.9 percent), followed by those 65 to 74 years old (20.4 percent). The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.2 percent of seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Pasadena, 34.8 percent of the population with a disability are employed, compared to 77 percent of the population without a disability.

The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support regional centers provide include information and referral, assessment and diagnosis, counseling, individualized planning and service coordination, resource development, advocacy, family support, and placement of out-of-home care. In Pasadena 1,483 persons are served by the local Regional Center. This includes 854 persons who are 18 years and older and 629 persons under 18 years old receiving services from the Department of Development Services. The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider.

Elderly (65+ years)

Many senior households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, are more likely to have high health care costs, and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. In Pasadena, 13,445 households are headed by elderly residents, representing 25 percent of total households. The majority of senior households are nonfamily households. In Pasadena, 11 percent of all residents live in poverty, with 14.8 percent of this population being senior households.

Large Households (5+ members)

Large households, defined by California Department of Housing and Community Development (HCD) as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

Pasadena reports 4,523 large households, representing eight percent of all households. A larger percentage of renter households are large (4.7 percent), compared to owner households (3.5 percent).

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers in California have difficulty finding affordable, safe, and sanitary housing. Because Pasadena is located in a more urban setting, very few farmworkers live in the City. The U.S. Census reports that 135 residents, representing only 0.2 percent of the labor force, are farmworkers. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Pasadena. Due to the low number of agricultural workers, the housing needs of migrant and/or farmworkers can be met through affordable housing programs focused on lower-income households.

Female-headed Households

Single-parent households require special consideration and assistance because of the greater need for daycare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 5,804 female-headed households in Pasadena, representing 11 percent of all households. A total of 24.7 percent of female-headed households live in poverty compared to 9.8 percent of all Pasadena households living in poverty.

People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to quantify. U.S. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. During the Los Angeles County 2020 Point-in-Time Homeless Count, 527 people were identified as experiencing homelessness in Pasadena, a decrease from 542 people in 2019.

Pasadena is adopting components of a “Housing First” approach to address the housing and supportive needs of its homeless population. Under this model, non-chronic and chronic homeless individuals and families are immediately transitioned into housing and provided wrap-around services to ensure longer-term housing stability. This is contrasted with a “housing readiness” model that focuses on individuals successfully addressing substance abuse or mental health

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issues or “graduating” through case management in a shelter/transitional home to become “housing ready.”

Although the City’s preference is for rapid reentry into permanent housing, Pasadena recognizes that a full continuum of housing options is needed to meet the needs of homeless people at various stages of recovery. The following housing options are provided in Pasadena for homeless people.

- Emergency Shelters: Several year-round shelters in Pasadena provide housing and case management to prepare residents to obtain and maintain housing. Also, 242 shelter beds are available during inclement weather.
- Residential Rehabilitation Center: A residence that provides housing for up to six months and provides specialized treatment and active rehabilitation for alcoholism and other drug-related issues on-site.
- Rapid Re-Housing: This refers to an approach of moving chronically homeless people immediately off the street to permanent supportive housing that allows an environment conducive to stabilization.
- Transitional Housing: A residence that provides a stay of up to two years, during which residents are provided case management services that prepare them to obtain and maintain housing and live self-sufficiently.
- Permanent Supportive Housing: A residence that provides permanent housing linked with ongoing support services designed to allow residents to live at the place of residence on an indefinite basis.

Energy Conservation Opportunities

California's Energy Efficiency Standards require all new housing developments to meet minimum energy conservation standards. This requirement can be met in two ways: either with a prescriptive approach or a performance approach. With either option, mandatory components would be installed, such as minimum insulation, heating, ventilation, and air conditioning systems and efficient heating equipment. In addition, all residential projects are subject to State building codes, which also include energy conservation standards.

In 2010, Pasadena adopted the new California Green Building Standards Code (CalGreen), replacing many provisions of the existing Green Building Code. CalGreen offers statewide uniformity to many established and emerging local green building ordinances. Pasadena’s new code is designed to promote sustainable building design and construction that has a low impact on the environment, uses resources efficiently, is healthy for the occupants, and brings economic and social benefits to the community. The CalGreen Code applies to all projects, residential and non-residential. The City exceeds CalGreen Standards by including

additions and alterations of all projects except where exempted in City codes. The City also adopted additional requirements, including: 1) all new and re-roofs of low-slope roofs be "Cool Roof" certified; 2) water-efficient flushing must comply with industry standards or manufacturer's instructions; and 3) pre-installation of conduits in all new buildings for future photovoltaic systems. Moreover, mixed-use projects and multi-family buildings four or more stories in height must comply with Tier I standards, which are comparable to LEED certification.

Affordable Housing at Risk of Conversion

Publicly subsidized affordable housing provides the largest supply of affordable housing in most communities. Pasadena has a number of affordable housing units that receive public subsidies in return for long-term affordability controls. Typically, these residential projects provide units affordable to extremely low-, very low-, and low-income households, including persons with special needs. Over time, certain affordable housing units are eligible to transition from lower-income housing to market-rate housing as covenants and bond commitments expire.

California law requires that all housing elements include an analysis of assisted multi-family housing that receive federal, State, and/or local financial assistance and are at risk of converting from low income to market rate over the next 10 years.

A percentage of the City's affordable housing results from the inclusionary housing ordinance program, and these units are guaranteed to be affordable in perpetuity. However, the majority of assisted affordable housing units are not guaranteed to remain affordable indefinitely. The reasons why publicly assisted housing may convert to market rate include expiring subsidies, mortgage prepayments, and expiration of affordability restrictions. Affordable housing is most likely to convert to market rents during inflationary times when market rents escalate and create a financial incentive. Low vacancy rates and the strength of the housing market, therefore, will place pressure on owners to convert their properties.

Table A-10 lists all multi-family rental projects that have received public assistance and are deed restricted as affordable in Pasadena as of June 2021. Those that have covenants expiring by 2031 are indicated by bold/italicized text in the right-hand column. Table A-11 identifies rental units created via the City's Inclusionary Housing Ordinance, all of which will remain affordable for their lifetimes.

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Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Acappella Apts. 160 Corson	Family	2002	143 units 12 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units 11 VLI	N/A	Profit-Motivated	City IHO; City DB	2021
Archstone Apts. 25 S. Oak Knoll Ave	Family	2002	120 units 10 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Del Mar Gardens 240 E. Del Mar	Family	2009	31 units 3 L; 1 M	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Del Mar Station 202 S. Raymond Ave	Family	2006	347 units 14 L; 7 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Pasadena Place 169 W. Green St	Family	2006	38 units 3 VLI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Renaissance Court 46 E. Grove Blvd	Family	2006	31 units 5 LI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Trio Apartments 621 E. Colorado	Family	2006	304 units 12 L; 6 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Westgate Apartments 231 S. De Lacey Ave	Family	2010 and 2011	820 units 96 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
The Bellevue 33 South Wilson Ave	Family	2007	45 units 4 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Walnut Place 712 East Walnut	Family	2005	28 units 3 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Green Street SRO 1299 Green Street	Mixed	2009	89 units 9 L; 80 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Fuller Theological 135 N. Oakland	Students	2006	169 units 18 L; 151 M	N/A	Nonprofit	City IHO; No DB	Perpetuity
636 Holliston	Family	2009	10 units 1 LI	1 bd: 3 du 2+ bd: 7 du	Profit-Motivated	City DB	Perpetuity
422 Linda Rosa	Family	2010	7 units 1 LI	bd: 4 du bd: 3 du	Profit-Motivated	City DB	Perpetuity
168 N. Wilson Avenue	Family	2005	23 units 1 VLI	N/A	Profit-Motivated	City IHO	Perpetuity
Raymond Grove 55. E. Orange Grove	Family	1998	12 units 12 VLI	bd: 5 du bd: 7 du	Profit-Motivated	City Housing Trust Fund	2046
Community Arms 169 E. Orange Grove	Family	1973 2002	133 units 133 VLI	1bd: 22 du 2bd: 86 du 3bd: 24 du	Community Bible CDC	Section 8; LIHTC; Bonds	2057
Kings Village 1141 N. Fair Oaks	Family	1971 2002	313 units 312 VLI	bd: 29 du bd: 113 du bd: 170 du	Community Bible CDC	LIHTC; ACF; MFRB	2055

Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Villa Los Robles 473 N. Los Robles	Family	1992	8 units 8 VLI	bd: 1 du bd: 7 du	Limited Partnership	RDA	3 units: 2038 2 units: 2047 3 units: 2073
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989 2013	9 units 9 LI/VLI	bd: 2 du bd: 7 du	Abode Communities	LIHTC; RDA; HOME	2028
Villa Yucatan 2186 E. Villa	Family	1973	14 units 14 VLI	4bd: 14du	Villa Yucatan Nonprofit	LMSA; HAP	2023
The Groves (formerly Northwest Manor II) 965 N. Raymond 700 E. Mountain	Family	1972	88 units 69 VLI	bd: 8 du bd: 23 du bd: 57 du	Nonprofit	LIHTC, HUD, City	2069
Northwest Manors I 985 N. Raymond	Family	1960	44 units all LI	1bd: 14 du 2bd: 30 du	Community Conservation Partners	LIHTC, HUD	2068
Washington Townhomes 529 E. Washington	Family	1972	20 units 20 VLI	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
Orange Grove Gardens 252 E. Orange Grove	Family	2006	38 units 37 VLI	bd: 18 du bd: 20 du	Abode Communities	HOME; ACF; HAP RDA; LIHTC, COI	2060
Parke Los Robles 626 N. Los Robles	Family	1994	12 units 12 VLI	bd. 6 du bd: 6 du	Los Robles Dev. Corp	LIHTC; RDA	2049
Villa Washington 264 E. Washington	Family	1995	21 units 21 VLI/LI	bd: 11 du bd: 10 du	Profit-Motivated	LIHTC; RDA	2050
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units 75 VLI	bd: 31 du bd: 43 du	Profit-Motivated	LIHTC; MFRB; City RDA	2026
Agape Court 445 N. Garfield Ave	Family	1999	44 units 12 L; 32 M	1bd: 4 du 2bd: 5 du	Beacon Housing	City HTF; HOME PropTax Exempt	2039
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units 1 VLI; 2 LI	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
Navarro House 1516 N. Navarro St	Special Needs	N/A	1 SFR 6 VLI	6 beds	Affordable Housing Svcs	HOME; SHP; City Grant	2032
Casa Maria 691 E Washington Blvd	Special Needs	1998 2008	1 SFR 14 VLI	14 beds	URDC	EHAP	2063
Allen House 1808 Las Lunas	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041

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Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Casa de Oro I 1370 N Dominion Ave	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040
Casa de Oro II 1115 N. Chester	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040
Dudley House 2131 E. Dudley	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2043
Wagner House 1894 Wagner St	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041
Wynn House 1920 E. Villa	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; City HTF	2040
Villa Apartments 2089-97 E. Villa	Special Needs	2001	5 units 5 VLI	bd: 0 du bd:5 du	Villa Esperanza	PRAC 811; COI Funds	2042
Sierra Rose 3053 E. Del Mar	Special Needs	2002	1 SFR 6 VLI	6 beds	Ability First	PRAC 811; HOME	2041
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units 10 VLI	1 bd: 10 du	Ability First	City RDA	2027
Ashtabula Homes 390 Ashtabula	Special Needs	2003	21 units 20 VLI	1 bd: 21 du	Homes for Life	HUD 811; COI Funds; RDA	2044
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Wilson House 54 N Wilson Ave	Special Needs	1993	8 beds	1 bd: 8 du	Homes for Life	N/A	N/A
Pasadena Accessible 915 Rio Grande	Special Needs	2002	13 units 12 VLI	bd: 9 du bd: 3 du	United Cerebral Palsy	COI Funds; PRAC 811	2042
Centennial Place 235 E Holly St.	Special Needs	1991 2010	144 units 143 VLI	144 Studios	Abode Communities	LIHTC; COI; City	2068
Euclid Villa 154 S. Euclid	Special Needs	2000	15 units 15 VLI	1bd: 5 du 2bd+: 9 du	Union Station	LIHTC; City HTF; COI; HACOLA	2053
Parke Avenue Apts. 270 E Parke St	Special Needs	2007	12 units 12 VLI	bd: 2 du bd: 9 du	Affordable Housing Svcs	City HTF; SHP; Sec. 8; City DB	2062
Silvercrest Apts 975 E. Union	Senior	1996	75 units 74 VLI	bd: 32 du bd: 42 du	Salvation Army	PRAC 202; City RDA	2027
Pilgrims Towers East 440 N. Madison	Senior	1979	158 units 157 VLI	1 bd: 157 du	Retirement Housing Found.	HUD	2039
Pilgrims Towers North 560 E. Villa	Senior	1974 2005	258 units 255 VLI	1 bd: 258 du	Retirement Housing Found.	LMSA: HAP; LIHTC	2060

Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Concord Senior 275 Cordova St.	Senior	1966 2001	150 units 149 VLI	bd: 57 du bd: 92 du	Retirement Housing Found.	LIHTC, HUD, City	2075
Rosewood Court 1890 Fair Oaks	Senior	2004	65 units 65 VLI	1 bd: 64 du	Beacon Senior Housing Corp	PRAC 202; COI Funds	2043
Fountain Glen 775 E. Union St.	Senior	2004	98 units 3 L/1 M	N/A	Profit- Motivated	City IHO; City DB	Perpetuity
Telacu Courtyard 42 E. Walnut	Senior	1997	70 units 69 VLI	1 bd: 69 du	TELACU	PRAC 202; City RDA	2035
Hudson Oaks 1267 N. Hudson	Senior	2012	45 units 44 VLI	1bd: 44 du 2 bd: 1 du	Adobe Communities	COI Funds; LAC HIF; HAP; City Incl Funds	2066
Green Hotel 50 E. Green St.	Senior	2006	139 units 139 VLI	Stud: 99 du 1 bd: 39 du	Goldrich & Kess	City Inc. Funds; CA HTF; HAP	2047
Villa Raymond 455 N. Raymond	Senior	1941	61 units 61 VLI	bd: 45 du bd: 16 du	Profit- Motivated	LMSA; HAP	2031
Hudson Gardens 1255 N Hudson Ave	Senior	1982	42 units 41 VLI	1 bd: 42 du	AIMCO	HUD	2033
La Pintoresca 1235 La Pintoresca	Senior	1969	64 units 63 VLI	bd: 55 du bd: 4 du bd: 5 du	La Pintoresca Housing Corp.	HUD	2035
Woodbury Apts 476 E. Woodbury	Senior	1989	12 units 12 Low	bd: 2 du bd: 10 du	Profit- Motivated	City covenant; CALHFA	Perpetuity
Heritage Square 762 N Fair Oaks	Senior	2015	70 units 69 VLI	1 bd: 69 du	Bridge Housing	LIHTC; HOME; Vouchers; City Incl Funds	2068
Marv's Place 131 N. Mar Vista Ave	Family	2016	20 units 20 VLI	1 bd: 10 du 2-bd: 10 du	National CORE	LIHTC, County, City HOME, RDA & Incl funds	2068

Notes:

- | | | | |
|------------|--|-----------|--|
| Cal HFA: | California Housing Finance Agency | HOME: | HUD HOME Partnership |
| City DB: | City Density Bonus | HTF: | Pasadena Housing Trust Funds |
| City IHO: | City Inclusionary Housing Ordinance | LIHTC: | California Low Income Housing Tax Credit |
| City RDA: | Former City Redevelopment Agency | LMSA: | HUD Loan Management Setaside |
| COI Funds: | Former City of Industry Funds | MFRB: | Multi-family Housing Revenue Bond |
| EHAP: | HCD Emergency Housing Assistance | PRAC: | HUD Project Rental Assistance Contract |
| HACOLA: | Housing Authority of County of Los Angeles | SHP: | HUD Supportive Housing Program |
| HAP: | HUD Housing Assistance Payment | Vouchers: | HUD (Pasadena) Housing Choice Vouchers |

Table A-11: Inclusionary Rental Projects with Affordable Units

Project Name	Address	Year Completed	Total Units	Number of Affordable Units
Theo Apartments	289 N. El Molino Ave	2020	105	9
137 W. Wilson Ave	137 S. Wilson Ave	2019	30	2
Avila Apartments	75 W. Walnut St	2019	201	30
177 E. Del Mar	177 E. Del Mar Blvd	2018	17	1
218 S. Oakland	218 S. Oakland Ave	2018	21	2
Vinedo Garden Apartments	60-70-80 S. Vinedo Ave	2018	26	3
The Andalucia	686 E. Union St.	2017	118	11
Luxe Pasadena	1765 E. Walnut St.	2017	131	10
Bell Apartments	3330 E. Foothill Blvd.	2017	212	25
67-73-75 S. Vinedo (off-site units for 388 S. Los Robles)	67 & 73 S. Vinedo Ave	2017	3	2
J Grant Apartments	119 S. Los Robles Ave.	2016	50	4
168 N. Wilson Ave (off-site units for Greystar projects)	168 N. Wilson Ave.	2016	23	18
Westgate Apts	231 S. DeLacy St.	2011	480	96
Del Mar Gardens	240 E. Del Mar Blvd.	2011	31	3
Aqua Courtyard Suites	1299 E. Green St.	2009	90	90
Renaissance Court	456 E. Orange Grove Blvd.	2007	31	5
Pasadena Place	169 W. Green St.	2007	38	3
Avalon Del Mar Station	265 Arroyo Parkway	2006	347	21
Trio Apartments	621 E. Colorado Blvd.	2006	304	18
Chang Commons (Fuller Seminary student/faculty)	255 N. Madison Ave.	2006	179	169
Walnut Place	712 E. Walnut St.	2005	28	3
Fountain Glen (senior housing)	775 E. Union St.	2004	98	4
Total Affordable Units				529

Source: Pasadena Housing Department, June 2021.

Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), affordability covenants at 13 properties, totaling 243 units, are set to expire (Table A-12). While many of these projects are identified as high risk of conversion due to for-profit ownership structures, nearly all responded to City inquiries that the owners have no plans to opt out of affordability restrictions. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are

Community Profile/Housing Needs Assessment

converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Table A-12: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
			Units	Bedroom Mix			
Acappella Apts. 160 Corson	Family	2002	143 units	N/A	Profit-Motivated	City IHO; City DB	2023
			12 VLI				
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units	N/A	Profit-Motivated	City IHO; City DB	2021
			11 VLI				
Avalon Pasadena 25 S. Oak Knoll Ave	Family	2002	120 units	N/A	Profit-Motivated	City IHO; City DB	2023
			10 VLI				
The Bellevue 33 South Wilson Ave	Family	2007	45 units	N/A	Profit-Motivated	City IHO; City DB	2023
			4 VLI				
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989	9 units	2 bd: 2 du	Abode Communities	LIHTC; RDA; HOME	2028
		2013	9 LI/VLI	3 bd: 7 du			
Villa Yucatan 2186 E. Villa	Family	1973	14 units	4 bd: 14 du	Villa Yucatan Nonprofit	LMSA; HAP	2023
			14 VLI				
Washington Townhomes 529 E. Washington	Family	1972	20 units	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
			20 VLI				
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units	1 bd: 32 du	Profit-Motivated	LIHTC; MFRB;	2026
			75 VLI	2 bd: 43 du		City RDA	
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
			1 VLI; 2 LI				
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units	1 bd: 10 du	Ability First	City RDA	2027
			10 VLI				
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Villa Raymond 455 N. Raymond	Senior	1941	61 units	0 bd: 45 du	Profit-Motivated	LMSA; HAP	2031
			61 VLI	1 bd: 16 du			
Total Units at Risk of Conversion:			243 units				

Table A-12: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
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Notes:

Cal HFA:	California Housing Finance Agency	HOME:	HUD HOME Partnership
City DB:	City Density Bonus	HTF:	Pasadena Housing Trust Funds
City IHO:	City Inclusionary Housing Ordinance	LIHTC:	California Low Income Housing Tax Credit
City RDA:	Former City Redevelopment Agency	LMSA:	HUD Loan Management Setaside
COI Funds:	Former City of Industry Funds	MFRB:	Multi-family Housing Revenue Bond
EHAP:	HCD Emergency Housing Assistance	PRAC:	HUD Project Rental Assistance Contract
HACOLA:	Housing Authority of County of Los Angeles	SHP:	HUD Supportive Housing Program
HAP:	HUD Housing Assistance Payment	Vouchers:	HUD (Pasadena) Housing Choice Vouchers

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant’s household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from one-bedroom to three-bedroom units and are reserved for low-income households. The total annual subsidy to maintain the 243 at-risk units is estimated at approximately \$2.36 million.¹

Transfer of Ownership

If the current organizations managing the at-risk units are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization can be a viable way to preserve affordable housing for the long term. The estimated market value for 243 affordable units potentially at risk of converting to market rate is over \$43 million. However, many of these units are located within larger complexes; thus, additional acquisition cost would be required to acquire the market-rate units as well.

Table A-13: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
0-bdrm	45
1-bdrm	85
2-bdrm	84
3-bdrm	12
4-bdrm	17
Total	243
Annual Operating Costs	(\$987,500)

¹ Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

Table A-13: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
Gross Annual Income	\$4,910,447
Net Annual Income	\$3,922,947
Market Value	\$43,152,421

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area
 Average Size: Studio = 500 sq ft, 1-bed = 700 sq ft, 2-bed = 900 sq ft, 3-bed = 1200 sq ft, 4-bed = 1500 sq ft
 5% vacancy rate and annual operating expenses per square foot = \$5.00

Construction of Replacement Units

The construction of new affordable housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, etc. Assuming a development cost of \$167.27 per square feet (ICC Building Valuation Data 2020) and the average size of units, the construction cost of replacing all 243 affordable at-risk units would be approximately \$33 million. Given the escalation in building materials cost and premiums for construction labor, this estimate is likely to increase over the planning period.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell their at-risk property. HCD has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, prepay the mortgage, or sell or otherwise dispose of the assisted housing development—or if the owner has an assisted housing development in which there will be the expiration of rental restrictions—the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County². Of those entities listed, at least four have completed projects in Pasadena in the past: BRIDGE, National CORE, abode, and SGV Habitat.

² California Department of Housing and Community Development website accessed April 27, 2021. <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

Projected Housing Need – Allocation of Regional Housing Needs Assessment (RHNA)

Housing element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the RHNA plan prepared by the jurisdiction’s council of governments. HCD, in conjunction with SCAG, has determined the projected regional housing need for the SCAG region. The RHNA is 1,341,827 new housing units for the 2021-2029 planning period throughout the entire SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA allocation divided along income levels. The City of Pasadena has a RHNA of 9,429 housing units to accommodate in the Housing Element period. The income distribution is as shown in Table A-14.

Table A-14: Regional Housing Needs Assessment 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	2,747	29%
Low	>50-80%	1,662	18%
Moderate	>80-120%	1,565	17%
Above Moderate	120%+	3,455	37%
Total	---	9,429	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50% apportionment, the City’s very low-income RHNA of 2,740 can be split into 1,370 extremely low- and 1,370 very low-income units.

Appendix B: Constraints on Housing Production

Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. Not every constraint to housing production is governmental. The most significant nongovernmental constraints include housing market conditions, access to capital, cost of construction materials, and labor costs, all of which lie beyond local government control. For example, during the COVID-19 pandemic that began in 2020, supply chain bottlenecks substantially increased lumber costs, driving up prices for new housing and home renovation budgets. This chapter examines how nongovernmental constraints, together with governmental regulations and processes, can affect housing supply.

Nongovernmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints so that the City may consider ways to take actions that may offset the effects on the production of housing. The primary nongovernmental constraints to the development of new housing are land costs, construction costs, and environmental conditions.

Development Costs

Land Prices

Land costs include land acquisition and the cost of holding that land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods in Pasadena range from \$900,000 to \$7,000,000 per acre, averaging approximately \$4,000,000 per acre.¹ Among the variables affecting land prices are lot size, location and amenities, the availability and proximity of public services, and financing arrangements between the buyer and seller.

¹ A review of vacant residential land sales on Zillow.com on February 16, 2021 provided eight vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in Pasadena.

Constraints on Housing Production

Construction Costs

Construction costs are determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for materials and labor at any time will reflect short-term considerations of supply and demand; for labor costs, whether a developer chooses to and is required to pay prevailing wage adds to the total costs. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the State and national economies.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not consider regional differences, nor do the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per square foot
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per square foot
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per square foot

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. Since about 2015, financing for new residential development has been available at reasonable rates. However, economic fluctuations due to COVID-19 in 2020-2021 caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates have remained low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

Labor Costs

Labor costs can significantly increase construction costs, depending on whether union or non-union labor is used. For affordable projects funded by the City, State law requires the payment of prevailing wages, increasing labor costs 20 percent to 30 percent in Southern California. To mitigate the impact of increasing labor costs on affordable housing, State law

exempts project using low-income housing tax credits and tax-exempt bonds where no other subsidy is used from paying prevailing wages. However, project applicants looking to streamline development applications pursuant to SB 35 (California statutes of 2017) must pay prevailing wages.²

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in the housing sites inventory. The analysis must also indicate the length of time between a developer receiving approval for housing development and the submittal of a building permit application. Further, the analysis must look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category.

Requests for Lower Development Densities

In Pasadena, requests for development at densities below anticipated densities are rare. Development approval of projects with densities lower than what is allowed by the General Plan and zoning regulations is not expected based on review of applications over the past several years. In almost all cases, development applications aim for densities as close as possible to that which is allowed. This may be attributed in part to the robustness of the local housing market and the City's inclusionary housing requirements. Proposed developments maximize density in order to account for price controls on affordable units.

Entitlement Processing

Pasadena has several procedures for reviewing residential development permit applications. Typical processing times are as follows:

- Conditional Use Permits – six to eight months
- Preliminary Plan Review – one to two months; three to four months if City Council review is required
- Preliminary Plan Check – three to four months or longer; typically longer for projects subject to the City of Gardens regulations for multi-family housing
- Variance – four to five months
- Planned Development Permit – eight to 12 months or longer if associated with a General Plan amendment

² SB 35, enacted by the California legislature in 2017, is aimed at streamlining housing construction of qualifying projects. Among the criteria for qualifying include requirements that a project must consist of multi-family housing that includes at least 10 percent affordable units for cities not achieving their prior low-income RHNA targets and 50 percent affordable if the low-income RHNA was not achieved. The developer must also agree to pay union-level wages to construction workers.

Building Permit Timeframe

In Pasadena, the length of time between a developer receiving entitlement approval for a housing (or mixed-use) development and issuance of a building permit is typically three months for a single-family residence and six to 10 months for a multi-family residential project, depending on project complexity. For example, a multi-family residential project with complex excavation (for underground parking), grading, and drainage plans may take longer than usual to respond to City requests for additional information.

Local Efforts to Remove Nongovernmental Constraints

Housing element law requires analysis of local efforts to remove nongovernmental constraints that create a gap in the City's ability to meet its RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable for housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on nonprofit organizations and similar grant-funded housing developers and may result in affordable projects that are not dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals or partner with a developer on City-owned properties, it cannot afford to fully mitigate the high cost of development for affordable housing projects.

In addition to technical assistance, regulatory incentives, and concessions, the City of Pasadena continues to facilitate housing development, specifically for affordable units, through the following:

- As part of Pasadena's inclusionary housing program, the City allows off-site affordable units to be built with modified materials and different features and interior finishes than market rate units, provided that all units are comparable in construction quality and exterior design.
- Pasadena can grant waivers of plan check and building permit fees, including its construction tax for projects containing housing units affordable to low- and moderate-income households. Further, the City's residential impact fee is charged at a flat rate per on-site affordable unit and reduces the fee for all units in the same project.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, local policies and regulations can affect both the amount of residential development that occurs and housing affordability. Thus, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Land Use Controls

Use Regulations

The City’s primary policies and regulations that affect residential development and housing affordability include the 2015 General Plan, Title 17 – Zoning Code, Title 16 – Subdivisions, and the City’s seven Specific Plans. (Seven Specific Plans are being updated to implement the 2015 General Plan, and a new eighth Specific Plan for the Lamanda Park neighborhood will be produced upon completion of the update program.) Table B-1 summarizes the General Plan land use designations and zoning districts that either allow residential development by right or subject to conditional use permit approval.

Pasadena has established development caps within Specific Plan areas. However, land use policies allow for reassignment of nonresidential development capacities to residential capacities in response to demand. Such limits do not apply to properties outside of the Specific Plans.

Also of note in Table B-1: the 2015 General Plan does not apply minimum densities to any multi-family zones. However, as stated above, the City’s experience is that developers largely propose projects at or near the maximum permitted densities.

Table B-1: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts	Required Entitlement
Low Density Residential	0-6 du/ac	RS	Permitted by right
Low-Medium Density Residential	0-12 du/ac	RM-12	Permitted by right
Medium Density Residential	0-16 du/ac	RM-16	Permitted by right
Medium-High Density Residential	0-32 du/ac	RM-32	Permitted by right
High Density Residential	0-48 du/ac	RM-48	Permitted by right

Table B-1: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts	Required Entitlement
Urban Housing	0-87 du/ac	CD-1, CD-2, CD-3, CD-4, and CD-5 (Central District Specific Plan)	Permitted by right with restrictions on ground-floor residential use.
Low Mixed Use	0-32 du/ac	Zones determined by applicable Specific Plan	Permitted by right subject to Code Compliance Certificate
Low-Medium Mixed Use	0-48 du/ac		
Medium Mixed Use	0-87 du/ac		
High Mixed Use	0-87 du/ac		
Specific Plan	32-87 du/ac	Varies by Specific Plan	Varies by Specific Plan

The General Plan and Zoning Code designate several Specific Plan areas or districts. Many of these areas are designated for higher-density residential uses ranging from 16 to 87 units per acre, with variations based on location and adjacent commercial and residential uses. Development standards within the plans vary depending on location, allowed uses, proximity to transit, adjacency to single-family neighborhoods, historic landmark districts, and/or desired building form. To regulate building intensity and population density consistently with General Plan land use designations, the General Plan limits the number of market rate housing units or cumulative new development within each Specific Plan area. Table B-2 lists the Specific Plans with the corresponding cumulative new residential unit limit. These limits do not apply to affordable housing units, except within the Fair Oaks/Orange Grove Specific Plan. Also, some Specific Plans include mechanisms to allow for nonresidential square footage allocations to be converted to residential units upon City Council authorization.

Table B-2: General Plan Development Caps by Specific Plan Area

Area or District	Number of Units
Central District	4,272
South Fair Oaks	802
East Pasadena	750
Lamanda Park	100
East Colorado	300
North Lake	250
Fair Oaks/Orange Grove	325
Lincoln Avenue	180

Note: The Lamanda Park Specific Plan area is designated in the General Plan, but the Specific Plan will not be adopted until 2022, concurrent with the other seven plans undergoing updates to achieve General Plan consistency.

Table B-3 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed or conditionally permitted.

Table B-3: Zoning Districts Permitted Land Uses

Land Uses	RS	RM-12	RM-16	RM-32	RM-48	PS	CO	CL	CG	IG
Single-family Dwelling ¹	P	P	P	P	P		P	P		
Multi-Family Dwelling (in PS, only as accessory to principal use)		P	P	P	P	C	P	P		
Accessory Dwelling Units	P	P	P	P	P		P	P		
Mobile/Manufactured Home	P	P	P	P	P		P	P		
Mixed Use							P	P		
Work/Live Units									C	
Dormitories/Fraternities/Sororities				P	P			P		
Affordable Senior Housing		P	P	P	P	C	P	P		
Life-Care Facilities ²						C		C	C	
Emergency Shelter									C	C
Temporary Homeless Shelter with Religious Facility	C	C	C	C	C	C	C	P	P	
Transitional/Supportive Housing		P	P	P	P		P	P		
Single Room Occupancy								P	P	
Residential care, ≤ 6 clients	P	P	P	P	P		P	P		
Residential care, > 6 clients			C	C	C	C	C	C		
Boarding House				P	P			P		

Notes:

Subject to development standards of the RS-6 zone in all RM and C zones.

Provides housing accommodations for varying levels of senior care. Development can provide a blend of independent units, residential care facilities and hospice care.

Constraints on Housing Production

Tables B-4a through B-4d identify residential land use regulations within the seven adopted Specific Plans. Each use is designated by a letter denoting whether the use is allowed or conditionally permitted.

For the North Lake Specific Plan (SP-1), the land use regulations of the underlying zoning district apply, except as the following regarding residential uses:

- In the SP-1a, SP-1b, SP-1c and SP-1e subdistricts, work/live units are allowed subject to a conditional use permit.
- In the SP-1d subdistrict, residential uses and mixed-use projects including residential uses are not allowed.
- In the SP-1e subdistrict, single-family and multi-family residential uses are not allowed.

For the South Fair Oaks Specific Plan (SP-2), the land use regulations of the underlying zoning district apply. For properties located west of Fair Oaks Avenue and south of Hurlbut Street, the following additional uses are allowed: life/care facilities, multi-family residential up to 32 units per acre, residential care general and limited, supportive/transitional housing, and emergency shelters subject to specific use standards.

Table B-4a: Specific Plan Permitted Land Uses (Central District and East Colorado)

Land Uses	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	EC CG-1	EC CG-2	EC CG-3	EC CG-4	EC CG-5	EC CG-6
Single-family Dwelling			P						P			
Multi-Family Dwelling	P	P	P	P	P				P	P		P
Accessory Dwelling Units	P	P	P	P	P				P			
Mixed Use	P	P	P	P	P	P	P	P	P		P	P
Work/Live Units	P	P	MC	P	MC	P	C	C	C	C	C	C
Dormitories/Fraternities/Sororities	C	C	C	C	C	C			P			
Life-Care Facilities ²	C	C	C	C	C	C	C	C	C	C	C	C
Emergency Shelter						P	MC	MC		MC	MC	MC
Caretaker Quarters							P	P	P	P	P	P
Transitional/Supportive Housing	P	P	P	P	P	P			P	P		P
Single Room Occupancy	P	P	P	P	P	P						P
Residential care, ≤ 6 clients	P	P	P	P	P	P			P	P		P
Residential care, > 6 clients	C	C	C	C	C	C	C	C	C	C	C	C
Boarding House	P	P	P	P	P	P			P			

Notes:

1. See Chapter 17.30 (Central District Specific Plan) of the zoning code for specific requirements for ground-floor pedestrian-oriented uses and targeted restrictions on residential use on Arroyo Parkway and Lake Avenue.
2. In ECSP, mixed use and multi-family only permitted within ¼ mile of a light rail station.

Table B-4b: Specific Plan Permitted Land Uses (East Pasadena)

Land Uses	d1-CO	d1-CL	d1-CG	d1-IG	d2-CO	d2-CL	d2-CG	d2-IG	d2-PS	d3-CO	d3-CG
Single-family Dwelling											
Multi-Family Dwelling	P	P	P		P	P	P		C	P	P
Accessory Dwelling Units	P	P			P	P					
Mixed Use		P				P					
Work/Live Units		C	C	C			C	C			C
Dormitories/Fraternities/Sororities		P				P			C		
Life-Care Facilities ²	C	C	C			C	C	C			C
Emergency Shelter			MC	MC			MC	MC			MC
Caretaker Quarters					P	P	P	MC	C	P	P
Transitional/Supportive Housing	P	P	P		P	P			C	P	P
Single Room Occupancy			P				P				P
Residential care, ≤ 6 clients	P	P	P		P	P	P		C	P	P
Residential care, > 6 clients	C	C			P	C	C		C	C	
Religious Facility with Temporary Homeless Shelter	C	P	P		C	P	P		C	C	C
Senior Affordable Housing									C		
Boarding House		P				P					

Table B-4c: Specific Plan Permitted Land Uses (Fair Oaks/Orange Grove)

Land Uses	RM-12	RM-16	PS	OS	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c
Single-family Dwelling	P	P	C			P		P	
Multi-Family Dwelling	P	P	C			P			
Accessory Dwelling Units	P	P				P		P	
Mixed Use						P		P	
Work/Live Units							C	C	C
Dormitories/Fraternities/Sororities			C			P		P	
Life-Care Facilities ²									
Emergency Shelter									
Caretaker Quarters			C	C		P		P	
Transitional/Supportive Housing	P	P	C			P		P	
Single Room Occupancy									
Residential care, ≤ 6 clients	P	P	C			P		P	
Residential care, > 6 clients									
Religious Facility with Temporary Homeless Shelter	C	C	C		P	P	P	P	P
Senior Affordable Housing									
Boarding House									

Table B-4d: Specific Plan Permitted Land Uses (Lincoln Avenue)

Land Uses	RM-16	CL	CG-1	CG-2	PS
Single-family Dwelling	P	P			
Multi-Family Dwelling	P	P			
Accessory Dwelling Units	P	P			
Mixed Use		P			
Work/Live Units		P	C	C	
Dormitories/Fraternities/ Sororities					
Life-Care Facilities ²					
Emergency Shelter					
Caretaker Quarters		P	P	P	
Transitional/Supportive Housing	P	P			
Single Room Occupancy					
Residential care, ≤ 6 clients	P	P			
Residential care, > 6 clients					
Religious Facility with Temporary Homeless Shelter	C	C	C	C	C
Senior Affordable Housing					
Boarding House					

Development Standards – Non-Specific Plan Properties

Table B-5 summarizes key development standards for residential uses within residential, commercial, and mixed-use zones.

Unique to Pasadena are zoning regulations that encourage designs that typify the garden character of earlier apartments and bungalow courts in the City. These City of Gardens standards are designed to ensure that high-density apartments and condominiums incorporate landscaped common open space rather than concrete interiors and bulky mass designs. These regulations apply to all multi-family residential district projects with three units or more in the RM-16, RM-32, RM-48 zones, in portions of certain specific plan areas, and in the CL and CO districts.

The City of Gardens standards are structured to emphasize multi-family projects with a landscaped open space feature as the central focus occupying between 17 to 37 percent of a multi-family residential project area. The majority of projects submitted achieve close to the maximum density in the RM-16, RM-32, and RM-48 zones without requiring a variance. Therefore, these requirements are not considered an actual constraint to the production of affordable or market-rate housing; they provide an alternative that harkens to the City’s historic context for residential development and provides meaningful use of open space areas within multi-family housing.

All City of Gardens projects are subject to Design Review, with projects proposing nine or fewer units reviewed by the Planning Division Director (or designee) and 10 or more units requiring Design Commission

approval. This discretionary Design Commission process may be subject to CEQA compliance unless specifically exempted by CEQA.

Table B-5: Residential Development Standards

Development Standard	RS	RM-12	RM-16 ¹ & (RM-16-1)	RM-32 ¹	RM-48 ¹	Mixed Use in CO, CL, CD
Minimum Lot Area (sf)	7,200 to 40,000	7,200	7,200 (12,000)	10,000	10,000	None
Minimum Lot Width (ft)	55 to 100	55	75	60	60	None
Maximum Density (units per lot)	1	2	16	32	48	48-87 per acre
Setbacks (feet)						
Front	25	25	20 (40)	20	20	Variable
Sides (each)	5, 10	5, 10	5 (10)	5	5	
Rear	25	10	0-5 (20)	0-25	0-25	
Maximum Height (feet)	28-32	28-32	23-36	23-36	38	4-5 stories
Maximum Site Coverage	35-40%	35-40%	None (35%)	None	None	None

Development Standards – Specific Plan Properties

For development standards in the Specific Plan areas, please refer to Chapters 17.30 through 17.37 of the Pasadena Municipal Code. The regulations are very detailed and vary by subdistrict within each Specific Plan. Within those Specific Plan subdistricts conventional residential and mixed-use developments are permitted, the density and height standards are shown in Table B-6 and the following figures from the Pasadena Municipal Code Section 17.30.040.

Table B-6: Specific Plan Density and Height Standards

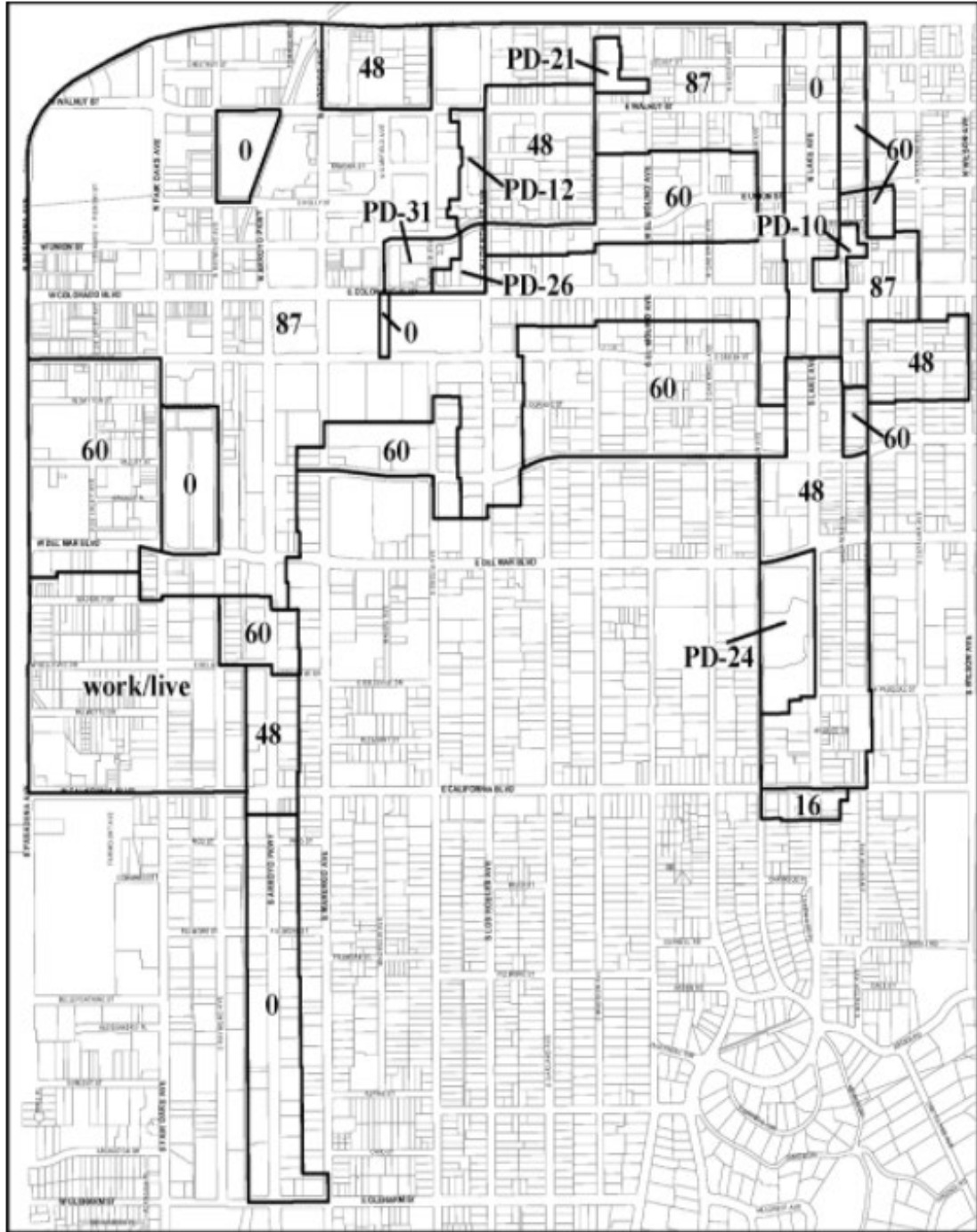
Specific Plan and Subdistrict	Maximum Density	Maximum Height
Central District – CD-1	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-2	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-3	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-4	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-5	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8

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Table B-6: Specific Plan Density and Height Standards

Specific Plan and Subdistrict	Maximum Density	Maximum Height
Central District – CD-6	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
East Colorado – CG-1	48 du/ac	60 feet
East Colorado – CG-2	48 du/ac	45 feet
East Colorado – CG-3	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CL-3	48 du/ac; 60 du/ac near ¼ mile of rail station	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CG-5	48 du/ac	45 feet
East Colorado – CG-6	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Pasadena – d1CO	48 du/ac	45 feet
East Pasadena – d1CL	32 du/ac	36 feet
East Pasadena – d2CO	48 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CL	32 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CG	48 du/ac; 60 du/ac near ¼ mile of rail station	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d3CO	48 du/ac	38 feet
Fair Oaks/Orange Grove – RM12	2 du/lot	28-32 feet
Fair Oaks/Orange Grove – RM16	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – CL1b	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – C3a	40 du/ac	32 feet
Fair Oaks/Orange Grove – C3b	32 du/ac	32 feet
Fair Oaks/Orange Grove – C3d	32 du/ac	32 feet
Lincoln Avenue - RM16	16 du/ac	Per PMC 17.37.060, Figure 3-17 (generally 36 feet)
Lincoln Avenue - CL	16 du/ac	Per PMC 17.37.060, Figure 3-17 (generally 36 feet)
North Lake – SP1a	16 du/ac	23-36 feet
North Lake – SP1b	32 du/ac	23-36 feet
North Lake – SP1c	32 du/ac	23-36 feet
South Fair Oaks	32 du/ac	45 feet

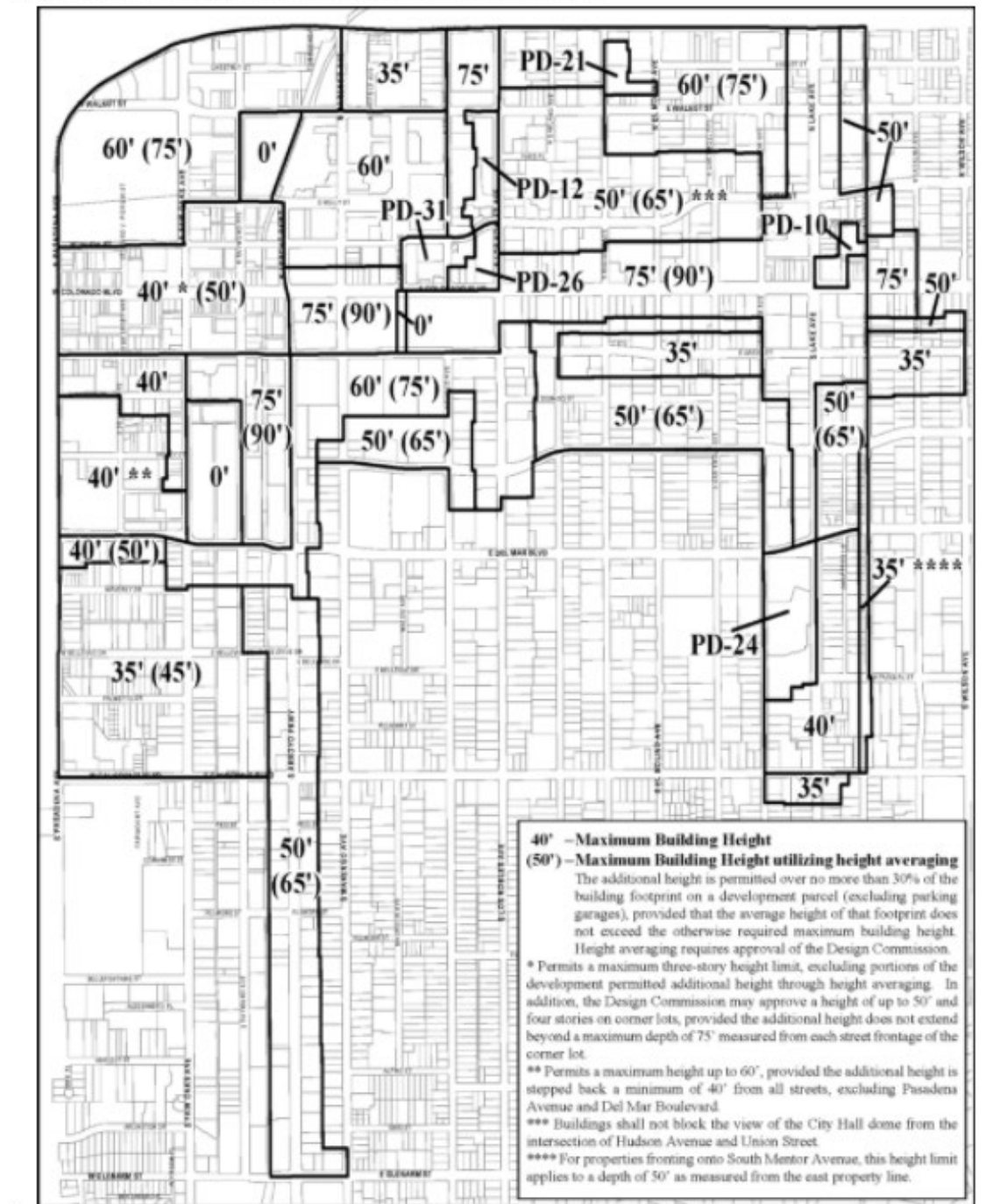
Figure 3-6 - Central District Maximum Residential Density (dwelling units/acre)



Source: PMC Section 17.30.040

Constraints on Housing Production

Figure 3-8 - Central District Maximum Height



Source: PMC Section 17.30.040

Parking Standards

Parking requirements for residential development in Pasadena are typical of those required for suburban communities, which generally is two parking spaces per unit for both single-family and multi-family developments (see Table B-7), plus guest parking for multi-family. Tandem parking is allowed for all multi-family and mixed-use developments (except in the RM-12 zoning district). Zoning regulations mandate reductions in transit-oriented districts for projects built at 48 units per acre or more. Units 650 square feet and smaller are allowed no more than one space per unit. Units larger than 650 square feet must have a minimum of 1.5 spaces per unit but no more than 2.0 per unit near the Sierra Madre Villa station and 1.75 per unit near all other stations. All senior citizen housing developments qualify for a ratio of 0.5 parking spaces per unit. The regulations ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents and the actual parking required for special needs housing, while encouraging use of other modes of transportation by mandating maximums in TOD districts. Because of this flexibility, Pasadena’s parking requirements are not considered an impediment to housing development, including special needs housing.

Notably, the City of Pasadena restricts overnight parking from 2:00 a.m. to 6:00 a.m. throughout most residential neighborhoods and on major arterial roads. Residents who do not have sufficient on-site parking are required to obtain on-street parking permits. The City charges a \$47.00 application fee for on-street parking permits; discounted permits are available for low-income residents.

Table B-7: Parking Standards

Residential Use Type	Requirement	Regulatory Concessions
Single-Family	2 covered per unit	None
Multi-Family and Mixed Use	2 covered per unit > 650 sf 1 covered per unit up to 650 sf 1 guest space per 10 units	Reduction in requirements for TOD areas in the City
Work-Live Units	3 spaces per 1,000 sf	Minor CUP for shared parking
Emergency Shelter	1 space per 4 beds	None
Dormitories/Fraternities/Sororities and Boarding House	1 covered per 3 habitable rooms	None
Single-Room Occupancy	1 space per unit 2 spaces allocated for manager	Reduction if affordable units
Transitional/Supportive Housing	Same requirement applies to dwelling type allowed in zone	None
Senior Housing	2 covered per unit > 650 sf	Reduction to minimum of 0.5

Table B-7: Parking Standards

Residential Use Type	Requirement	Regulatory Concessions
	1 covered per unit up to 650 sf 1 guest space per 10 units	space with Minor CUP

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Pasadena is subject to a variety of site improvement and building code requirements. Developers are required to fulfill obligations specified in the City’s Subdivision Code (Municipal Code Title 16). Required improvements may include water, sewer, and other utility line improvements or extensions; street construction to City standards; and traffic control devices reasonably related to the project.

Typical standard requirements include:

- Local streets must have 60-foot of right-of-way and 36 feet of paved roadway. Collector streets must have a 64-foot right-of-way and 40-foot paved section. Secondary highways must have 90-foot of right-of-way and 66 feet of roadway. Major highways have a 108-foot right-of-way and 80 feet of roadway.
- Required street improvements include street trees (where warranted) per the City’s Tree Master Plan, curbs and gutters, streetlights, and signage.
- Utility lines—electric, communications, street lighting, and cable television—are required to serve the subdivision and must be placed underground.
- Construction of all new water and drainage distribution systems related to the project must be provided by the developer.
- Parks and recreation facilities must be provided via a dedication of land and/or payment of a fee set forth in the City’s development impact fee schedule.

Throughout Pasadena, infrastructure is in place to serve future residential developments. However, the age of water and sewer lines in older neighborhoods and districts may require replacement of water and sewer lines that are of insufficient size or significantly deteriorated. In these cases, on-and off-site improvements are provided through payment of a pro-rata share of fees. This means that the costs of on- and off-site improvements are passed along to the homebuyer as part of the final home cost or financing for rental housing. The on- and off-site improvement standards imposed by the City are typical for most

communities and do not pose unusual constraints for housing development.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development.

California Government Code Section 65915 requires local governments to grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide a certain percent of affordable housing units. In recent years, the density bonus law has been amended multiple times to further facilitate affordable housing production. A city has the option of defaulting to State law or adopting its own density bonus regulations. In Pasadena, developers often use density bonus to achieve increased maximum residential density. Since adoption of the Inclusionary Housing Ordinance in 2001, numerous projects have taken advantage of density bonus incentives.

In October 2018, the City Council directed staff to study and prepare an ordinance to address an imbalance between increasing impacts of density bonus concessions and the public benefits accrued to the City. This was prompted by concerns that local inclusionary unit trade-down credit provisions used in conjunction with State density bonus law were resulting in fewer affordable housing units being produced. On August 19, 2019, the City Council amended the Inclusionary Housing Ordinance to increase the percentage of required affordable units from 15 to 20 percent. Because the Density Bonus Ordinance (Chapter 17.43 of the Pasadena Municipal Code) dates to 2006 and State law has since been amended, the City will also need to update these regulations to relate better to its inclusionary requirements and reflect State law.

In addition to actively promoting and encouraging housing development through the incentives offered through density bonus and inclusionary requirements, the City has adopted provisions restricting short-term rentals requiring annual review, registration, and various limitations on lengths of stay related to unhosted use of a residential unit. The City also prohibits vacation rentals.

Codes and Enforcement

Pasadena implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code and continues to amend Title 14 (Buildings and Construction) of the Municipal Code as needed to implement the most-current industry standards. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the

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viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

Local jurisdictions may approve local amendments necessary to address unique local climatic, geologic, and/or topographical conditions. The City of Pasadena coordinated with 88 cities in Los Angeles County through the Los Angeles Regional Uniform Code Program to minimize local variations to the Code and promote consistency among proposed amendments adopted by cities in the region. Because of this regional effort, the City adopted the following local amendments to the California Building Standards Code to protect the public health and safety from hazards common in the City and neighboring jurisdictions.

- Restrictions on the use of wood as exterior wall and roof material in fire hazard areas, and requirements for Class A assembly for other materials;
- Requirements for fire sprinklers in all new construction, except one- and two-family dwellings outside brush hazard areas, townhomes less than three stories in height, and certain residential care facilities for six or fewer clients;
- More restrictive building standards for roof sheathing, diaphragms, suspended ceilings, footings and foundations, shear walls, and building separation to reduce risk of injury and property damage in the event of an earthquake; and
- Additional amendments provide for carrying forward existing administrative provisions, such as establishment of the City Council as the Board of Appeals and other miscellaneous provisions.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. Similar to most jurisdictions, the Code Compliance Division receives and investigates complaints regarding alleged violations. Additionally, Pasadena also implements a three-tiered code enforcement function to ensure that property and residential structures are well maintained. The City administers a program that inspects all multi-family projects every four years for building and property maintenance standards. Properties that receive citations or notices for correction are provided information on City loan programs and grants that can be applied for to facilitate and encourage the repair of code violations and housing rehabilitation. Single-family residential properties are routinely inspected through normal code enforcement programs Citywide. Properties in violation of City codes are also given citations with specific time frames to remedy the code violations. These programs are implemented uniformly throughout the community.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Pasadena accommodates a wide variety of housing types as summarized below.

Multi-family Rental Housing

Multi-family developments are permitted by right in all RM zones and two nonresidential zones (CO and CL), while a conditional use permit and a master plan approval is required in the PS zone (as accessory to the primary use). As indicated above in Tables B-4a through B4-D, every Specific Plan allows residential and mixed-use development. As a matter of policy, Pasadena focuses multi-family development in areas that can best accommodate growth and reduce transportation demand: within the Central District, in Transit and Neighborhood Villages, and along major travel corridors. Student housing, in support of the four major colleges and smaller private educational institutions within the City, is permitted by right in higher-density residential zones, as well as several commercial zones and on the campuses of the private colleges and universities. The City requires that these institutions prepare master plans and allows the master plans to accommodate student housing.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone.

The City of Pasadena does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning districts specifically distinguish housing for agricultural employees from any other programmatic housing dedicated or developed to be affordable.

Emergency Shelters

State legislation (SB 2 of the 2007 legislative session, codified in Government Code sections 65582, 65583, and 65589.5)) requires jurisdictions to identify locations where emergency shelters can be established without a conditional use permit or other discretionary permit. In Pasadena, emergency shelters are permitted by right in the EPSP-D1-IG and South Fair Oaks SP-2 districts (maximum of 12 beds). Shelters may be established with a minor conditional use permit in the CG and IG districts, the Central District, and the CG and IG districts of the East

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Colorado, East Pasadena, and South Fair Oaks Specific Plans. Religious facilities may also operate a homeless shelter for temporary stays as a by-right use in the CL and CG districts and in portions of Central District. They may also operate a shelter in all residential districts, CO district, and parts of the Central District.

The 2014-2021 Housing Element identified three zones—South Fair Oaks Specific Plan SP-2 (IG), Central District Specific Plan (CD-6), and East Pasadena Specific Plan (EPSP-D1-IG)—where emergency shelters would be permitted as a matter of right. This prior element estimated that these areas could accommodate 35 facilities and 420 beds for clients. This would make a significant impact towards shelter accommodation for the 542 unsheltered homeless persons identified in the City during the 2019 Point-In-Time Homeless Count. (A count was not taken in 2020 due to COVID-19 restrictions.) Additionally, AB 101 (2019 legislative session, codified largely in Government Code Sections 30035.7, 65400, 65585, and 65913.4, as well as portions of the Health and Safety Code, Public Resources Code, Revenue and Taxation Code, and Welfare and Institutions Code) requires that low-barrier navigation centers³ be permitted as a matter of right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, whether by-right or with a discretionary permit. The City will need to revise the Zoning Code to identify zones that can provide additional land area for possible emergency shelter accommodation and to also address the requirements under AB 101.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses, consistent with SB2. Pasadena's Zoning Code defines supportive housing as: "housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Transitional housing is treated as a residential use and permitted by right in multi-family districts, several commercial districts, and Specific Plan areas (the CO and CL districts and Central District, East Colorado and East Pasadena Specific Plans). Transitional housing, per the Zoning Code, is "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." These definitions and regulations conform with State law. In

³ As defined in Government Code section 65660, " 'Low Barrier Navigation Center' means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

2018, the City adopted the Motel Conversion Ordinance (PMC Section 17.50.075), which allows for the conversion of existing hotels/motels to permanent supportive housing, as well as single-room occupancy housing and moderate- and lower-income multi-family housing.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act, codified in Government Code Sections 65583 and 65650) requires supportive housing to be considered a by-right use in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits a local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local jurisdictions to streamline the approval of housing projects containing a minimum amount of supportive housing units by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a conditional use permit or other similar discretionary entitlements. The City will need to revise the Zoning Code to comply with AB 2162.

Single-Room Occupancy (SRO)

Single-room occupancy hotels (SRO) are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs may have one or the other. Pasadena's Zoning Code establishes standards for SROs and permits the use by right within the CG district, throughout the CD districts, and several Specific Plans (see Tables B-4a through B-4d above). In addition, existing nonconforming SROs in the CL district can be altered to comply with the City's SRO development standards without issuance of a conditional use permit.

The City's SRO standards have facilitated the production or conversion of uses to SRO units affordable to Pasadena's very low- and extremely low-income households. Key provisions include small unit size (150 to 375 square feet) requirements and reduced parking standards at a ratio of one space per unit or one space per four units for affordable SROs. One notable example is Centennial Place, an adaptive reuse of the City's historic YMCA building converted into a 144-unit SRO development in partnership with Abode Communities, a local non-profit housing developer. Centennial Place serves residents transitioning from or at risk of homelessness and provides on-site supportive services.

Mobile Homes/Factory-built Housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Mobile homes and manufactured housing are permitted in all residential zoning districts in Pasadena. The development standards and requirements for

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mobile homes and manufactured housing are the same as single-family housing in the same district.

Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs), previously known as “second units”, can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In Pasadena, consistent with the Government Code Section 65852.2, ADUs are permitted by right in single-family residential zones and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City most recently updated its ADU ordinance in 2018. The State Legislature has passed numerous changes to the ADU requirements to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family and multi-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements is null and void as of January 1, 2017. In such cases, a jurisdiction must approve ADUs based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days. The City will need to update the existing ADU ordinance to comply with Government Code Section 65852.2.

Housing for Persons with Disabilities

Housing element law requires that in addition to assessing the needs of people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single-family or multi-family uses, subject to the same permit processing requirements and development standards of the same type of housing within that zone. This means that housing for persons with disabilities are not subject to a use permit, building standard, or regulation not otherwise required of single-family homes or multi-family housing in the same district. Residential care facilities serving seven or more clients are conditionally

permitted in the RM-16, RM-32 and RM-48 residential zoning districts and the PS, CO and CL nonresidential zoning districts. However, due to the high concentration of certain uses in Northwest Pasadena, General Plan Land Use Element Policy 40.2 prohibits new development of such facilities but allows for necessary improvements to existing facilities. This limitation only affects the Northwest portion of the City where a significant concentration of larger community care facilities exists.

Definition of Family

The City of Pasadena Zoning Code defines a “family” as “two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house.” The City’s definition of family is not overly restrictive and provides for unrelated persons to reside together in the same unit.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Pasadena last updated its reasonable accommodation ordinance in 2009 related to relief from strict adherence to zoning standards. This process outlined in Section 17.61.080.I of the Zoning Code provides a process identical to the application, notice, and hearing requirements for a minor variance. The review authority may approve a modification to zoning standards with consideration for findings specific to a reasonable accommodation: 1) the individual requesting the modification is disabled; 2) the request is necessary by state or federal laws to avoid discrimination; and 3) the modification is not detrimental to public health and safety. However, the process does require public notice and a Zoning Administrator hearing if a noticed party requests a hearing. To comply with State law, this process needs to be a staff-level approval.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table B-8. The total amount of fees varies from

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project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts.

For affordable housing projects, building-associated fees are waived up to a maximum of \$125,000.

In Pasadena, as in the case in most cities, school impact fees lie outside of its jurisdiction. These services are managed by the Pasadena Unified School District.

Table B-8: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Variance	\$5,071
Conditional Use Permit	\$5,471
Minor Conditional Use Permit	\$2,704
General Plan Amendment	\$17,544
Zone Change/Map Amendment	\$18,405
Neighborhood Development Permit	\$6,530
Design Review	\$2,469 \$3,819 (> 9 units)
Single-family Compatibility Permit	\$6,593
Hillside Development Permit	\$6,593
Condominium Conversion	\$4,225 plus \$167 per parcel
Planned Development Plan	\$20,530
Subdivision	
Certificate of Compliance	\$1,592
Lot Line Adjustment	\$4,838
Tentative Parcel or Tract Map	\$5,242 plus \$192 per parcel
Vesting Tentative Map	\$5,642 plus \$192 per parcel
Environmental	
Initial Environmental Study	At Cost
Environmental Impact Report	\$6,242 (Initial Deposit)
Negative Declaration/Mitigated Negative Declaration	\$2354.75
Development Impact Fees	
Residential Impact Fee – Market Rate	Studio \$19,811.55 1 Bedroom \$20,907.50 2 Bedrooms \$23,220.31 3 Bedrooms \$26,702.41 4 Bedrooms \$32,444.34 5 or more \$36,672.04
Residential Impact Fee – Affordable Housing	\$1,026.66 per unit
Traffic Reduction and Transportation Improvement Fee	Single-family \$9,550.39 per unit Multi-family \$3,697.88 per unit
General Plan Maintenance Fee	0.5% of building permit valuation
Construction Tax	1.92% of project valuation
New Water Service Fee	Based on actual Cost of Service
Sewer Facility Charge	Based on flat rate per connection
Inclusionary Fee (varies by sub-area of the City)	Rental Unit: \$1 to \$32 per square foot Ownership Unit: \$15 to \$56 per square foot

Table B-8: Development Fees

Fee Category	Fee Amount
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Source: City of Pasadena, 2021-2022

Most developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the City. Pasadena provides a waiver of up to \$125,000 of plan check and building permit fees and construction tax on lower- and moderate-income units that are deed restricted as affordable for 30 years.

Table B-9 identifies the hypothetical fees that would be collected for a new three-bedroom single-family house and a nine-unit multi-family project. Assuming that the single-family home would sell for \$700,000, development fees make up approximately 3.5 percent of a new home purchase price. Overall, Pasadena’s fees are typical for most communities of its size particularly in combination with the City’s strong history of providing affordable housing fee waivers.

Table B-9: Typical Fees for Residential Development

Development Cost for a Typical Unit	Single-Family (1,616 sq. ft., 3-BR house)	Multi-Family (9-unit market-rate apartment building)
Plan Review Fees	\$4,029.00	\$36,744.00
Permit and Impact Fees	\$20,234.97	\$360,757.87
Total Fees	\$24,263.97	\$397,501.87

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, costly conditions of approval, and challenged CEQA processes and documentation. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The tables below outline the typical timelines for various residential projects in Pasadena.

For a single-family residence on a legal lot, the process typically requires only plan check, without discretionary review and design review. Projects exceeding median neighborhood house size and new houses in the Hillside Development Overlay and Neighborhood Development overlays require a discretionary review for compatibility with the surrounding

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neighborhood that typically takes six months. Plan check review requires about four weeks for City departments to either approve the drawings as submitted or to indicate what corrections are required. After changes are made by the applicant, the City's re-check is usually accomplished in two to three weeks. The cumulative timeframe is generally no more than eight weeks from application submittal to permit issuance, unless the project is built in a historic landmark district and subject to additional review via the Historic District Permit. For certain neighborhoods, the City requires Neighborhood Development Permits and Single-Family Compatibility. Permits to ensure new construction preserves the scale and character of particular neighborhoods. For projects involving a request for a density bonus and the associated concessions allowed by State law, the applicant is required to obtain an Affordable Housing Concession Permit. Any of these permits could add eight to twelve additional weeks to the permitting process.

Multi-family project approval schedules are tied in part to the required environmental review process and those and mandated time frames, as well as the applicant's responsiveness to City-staff directed project revisions. Typically, multi-family projects can take eight weeks for preliminary plan and project review, up to 12 weeks for design review, eight weeks for changes following design review, and six weeks to finalize the application prior to issuance of building permits, for a total time commitment of eight months. If environmental review is required, an additional two to four months is needed to comply with State law (or longer if an environmental impact report is required).

Table B-10 identifies the typical approvals required for single-family and multi-family projects, along with the estimated processing times of the Planning Division. These time periods begin when an application is submitted and accepted as complete, unless extended when additional information is requested by the City. The timeframes below represent when an applicant can expect a decision or hearing on an application. Building Department timeframes are fairly standard, requiring initial an initial four-week plan review with corrections, followed by another four-week review and ultimate permit issuance.

The City of Pasadena's development review process accommodates housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Proposed residential projects are subject to an initial determination of whether a project requires: 1) a predevelopment plan review, 2) discretionary permit, 3) legislative approval, or 4) other special review. Using application packets available on the City's website, applicants can readily assess the appropriate documentation needed for project review submittals.

Table B-10: Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	2 weeks
Discretionary Permit (CUP or Variance)	6 - 8 weeks
Preliminary Plan Check	12-16 weeks
Architectural/Design Review	1 - 6 months
Zoning Amendment (Zone Change)	6 - 12 months
General Plan Amendment	6 - 12 months
Subdivisions (Parcel/Tract Maps)	6 months
Initial Environmental Study	6 - 8 weeks
Environmental Impact Report	12-16 months

Source: City of Pasadena 2020-2021

Ministerial Review

Planning review of over-the-counter permits is limited. However, most single-family homes and multi-family projects under nine units do not require any of the aforementioned reviews, although multi-family projects of three to nine units are subject to staff-level design review. Pasadena employs the use of early pre-application review processes to work with project applicants early in the development review process and to streamline approval for housing development.

Predevelopment Plan Review (PPR) applies to multi-family projects larger than nine housing units, projects with more than 25,000 square feet of nonresidential floor area, projects of community-wide significance, and certain projects within a Specific Plan area. PPR is a preliminary evaluation conducted by City staff to provide input on requirements for a project before submittal of a development application. A case manager is assigned to guide the development project through PPR and plan approval.

Multi-family housing projects subject to the City of Gardens standards are reviewed via Preliminary Plan Check (and Preliminary Plan Review if nine units or more), an early determination of any changes that must be made to comply with development standards. City staff reviews the plans and discusses all necessary changes with the applicant, who then revises the plans and drawings for a second review prior to submittal of a development application.

Discretionary Review

The conditional use permit review process is intended to apply to uses that are generally consistent with the purposes of the zoning district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect

Constraints on Housing Production

the City's infrastructure, the built or natural environment, City resources, or the City's ability to provide public services.

A multi-family housing development that is part of a mixed-use project and includes more than 25,000 square feet of nonresidential development requires a conditional use permit.

Major variances require a public hearing and approval by a hearing officer. However, minor variances only require a public hearing before the Zoning Administrator if a notice party requests a hearing.

Residential projects may require approvals by commissions, depending on the age, location, scale, and use proposed. The Design Commission or City staff may review development applications for compliance with City design guidelines. Design review can take six months to complete, including Concept Design Review and Final Review. The Historic Preservation Commission reviews development applications in historic neighborhoods. Finally, the Community Development Committee has authority to review and approve concept plans for affordable housing subsidized by the City.

Design Review

New residential development in Pasadena often includes the demolition of existing structures and the construction of higher intensity uses in established multi-family residential neighborhoods or mixed-use commercial districts. Therefore, it is critical to ensure new development is compatible with existing land use patterns. Pasadena has thus established a design review process to encourage excellence in architectural design, enhance the visual environment, and ensure that development is compatible with surrounding land uses.

The Citywide Design Principles in the Land Use Element are the foundation of all design review. To provide clear guidance to developers and reviewing authorities, Pasadena has adopted design guidelines that fall into one of four categories: Citywide, specific areas, specific uses, and historic properties. The design guidelines work in concert with the development standards in the Zoning Code or Specific Plans. However, unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity, and strict adherence is not required for project approval. Design review is conducted in three phases: a preliminary consultation with City staff, concept design review of the overall project components, and final design review. Depending upon the scope and complexity of the project, design review may be approved at the staff level or may require review by the Design Commission. Certain projects within a designated landmark or historic district are reviewed by the Historic Preservation Commission.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The

California Environmental Quality Act (CEQA) regulates the timeframes associated with environmental review. In compliance with the Permit Streamlining Act, City staff ensures that an approval body hears non-legislative proposals within 60 days of receipt of a complete application or following the completion of the CEQA process.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 is legislated to automatically sunset on January 1, 2026.

As of June, 2019, the City of Pasadena was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. As of early 2021, the City had not received any applications or inquiries for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Pasadena and provide SB 35 eligibility information as applicable. Additionally, the City will evaluate its current development and design standards to ensure objective design standards are established. However, as discussed under the discretionary review processes, while all residential projects are encouraged to incorporate the design guidelines, strict adherence is not required for project approval.

Constraints on Housing Production

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Appendix C: Housing Resources

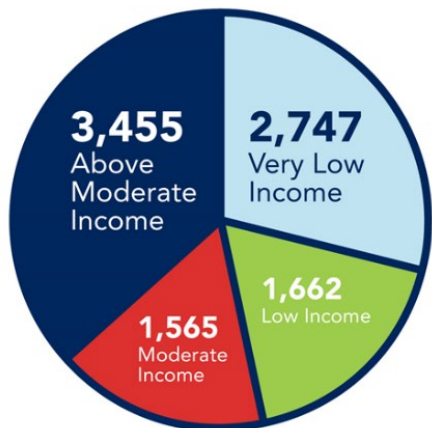
This Appendix C describes the land, financial, and administrative resources available in Pasadena to address current and future housing needs, including the City's share of the Regional Housing Needs Assessment (RHNA). California General Plan law requires every city and county to have land zoned to accommodate its fair share of the regional housing need, which is quantified by the RHNA. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period. Toward this end, this Appendix discusses:

- **Housing Production.** This section documents housing production credits toward the 2021–2029 RHNA for units built and planned for construction during the planning period.
- **Land Inventory.** This section identifies and describes the sites that have the appropriate zoning to accommodate development of a variety of housing types and sufficient to accommodate the RHNA. A general assessment of infrastructure also accompanies the analysis.
- **Financial Resources.** This section identifies the financial resources available to the City to assist in implementing the housing programs in the housing element. This includes the major funding sources and organizational entities that implement programs.
- **Administrative Resources.** This section identifies the primary administrative resources to be used to implement housing programs.

Planning for 9,429 New Homes Over the Next 8 Years

This analysis in this Appendix shows that Pasadena has the land use/zoning capacity to accommodate the 2021-2029 RHNA of 9,429 housing units, distributed among the four household income categories as shown here.



Note: Pursuant to AB 2634, jurisdictions are also required to project the housing needs of extremely low-income households (0-30% of Area Median Income, or AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 2,747 units can be split into 1,373 extremely low-income and 1,374 very low-income units.

Housing in Pasadena

As described in the Housing Plan section of this element, demand for housing in Pasadena, and all of California, has significantly increased over the past two decades due to slow housing production. Almost two-thirds of the RHNA for this sixth cycle consists of “catch-up” production to account for the lackluster pace of housing construction, and particularly affordable housing. Compared to neighboring jurisdictions, Pasadena has produced several hundred affordable units. The City’s Inclusionary Housing Ordinance ensures that every new development with 10 or more units includes at least 20 percent of those units as affordable housing. Certainly, Pasadena has production constraints similar to those of fully urbanized cities throughout the Los Angeles region: lack of vacant properties, high land prices, open space deficits, and productive industrial uses that create land use conflicts if too close to residential neighborhoods. Factors such as major freeways further limit development potential, as adequate buffers around those locations are needed to create suitable living environments. However, Pasadena’s reputation as a highly desirable community in which to live has spurred landowners and investors to build rental and for-sale units in districts that the General Plan targets for growth: around light rail stations, within neighborhood villages, along major corridors, and within the Central District. Nonetheless, as many residents expressed through the public engagement process for this Housing Element, affordable housing remains the key focus: production of new affordable units and protections for people currently living in covenanted affordable units and units affordable due to age.

The cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Turner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinders efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing

remains at historically high levels, and after many years of decline, homelessness has been on the rise in California. Levels of public subsidy for housing have not kept pace with these growing needs. At the same time, higher costs per unit to build affordable housing means that localities produce fewer units with the same amount of subsidy, even as more people need these homes. Many of the factors that have influenced housing affordability and availability were intensified by the COVID-19 pandemic of 2020-2021. The rise in cost of building materials, the skyrocketing demand for more affordable housing, and the increase in persons struggling to afford housing costs have exacerbated an already serious situation.



Pasadena continues to experience significant new housing construction.

Housing Production

State law allows two ways of counting housing construction credits toward the RHNA: 1) preservation of affordable units and 2) new construction. The City is not proposing to count the preservation of publicly assisted affordable units at risk of conversion to market rates toward the 2021–2029 RHNA. All but three projects have covenants expiring in 2024 or later, past the time frame allowed by the Government Code for counting the units toward the RHNA. For two of the three, the City committed funding in 2020 to assist preserving the 114-unit La Villa Lake senior housing complex and 150-unit Concord Apartments. In the future, provided all requirements of Government Code Section 65583.1(c) can be met, these may be considered to contribute to either the low- or very low-income RHNA categories. For the third at-risk unit, the owner did not indicate interest in preserving the units.

Approved and Proposed Projects

In Pasadena, nearly every conceivable type of housing product continues to be developed: townhomes, apartments, condominiums, senior housing, mixed-use development, work/live units, senior life care facilities, housing for people with disabilities, and accessory dwelling units (ADUs). The City is crediting the following approved and proposed projects to the 2021–2029 RHNA, totaling 1,277 units:

- 180 units outside of the eight Specific Plan areas
- 1,094 units within the eight Specific Plan areas

The units can be credited towards the RHNA as shown in Table C-1 and located on Figure C-1.

Table C-1: Approved Projects

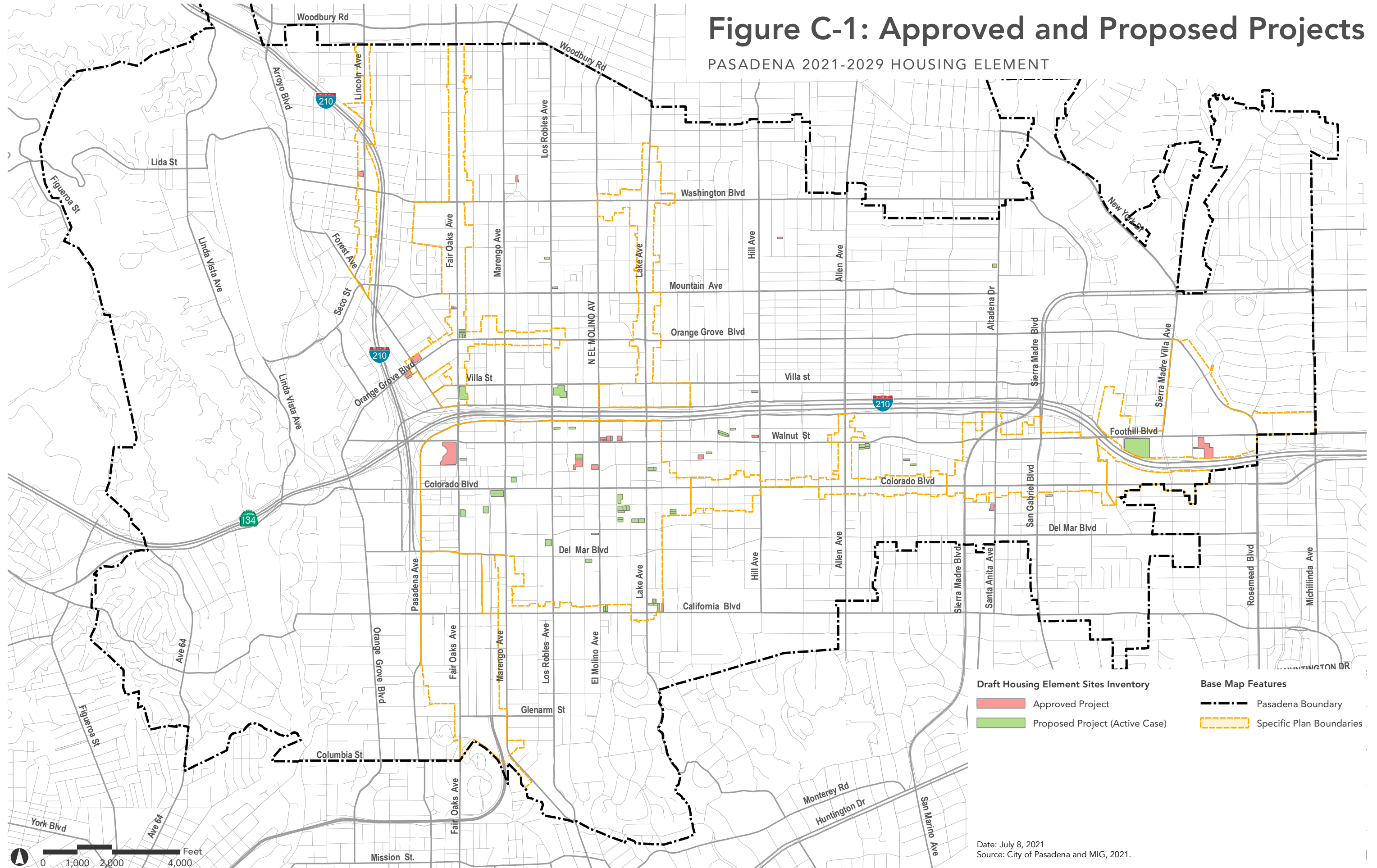
Project Name and/or Status	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas					
CBG Homes (2488 Mohawk St.)	1	0	0	20	21
National Community Renaissance (143 Mar Vista Ave.)	19	0	0	1	20
947 E California Blvd.	0	0	0	4	4
233 N Hill Ave.	8	0	50	0	58
1153 Bresee Ave.	0	0	0	1	1
690 N Orange Grove Blvd.	0	8	0	58	66
280 Grandview St.	0	0	0	9	9
118 N Oak Ave.	0	0	0	1	1
<i>Subtotal</i>	<i>28</i>	<i>8</i>	<i>50</i>	<i>84</i>	<i>180</i>
Within Specific Plan Areas					
MW Lofts (744 E. Walnut St.)	10	--	--	105	115
100 West Walnut	--	--	--	475	475
690 N Orange Grove Blvd.	--	--	--	11	11
843 N Fair Oaks Ave.	--	--	--	9	9
765 N Orange Grove Blvd.	21	--	14	13	48
1435 Lincoln Ave.	--	--	--	8	8
209 S El Molino Ave.	--	--	--	11	11
3452 E Foothill Blvd.	21	--	--	213	234
737 E Walnut St.	3	--	--	39	42
99 N El Molino Ave.	--	--	--	40	40
95 N Madison Ave.	10	--	90	--	100
25 Yale St.	0	0	0	4	4
<i>Subtotal</i>	<i>65</i>	<i>0</i>	<i>104</i>	<i>924</i>	<i>1,097</i>
Total	93	8	154	1,008	1,277

Housing Resources

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Figure C-1: Approved and Proposed Projects

PASADENA 2021-2029 HOUSING ELEMENT



Draft Housing Element Sites Inventory

- Approved Project
- Proposed Project (Active Case)

Base Map Features

- Pasadena Boundary
- Specific Plan Boundaries

Date: July 8, 2021
Source: City of Pasadena and MIG, 2021.

rces

The **75 W. Holly Street** project (475 units) is part of a large mixed-used development under construction on former surface parking lots of the Parsons headquarters site. (Parking for Parsons and the new development is provided in adjacent parking structures.) Marketed as 10 West and being developed by LPC West, this project in Old Pasadena is within one-half mile of the Memorial Park L Line light rail station. The project is subject to the City's Inclusionary Housing Ordinance (20 percent affordable units on site, in-lieu fee payment, or provision of affordable units off site).

The **218 N. El Molino Avenue** project is a mixed-use development with 52 units; the project is subject to the Inclusionary Housing Ordinance.

The **111 N. Madison Avenue** project consists of 81 apartments, 20 percent of which are affordable per the Inclusionary Housing Ordinance.

The project at **709 E. Walnut Avenue** includes 63 units as part of a mixed-use development and is also subject to the Inclusionary Housing Ordinance.

Several projects are in the development pipeline and undergoing review, as shown in Table C-2 and Figure C-1. Pipeline projects include those in preliminary stages: predevelopment plan review, preliminary consultation, concept design review, preliminary plan check for City of Garden projects, and other similar reviews.

Determining the affordability of proposed residential projects is based on several criteria. These include:

- Whether the Inclusionary Housing Ordinance applies and the applicant has indicated the affordable units will be provided on site
- Density bonus or other controlling affordability mechanisms
- Developer agreements or Specific Plan guidance
- Proposed density, with densities of 30 units per acre or higher presumed to be affordable housing based on the "default density" criteria allowed by housing element law

Where it is known that developers propose to pay in-lieu fees to satisfy the requirements of the Inclusionary Housing Ordinance, no affordable units are counted even though the fees paid will be leveraged for affordable housing in the future.

In total, the approved and proposed projects will result in 4,167 units. After these projects are considered, a RHNA of 5,262 units remains to be achieved via redevelopment and ADU construction.

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Table C-2: Proposed Projects

Project Name	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas					
673 E California Blvd.	--	--	--	8	8
170 N Parkwood Ave.	--	--	--	58	58
936 N Los Robles Ave.	--	--	--	3	3
1027 N Altadena Dr.	--	--	9	--	9
93 N Craig Ave.	--	--	6	--	6
154 Mar Vista Ave.	--	--	6	--	6
41 S Daisy Ave.	--	--	3	--	3
488 E Villa St.	227	--	--	--	227
264 N Chester Ave.	--	--	5	--	5
1075 N Los Robles Ave.	--	--	--	2	2
439 N Hill Ave.	--	--	13	--	13
244 N Michigan Ave.	--	--	15	--	15
256 N Michigan Ave.	--	--	16	--	16
<i>Sub Total</i>	227	--	73	71	371
Within Specific Plan Areas					
100 E Green St.	15	--	--	108	123
540 S Lake Ave.	--	10	62	--	102
105 S Catalina Ave.	--	--	137	--	137
740 E Green St.	4	--	269	--	273
19 E Orange Grove Blvd.	--	22	65	7	94
141 S Lake Ave.	89	--	89	--	178
127 N Madison Ave.	--	4	45	--	49
130 N Fair Oaks Ave.	--	--	38	--	38
136 S Oak Knoll Ave.	--	--	16	--	16
150 E Colorado Blvd.	2	--	--	96	98
150 S Oak Knoll Ave.	21	--	14	--	35
253 S Los Robles Ave.	90	--	0	--	90
254 E Union St.	--	--	59	--	59
272 N Los Robles Ave.	--	--	105	--	105
274 N Oakland Ave.	--	--	201	--	201
3202 E Foothill Blvd.	58	--	--	492	550
340 S Madison Ave.	--	--	8	--	8
444 N Fair Oaks Ave.	206	--	--	--	206
747 E Green St.	72	--	--	--	72
86 S Fair Oaks Ave.	87	--	--	--	87
913 Boston Ct.	--	--	12	--	12
<i>Subtotal</i>	644	36	1120	703	2,533
Total	871	36	1,193	774	2,904

Inventory of Housing Sites

Assumptions and Methodology

Consistent with HCD guidelines, the methodology for determining realistic capacity on each identified site and the assumed RHNA income category must account for land use controls, site size, and site improvements. Due to the limited availability of residential land in Pasadena, some developers may opt for a density bonus to increase the unit count. Starting in 2021, residential projects in California with on-site affordable housing can receive a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the State Density Bonus Law—the maximum bonus was 35 percent.

In Pasadena, developers may apply for a density bonus in addition to meeting the requirement for on-site affordable housing per the Inclusionary Housing Ordinance. Per City practice, the inclusionary requirement is applied to the base density, not the total yield of units with a density bonus.

Review of development applications shows that the unit yield on development sites in Pasadena approach the maximum yield allowed by zoning regulations. The following assumptions are consistent with observed trends and thus have been used to calculate the realistic yield on vacant and redeveloped sites:

- **RM-12 zoned sites:** The RM-12 zone is referred to as the duplex zone, with a minimum lot size of 7,200 square feet. Zoning regulations permit up to two units per lot. Thus, any site zoned RM-12 that is smaller than 14,400 square feet (twice 7,200) can only support two units.
- **RM-16, RM-32, and RM-48 zoned sites.** Sites zoned for multi-family development have been calculated at 90 percent maximum density based on recent trends and the assumption that development standards, combined with unique site features, may not always lead to 100 percent buildout.
- **CL and CG zoned sites.** Multi-family residential and mixed-use developments are permitted in these zones. Allowed densities range from 48 to 87 units per acre. Ninety percent capacity has been assumed based on observed trends citywide.
- **Central District Specific Plan.** The Central District Specific Plan has six subdistricts, all of which but one (CD-6) allow multi-family and mixed-use development, with densities varying based on location (see figure on page B-13 of Appendix B). Sites in the Central District have been assumed to be built at 90 percent of maximum capacity.

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- **East Colorado Specific Plan.** The East Colorado Specific Plan has six subdistricts, three of which allow multi-family uses and five of which allow mixed use, in recognition of proximity to the Allen Avenue L Line light rail station and frequent bus traffic along Colorado Boulevard. Maximum densities are 48 or 60 units per acre depending upon subdistrict and proximity to the rail station. Build-out assumptions are 90 percent based on recognized trends.
- **East Pasadena Specific Plan.** In the East Pasadena Specific Plan, of the 11 subdistricts, nine allow multi-family development and two permit mixed use. Maximum densities are either 32 or 48 units per acre based on subdistrict, or 60 within one-quarter mile of the rail station. Ninety percent capacity of the permitted maximum density has been assumed given experiences particularly with density bonus requests.
- **Fair Oaks/Orange Grove Specific Plan.** This Specific Plan's land use districts mirror the RM-12 and RM-16 residential districts and in the commercial zones, allows only limited multi-family and mixed-use projects at 16 to 40 units per acre. Build-out assumptions are 90 percent based on trends.
- **Lincoln Avenue Specific Plan.** Lincoln Avenue Specific Plan land use districts do not differ from existing zoning districts, allowing residential in the RM-16 and CL zones and mixed use in the CL zone. A recent development application within this Specific Plan area requested a Planned Development (PD) to allow density to exceed the maximum zoning standard (16 units per acre) and instead reflect the higher General Plan assumption. Ninety percent capacity has been assumed since it is unknown if the PD will be approved.
- **North Lake and South Fair Oaks Specific Plans.** In these Specific Plans, standard zoning land use regulations generally apply (with limited prohibitions on residential use within two North Lake subdistricts). Thus, based on trends citywide, a 90 percent capacity has been assumed.

Densities Appropriate for Accommodating Lower-Income Housing

Generally, sites that allow development densities of at least 30 units per acre have been credited toward the lower-income RHNA, as allowed by State law (the "default density"). The California Government Code states that if a local government has adopted density standards consistent with the population based upon criteria set by State law (at least 30 units per acre for Pasadena), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating

the jurisdiction's share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate for accommodating housing for moderate-income households.

Assembly Bill 1397

Consistent with updated Housing Element law (AB 1397) related to the suitability of small and large sites for housing production, the lower-income sites inventory presented in this Appendix is predominately limited to parcels between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing projects from an economic perspective. In the inventory, several sites comprising one or more parcels are less than one-half acre in size. These sites are included because the multiple parcels function as one site, particularly when under common ownership. Small sites (less than 0.5 acres) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Pasadena, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification based on building value to land value ratios. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain officially designated historic buildings are not included.

Several properties are subject to the reuse provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The parcels subject to AB 1397 are identified in the accompanying sites inventory table. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

Accessory Dwelling Units

Accessory dwelling units, or ADUs, as a result of State laws in 2017 and 2019 that facilitated the ability of property owners to construct ADUs, represent a rapidly emerging form of housing and affordable housing in particular. In 2020, Pasadena received 150 ADU applications. The City has projected that 1,245 ADUs will contribute toward meeting the RHNA during the planning period (150 ADUs x 8.3 years of the sixth cycle). In the inventory, the City has assigned ADU production to the income categories consistent with a methodology developed by SCAG and approved by HCD.

Detailed Sites Inventory

Currently Available Sites

The inventory of sites that have appropriate zoning in place largely consists of underutilized properties in the RM-16, RM-32, RM-38, CL, and CG zoning districts, as well as properties within each of the Specific Plans. Pasadena is in the process of updating all seven Specific Plans and creating a new Specific Plan—Lamanda Park—from portions of the current East Colorado and East Pasadena Specific Plans. As part of this effort, the City’s consultant has conducted detailed analysis of the potential for properties to recycle based on economic data and contact with property owners. While the proposed land use regulatory changes for each Specific Plan area have not been considered in this sites analysis for the purpose of projecting capacity, the information has been used to inform the likelihood of a property transitioning from its current use to a future residential or mixed-use development.

Per the Pasadena Land Use Element, each Specific Plan area has a cap on the ultimate development yield, both for residential and nonresidential development. This cap does not include affordable units produced in any manner, except within the Fair Oaks/Orange Grove Specific Plan (based on historic practices of directing affordable housing to the Northwest neighborhood). Also, in any Specific Plan, a developer may petition to convert nonresidential capacity to residential capacity to create additional housing opportunities through adaptive reuse or new construction.

Table C-5 at the end of this Appendix catalogs currently available sites, and Figure C-2 shows the locations.

Vacant and Underutilized Residential Sites

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. On these sites, the residential capacity is two to 13 times the existing development. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for private redevelopment.

The inventory includes 0.4 acres of vacant and 30.4 acres of underutilized properties in the RM-12 zone. As described above, these sites generally allow only two units per lot unless the lot size exceeds 14,400 square feet. All together, RM-12 sites account for 282 units, or only 3.6 percent of the overall sites inventory. Most of these sites are in Northwest Pasadena and represent properties that currently are developed with one single-family home. Given inquiries by several property owners regarding potential redevelopment, these sites have been included. Virtually all of these sites have been included in the above moderate-income RHNA category since densities fall below the default density of 30 units per acre.

Sites zoned RM-16, RM-32, and RM-48 occur citywide. For the inventory, the City has selected sites that currently support one single-family home and generally are larger than one-quarter acre. Properties zoned RM-16, RM-32, and RM-48 have been assigned to the moderate-income RHNA category, although RM-32 and RM-48 could be reassigned if the City requires additional capacity for the lower-income or above moderate-income categories.

Specific Plans

The Specific Plans have been developed for the purpose of creating regulatory provisions that encourage focused residential development in the Central District, Transit-Oriented Villages, and Neighborhood Villages and along major travel corridors. This zoning approach reflects long-established General Plan policy that was confirmed and refined in the 2015 Land Use Element update.

Consistent with this policy direction, development applications since 2015 have been concentrated within the Specific Plan areas. Examples, from among applications and approvals, include:

- 762 N. Fair Oaks Avenue with 70 units, 69 for very low-income households
- 75 W. Walnut Street with 201 units, 20 for low-income households
- 178 S. Euclid Avenue with 40 units, 3 for very low-income households
- 645 E. Union Street with 40 market-rate units
- 263 S. Los Robles Avenue with 95 units, 8 for very low-income households
- 83 N. Lake Avenue with 54 market-rate units
- 3425 E. Foothill Boulevard with 211 units, 21 for very low-income households
- 141 S. Lake Avenue with 89 units, 5 for very low-income households
- 3202 E. Foothill Boulevard with 481 units, 46 for low-income and 23 for moderate-income households

This list, representing only a fraction of units recently built, under construction, or in review, demonstrates the intense interest in developing

Housing Resources

projects of scale in Pasadena and at densities approaching the maximum permitted.

The sites inventory includes properties within Specific Plan areas that, similar to properties that have been redeveloped over the past eight or so years, are characterized by: 1) single-story commercial or industrial buildings that have not had significant investment in many years, 2) parking lots not needed to support demand of associated uses, and 3) retail commercial and office buildings for which property owners have inquired with City Planning staff regarding reuse potential.

Table C-3 summarizes the number of units, by RHNA income category, that can be accommodated by vacant and underutilized sites within and outside of the Specific Plan areas.

Table C-3: Vacant and Underutilized Sites

Areas	Affordability Level			Total
	Lower Incomes (0-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas				
Vacant	--	18	18	36
Underutilized	154	640	476	1,270
<i>Subtotal</i>	<i>154</i>	<i>658</i>	<i>494</i>	<i>1,306</i>
Within Specific Plan Areas				
Central District	1,470	512	0	1,982
East Colorado	154	107	0	261
East Pasadena	777	--	13	790
Fair Oaks/Orange Grove	101	52	4	157
Lamanda Park	133	102	--	235
Lincoln	--	39	--	39
North Lake	171	27	2	200
South Fair Oaks	56	5	--	61
<i>Subtotal</i>	<i>2,862</i>	<i>844</i>	<i>19</i>	<i>3,725</i>
Total	3,016	1,502	513	5,031

Adequacy of the Sites Inventory

Overall, the sites inventory identified in this Appendix totals 10,443 units, 4,872 of which are in the very low- and low-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—the RHNA under existing land use regulations. Table C-4 shows a shortfall of 789 Above Moderate-income units, but those can be addressed with the surplus of site capacity in the Lower- and Moderate-income categories.

Table C-4: RHNA/Sites Inventory Summary

Site Type	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Approved Projects	93	8	154	924	1,179
Proposed Projects	871	36	1,193	774	2,874
Sites Available		3,016	1,502	513	5,031
ADUs		848	26	371	1,245
Total Sites		4,872	2,875	2,582	10,329
2021-2029 RHNA	2,747	1,662	1,565	3,455	9,429
RHNA status (-shortfall/+ surplus)		+463	+1,310	-873	+900

2. Financial Resources

A variety of potential funding sources are available to finance housing activities in Pasadena. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources are often required for affordable housing programs and projects. Of particular note for 2020-2021 is the fact that the COVID-19 pandemic created temporary federal and State funding sources, as described below, to assist households suffering economic impacts affecting their ability to pay rent and mortgages.

Local Resources

Inclusionary Fees. The City of Pasadena's Inclusionary Housing Ordinance provides for in-lieu fee payments for developers opting not to provide required affordable units on site. These funds are used for the production, rehabilitation, and preservation of housing. Fees are charged based on square footage and vary depending upon whether the housing is rental or owner and consists of 10 to 49 or 50+ units. Additionally, the City is divided into subdistricts that determine the fee rate. The in-lieu fees can be substantial depending upon the level of development in any given year. For example, in 2019, in-lieu fee receipts totaled \$2,810,840. In 2020, receipts increased to \$3,994,356.

Housing Successor Funds. With the demise of redevelopment in California in 2012, assets of former redevelopment agencies were in part transferred to so-called successor agencies. The City's Housing Successor and Finance Department manage the Low and Moderate Income Housing Asset Fund (LMIHAF). At the close of fiscal year 2019-2020, the LMIHAF had a balance of \$7,033,181. The monies are used to fund housing development expenditures for lower-income units. For example, LMIHAF funds have enabled construction, in partnership with affordable housing developers, of the Heritage Square "A" 70-unit apartment project for very low-income seniors and will be used for Heritage Square "B", a mixed-use development that includes 70 units for extremely low-income seniors.

City General Fund. The City's General Fund supports staffing of the 80+ member Housing Department, many of whom manage the programs that support housing production and housing services assistance. In fiscal year 2020, the Department was allocated \$1.3M General Fund dollars.

Los Angeles County Measure H Funding. The City receives voter-authorized Measure H funding through the Los Angeles Homeless Services Authority (LAHSA). For fiscal years 2018 and 2019, the City received \$1,326,405 available to be used for: 1) homelessness prevention for individuals, 2) rapid re-housing for single adults, 3) strengthening the coordinated entry system, and 4) enhancing the emergency shelter system. With these funds, the City works with private non-profit organizations to fund the homeless services they offer.

Local Early Action Planning Grant Program (LEAP). The City received funding from the State for planning activities that accelerate housing production. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare their sixth cycle housing elements.

Southern California Home Financing Authority (SCHFA). This is not a City funding source but a joint powers authority that issues tax-exempt bonds to fund mortgages for low- and moderate-income first-time homebuyers.

State Resources

Low Income Housing Tax Credits. Low Income Housing Tax Credits (LIHTC) are an important source of funding production of affordable housing. Additionally, the State of California sets aside a dedicated pool of tax credit funds for self-designated at-risk projects. Pasadena developers have used LIHTCs to build a wide range of affordable housing projects. LIHTCs have also been used to preserve at-risk affordable rental housing units.

Homeless Emergency Aid Program (HEAP). This one-time block grant program was created in 2018 to address the homelessness crisis. The City has received \$1,428,226 in funding, which has been spread over several fiscal years.

California Emergency Solutions and Housing (CESH) Fund. The City has received \$720,214 in funding beginning in 2020, with funds to be allocated to programs over three years. These funds are used for activities to assist persons experiencing or at risk of becoming homeless.

Other State Programs. The State offers many other housing-related funding programs available to the City and developers; during the COVID-19 pandemic, rent relief programs were available. In the summer of 2021, Governor Gavin Newsom authorized the \$12B *California Comeback Plan*, a three-pronged effort to end/prevent homelessness, provide mental health services, and assist cities financially in their efforts to keep parks and streets safe. Other available programs include:

- Cap and Trade Affordable Housing Sustainable Communities Fund
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Federal Resources

HOME Funds. Pasadena is an entitlement jurisdiction and receives HOME Partnership Program funds directly from HUD. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Between fiscal years 2011 and 2014, funds declined dramatically. The federal government increased funds slightly in 2019 and 2020, but they still fall short of the 2011 high. Funds in 2020 totaled \$735,000. The City has actively used these financial resources for preservation of affordable housing.

Housing Vouchers. This federal housing program provides rent subsidies to very low-income households with a housing cost burden or who are at risk of becoming homeless or displaced. The federal government provides approximately \$15 million annually to the Pasadena Housing Department to administer its housing voucher program.

Community Development Block Grants. The federal government provides CDBG funds for community development and housing activities that benefit low- and moderate-income persons, aid in the prevention or elimination of blight, and meet other urgent needs. Eligible activities include property acquisition, rehabilitation, affordable housing preservation, economic development, code enforcement, public facilities, and services. As with HOME funds, deep cuts in federal allocations have reduced CDBG funds. Since 2018, the City has not offered capital funding to non-profit organizations using CDBG funds due to the City's obligation to repay a Section 108 loan for the Robinson Park renovation project.

Other Federal Programs. The federal Department of Housing and Urban Development and other agencies offer multiple programs (with extensive application and reporting requirements) available to Pasadena. The City regularly participates in the Supportive Housing Program and Emergency Shelter Grant program and receives HOPWA funds (Housing Opportunities for Persons with AIDS).

Private Resources

Private charitable organizations such as the United Way and Melville Charitable Trust sponsor programs to help make housing more affordable and assist unhoused individuals and families.

3. Administrative Resources

Work of the Housing Department

The City of Pasadena Housing Department represents the primary agency charged with implementing housing policy directives established by the City Council. The department, as its mission statement declares, is “dedicated to providing affordable housing and community development opportunities for low- and moderate-income persons and employment resources to enhance and strengthen our community.” This commitment is evidenced in the many programs the department administers: Section 8 vouchers, emergency rental assistance, tenant protections, homeowner improvement services through the MASH (Municipal Assistance, Solutions, and Hiring) program, services for people experiencing homelessness, funding support to non-profit housing developers, and inclusionary housing requirements, among others. With more than 3,775 affordable units in the City and 972 more in the development pipeline as of early 2021, the Housing Department has a significant responsibility to ensure existing affordable units remain so and new units continue to fill demand.

For fiscal year 2021, the Department had a budget of \$37.5M and staffing of 87.7 full-time equivalent employees.

Housing Rights Center

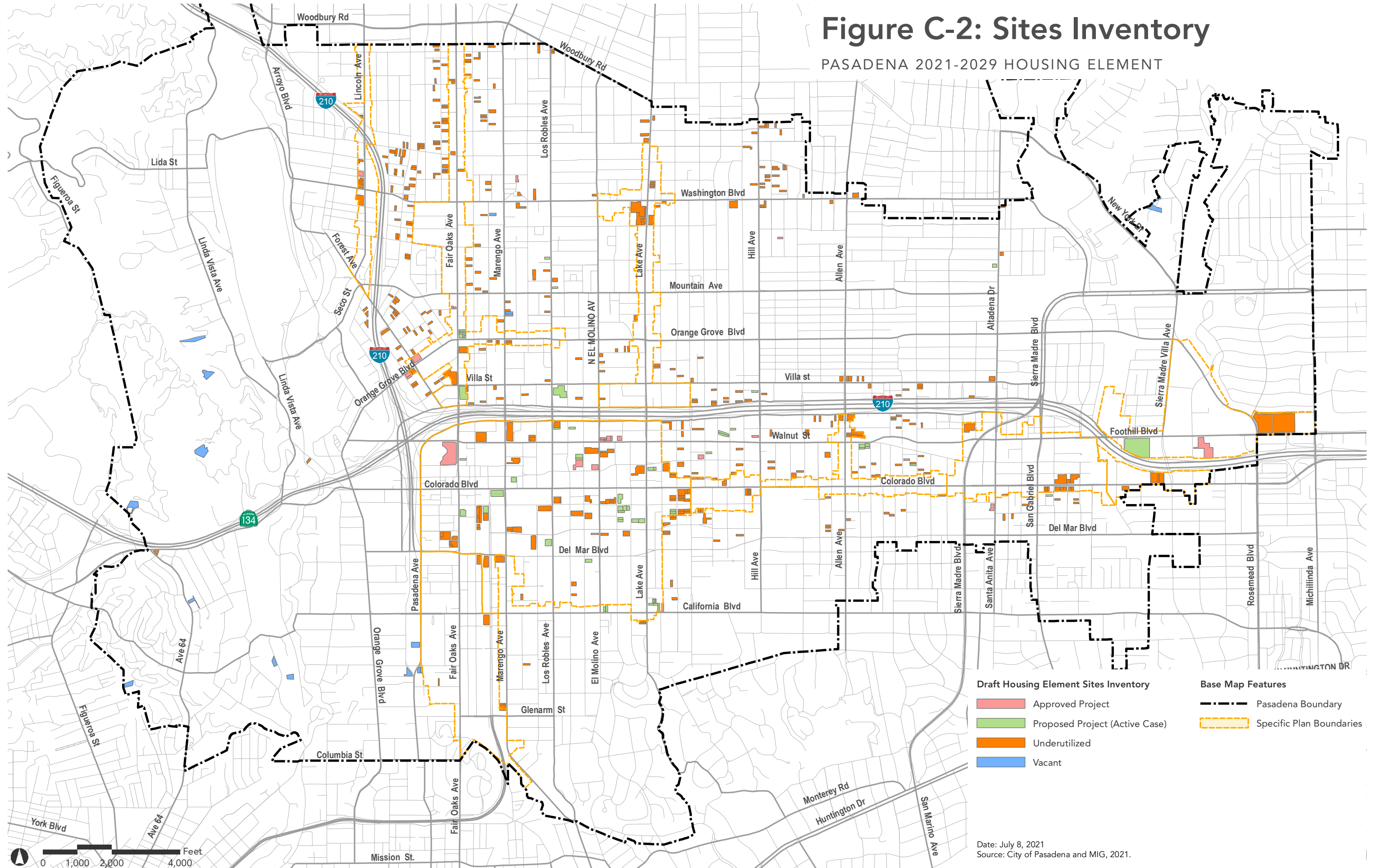
The City contracts with the Housing Rights Center to provide information to the public about housing discrimination and landlord/tenant rights and responsibilities.

Housing Resources

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Figure C-2: Sites Inventory

PASADENA 2021-2029 HOUSING ELEMENT



Housing Resources

APN	Address	General Plan	Zoning	Specific Plan	Acres	Units			
						Lower	Moderate	Above Moderate	Total
5720012-003	621 S ARROYO PKWY	HMU	CD6	South Fair Oaks	1.12	32	0	0	32
5722009-030	300 S RAYMOND AVE	HMU	CD1	South Fair Oaks	0.83	24	0	0	24
5719025-012	93 HURLBUT ST	MMU	RM32	South Fair Oaks	0.17	0	5	0	5
5848029-001	1424 N LAKE AVE	MMU	CLSP-1b	North Lake	0.17	0	5	0	5
5848029-021	1416 N LAKE AVE	MMU	CLSP-1b	North Lake	0.16	0	5	0	5
5730028-058	1329 N LAKE AVE	MMU	CLSP-1b	North Lake	2.98	86	0	0	86
5730028-059	1285 N LAKE AVE	MMU	CLSP-1b	North Lake	1.43	41	0	0	41
5730028-061	1247 N LAKE AVE	MMU	CLSP-1b	North Lake	0.31	9	0	0	9
5730028-060	1245 N LAKE AVE	MMU	CLSP-1b	North Lake	0.18	5	0	0	5
5740001-025	1260 N LAKE AVE	MMU	CLSP-1b	North Lake	1.03	30	0	0	30
5731020-055	410 N EL MOLINO AVE	HDR	RM48	North Lake	0.18	0	8	0	8
5848029-004	1406 N LAKE AVE	MMU	CLSP-1b	North Lake	0.18	0	5	0	5
5848029-005	1400 N LAKE AVE	MMU	CLSP-1b	North Lake	0.15	0	4	0	4
5740002-001	960 E WASHINGTON BLVD	MDR	RM16	North Lake	0.17	0	0	2	2
5825018-045	1723 LINCOLN AVE	MDR	LASPRM-16	Lincoln	0.11	0	2	0	2
5825018-044	1731 LINCOLN AVE	MDR	LASPRM-16	Lincoln	0.08	0	1	0	1
5727010-002	1385 LINCOLN AVE	MMU	LASPL	Lincoln	0.42	0	6	0	6
5727010-003	1399 LINCOLN AVE	MMU	LASPL	Lincoln	0.22	0	3	0	3
5727010-004	1405 LINCOLN AVE	MMU	LASPL	Lincoln	0.22	0	3	0	3
5727011-005	1493 LINCOLN AVE	MMU	LASPL	Lincoln	0.15	0	2	0	2
5727011-006	456 DEL MONTE ST	MMU	LASPL	Lincoln	0.14	0	2	0	2
5727009-010	1313 LINCOLN AVE	MMU	LASPL	Lincoln	1.26	0	18	0	18
5727010-005	1417 LINCOLN AVE	MMU	LASPL	Lincoln	0.13	0	2	0	2
5748007-020	2863 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	1.06	46	0	0	46
5746021-800	271 CARMELO AVE	LC	CL	Lamanda Park	1.54	44	0	0	44
5748007-026	2801 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	1.78	43	0	0	43
5748014-049	2800 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.47	0	20	0	20
5748014-035	2818 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.30	0	13	0	13
5748007-022	2855 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.29	0	12	0	12
5748014-001	2830 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.25	0	11	0	11
5748015-006	2870 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.22	0	10	0	10
5748015-033	2860 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.23	0	10	0	10
5748013-003	2754 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.17	0	7	0	7
5748013-004	2744 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.17	0	7	0	7
5748013-005	2738 E COLORADO BLVD	LMU	ECSPCG-5	Lamanda Park	0.17	0	7	0	7
5748011-052	33 S VIRGINIA AVE	LMU	RM32	Lamanda Park	0.18	0	5	0	5
5726010-017	700 N ORANGE GROVE BLVD	LMU	FGSPC-3D	Fair Oaks/Orange Grove	0.43	0	12	0	12
5836020-027	1909 N FAIR OAKS AVE	LMU	FGSPCL-1B	Fair Oaks/Orange Grove	0.20	0	3	0	3
5836020-014	1895 N FAIR OAKS AVE	LMU	FGSPCL-1B	Fair Oaks/Orange Grove	0.17	0	2	0	2
5726002-011	25 YALE ST	LMU	FGSPC-3A	Fair Oaks/Orange Grove	0.09	0	0	4	4
5725002-913	710 N FAIR OAKS AVE	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.29	22	13	7	42
5725002-903	730 N FAIR OAKS AVE	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.18	0	12	0	12
5725002-904	740 N FAIR OAKS AVE	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.18	0	12	0	12
5725002-914	722 N FAIR OAKS AVE	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.21	0	12	0	12
5725002-912	19 E ORANGE GROVE BLVD	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.16	0	10	0	10
5725002-911	25 E ORANGE GROVE BLVD	MMU	FGSPC-3A	Fair Oaks/Orange Grove	0.09	0	6	0	6
5725003-058	444 N FAIR OAKS AVE			Fair Oaks/Orange Grove	1.86	206	0	0	206
5726015-905	489 N FAIR OAKS AVE	MMU	FGSPC-3B	Fair Oaks/Orange Grove	2.19	63	0	0	63
5725004-028	640 N FAIR OAKS AVE	MMU	FGSPC-3A	Fair Oaks/Orange Grove	1.06	38	0	0	38
5725019-005	674 N MARENGO AVE	LMMU	FGSPC-3D	Fair Oaks/Orange Grove	0.27	0	8	0	8
5725019-027	230 E ORANGE GROVE BLVD	LMMU	FGSPC-3D	Fair Oaks/Orange Grove	0.19	0	6	0	6
5725014-009	140 E ORANGE GROVE BLVD	LMMU	FGSPC-3D	Fair Oaks/Orange Grove	0.18	0	5	0	5
5725014-015	186 E ORANGE GROVE BLVD	LMMU	FGSPC-3D	Fair Oaks/Orange Grove	0.13	0	4	0	4
5725014-035	176 E ORANGE GROVE BLVD	LMMU	FGSPC-3D	Fair Oaks/Orange Grove	0.13	0	4	0	4
5728011-008	1486 N FAIR OAKS AVE	LMU	FGSPRM-16	Fair Oaks/Orange Grove	0.28	0	4	0	4
5836024-027	1569 N FAIR OAKS AVE	LMU	FGSPCL-1B	Fair Oaks/Orange Grove	0.29	0	4	0	4
5752023-039	3202 E FOOTHILL BLVD	MMU	PD36	East Pasadena	8.33	58	0	492	550
5757024-023	3801 E FOOTHILL BLVD	LMU	EPSPd3-CG-E	East Pasadena	8.28	358	0	0	358
5757023-010	3701 E FOOTHILL BLVD	LMU	EPSPd3-CG-E	East Pasadena	6.21	268	0	0	268
5754004-031	3299 E COLORADO BLVD	MMU	ECSPCG-6	East Pasadena	1.39	75	0	0	75
5754003-029	3321 E COLORADO BLVD	MMU	ECSPCG-6	East Pasadena	0.86	46	0	0	46
5754014-024	3120 E COLORADO BLVD	MMU	ECSPCG-6	East Pasadena	0.55	30	0	0	30
5754003-046	3311 E COLORADO BLVD	MMU	ECSPCG-6	East Pasadena	0.25	0	0	13	13
5736001-001	1336 E COLORADO BLVD	MMU	PD35	East Pasadena	0.28	0	18	0	18
5736001-004	1350 E COLORADO BLVD	MMU	PD35	East Pasadena	0.17	0	11	0	11
5736001-002	1346 E COLORADO BLVD	MMU	PD35	East Pasadena	0.13	0	8	0	8
5736001-003	1348 E COLORADO BLVD	MMU	PD35	East Pasadena	0.13	0	8	0	8
5738012-006	36 N WILSON AVE	MMU	RM48	East Pasadena	0.23	0	10	0	10

Housing Resources

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Appendix D: Evaluation of Progress toward Implementing the 2014-2021 Housing Element

This Appendix D analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goals
- The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides information regarding the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in **Pasadena**. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>PROGRAM #1: CODE ENFORCEMENT</p> <p>Code enforcement is an important tool to maintain the quality of property values in neighborhoods and commercial areas, and to protect the health, safety, and welfare of residents. To achieve these goals, the City has several code enforcement functions, described below.</p> <p>Code Compliance. Code compliance is a means to ensure that the quality of the City’s commercial and residential neighborhoods is maintained. Code compliance staff enforces state and local regulations governing exterior building conditions, property maintenance, and interior conditions. Code compliance staff also works with neighborhood groups to address common concerns. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants for</p>	<p>1.1: The Code Compliance Division reorganized Officer assigned areas to maximize field inspection times. The Division modified its enforcement process in an effort to achieve faster abatement.</p> <p>The Housing Inspections Section, which is responsible for Occupancy Inspection Program (OIP) and Quadrennial Program (QP), was reorganized to form part of the Code Compliance Division (previously in Building & Safety). This change resulted in improved coordination between Property Maintenance and Zoning enforcement, as this section's follow-up is often required for outstanding violations that have resulted from the OIP and QP programs.</p> <p>The Code Compliance Division opened 2,154 code compliance cases and via the Quadrennial Inspection Program, inspected 5,151 multi-family units for</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>assistance in resolving code violations and making repairs.</p> <p>Emergency Enforcement. The Prosecutor’s Office oversees an interdepartmental effort called City Resources Against Substandard Housing (CRASH). The CRASH team includes representatives from Health, Fire, Building, Humane Society, Police, and Code Enforcement. The CRASH team works to correct substandard buildings, eliminate blight, identify solutions to neighborhood crime, and provide emergency response and abatement for the worst properties. The program also encompasses an education component to train property owners in prevention of illegal activity.</p> <p>Municipal Assistance, Solutions and Hiring. The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.</p> <p>Objectives</p> <p>1.1: Continue program implementation; reallocate resources to maximize achievement of code compliance goals.</p> <p>1.2: Work with health department officials to coordinate efforts responding to health and safety concerns.</p>	<p>compliance with City’s housing code requirements in 2019.</p> <p>1.2: The Public Health Department is a member of the City’s C.R.A.S.H. task force (chaired by Code Compliance Manager) and works collaboratively to abate code compliance cases with issues that overlap across various jurisdictions; this includes joint site visits and coordinated abatement plans. In addition, Health and Code Compliance staff regularly reassign complaints via Pasadena Citizen Service Center for appropriate follow-up.</p> <p><i>Continued Appropriateness:</i> Code enforcement is an important part of compliance to local, State, and federal codes and standards and education in maintaining properties for adequate housing and occupation. This program will be continued in the 2021 Housing Element.</p>
<p>PROGRAM #2: NORTHWEST PASADENA</p> <p>The City of Pasadena has long directed enhanced efforts at improving the Northwest Community Plan Area. Through community building efforts, enhanced community participation, and other efforts, the City continues to make substantial investments in this area. Ongoing efforts are as follows.</p> <p>Community Building. Pasadena supports for-profit, nonprofit, and faith based organizations that are committed to implementing community building efforts in the Northwest Community Plan Area. These include, but are not limited to: Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.</p>	<p>2.1: With the modification of the CDBG program funding parameters, the Northwest Commission (which is staffed by the Northwest Programs office) reviews set-aside projects for City Facilities only. Also, the Northwest Fund account was discontinued in 2015.</p> <p>2.2: Northwest Commission continued to address community concerns which include review of development activities and capital improvement projects, rehabilitation programs, Northwest Community work plan, and public outreach in the Northwest community.</p> <p><i>Continued Appropriateness:</i> These programs provide an opportunity for targeted input and feedback from the community and should be maintained. This program will be continued in the 2021 Housing Element, with modifications to reflect lack of funding sources.</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Northwest Programs. The Northwest Programs Office at City Hall also coordinates many projects within the Northwest Community Plan Area. Working in conjunction with the Northwest Commission, these include preparation of the Lincoln Avenue Specific Plan, monitoring of capital improvement projects, input into the Heritage Square project, improvements to Robinson Park, police department activities to address neighborhood safety, discussions regarding the potential 710 freeway extension, and ongoing liaison activities with neighborhoods associations.</p> <p>Northwest Commission. The Northwest Commission is tasked with advising the City Council on community issues affecting residents and business within the Northwest Community Plan Area. Since the dissolution of several redevelopment project areas in 2012, the City Council approved changes to the Northwest Commission. The Northwest Commission now is responsible for fostering business retention, expansion, and relocation to generate new development and employment opportunities.</p> <p>Objectives</p> <p>2.1: Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.</p> <p>2.2: Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.</p>	
<p>PROGRAM #3: HOUSING INSPECTION</p> <p>The City of Pasadena maintains three housing inspection activities that are essential to maintaining the quality, health, safety, and livability of residential structures within the community. Described below, these include the occupancy, quadrennial, and lead-based paint inspection programs.</p> <p>Occupancy Inspection. This inspection is designed to ensure the quality and maintenance of single-family homes, duplexes, and condominiums. Whenever a change in occupancy of an eligible unit occurs, the property is inspected for compliance with City codes. Typical items inspected include electrical, plumbing, heating, structural conditions, and health and safety items. If a housing code violation is found, the property owner is notified of the violations and given a reasonable time to correct them. Upon correction of the violations, a certificate of inspection is issued.</p>	<p>3.1: The Code Compliance Division continues to implement the Presale Certification Program and the Quadrennial Inspection Program. Prior to the close of escrow for the sale of a single-family house, condominium, townhouse or duplex, the owner is responsible for obtaining a Presale Certificate of Completion or a Presale Certificate of Inspection. The intent of the program is to improve the safety of residential properties by addressing major life and safety code violations. Properties meeting eligibility requirements for a Presale Certificate of Completion are eligible for self-certification.</p> <p>Properties not eligible for a Presale Certificate of Completion require a Presale Certificate of Inspection. The City has implemented an online system for self-certification.</p> <p>https://www.cityofpasadena.net/planning/code-compliance/presale-program/</p> <p>In addition, all rental properties containing three or more units are subject to the Quadrennial Inspection</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Quadrennial Inspection. This inspection is designed to ensure that apartments are decent, safe, and well maintained. All rental properties with three or more units are inspected at least once every four years. Typical items inspected include the same as an occupancy inspection. Property owners are notified if code violations exist and, upon remedy, are issued a certificate of compliance. This program continues to be an effective way to identify code violations as they occur, before they affect the condition of the building and quality of life experienced by tenants.</p> <p>Lead-Based Paint Hazards. The City Public Health Department has a Childhood Lead Poisoning Prevention Program that is designed to prevent lead exposure and, when exposure occurs, to care for children with lead poisoning. Public health nurses provide case management for children and their families affected by lead poisoning. Environmental health specialists work with nurses to identify lead sources, provide advice on lead-safe painting and remodeling, enforce City ordinances for lead reduction, and provide information and assistance to care providers of children.</p> <p>Objectives</p> <p>3.1: Continue implementation of housing inspection programs.</p> <p>3.2: Continue to educate the community about health and safety hazards.</p> <p>3.3: Cross-train inspectors to identify and address health and safety hazards.</p>	<p>Program and are inspected once every four years. After inspection, property owners are notified of any existing code violations and given a reasonable time for their correction. Upon correction of all violations, a Certificate of Occupancy is issued for the rental properties. This program has been effective in identifying multi-family properties that suffer from neglected maintenance and has contributed significantly to the improvement of the City's rental housing stock.</p> <p>3.2: 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.</p> <p>3.3: The City's Building and Safety, Fire, and Public Health Department staff continued to collaborate among departments to address health and safety hazards as the situation rises. The City also utilizes the CRASH team as part of the Code Compliance division to address health and safety hazards.</p> <p><i>Continued Appropriateness:</i> <i>It is important to ensure structures remain in compliance with local, State, and federal standards and are adequate for human occupancy. This program will be continued in the 2021 Housing Element.</i></p>
<p>PROGRAM #4: HOUSING REHABILITATION</p> <p>Pasadena's housing is generally older than other communities. Because of its age, maintaining housing in good condition is a critical priority in Pasadena. Described below, the City offers three programs to encourage the maintenance, repair, and improvement of rental and ownership housing.</p> <p>Municipal Assistance, Solutions and Hiring. The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.</p> <p>Single-family Rehabilitation Loan. The City is currently working with Neighborhood Housing Services of Los Angeles County to provide services. This program includes a single-family rehabilitation loan program,</p>	<p>4.1: From 2014-2020, 54 homes were assisted under the MASH home rehabilitation program. MASH experienced a decrease in staff and a hold on funding that impacted the number of houses that could be completed.</p> <p>4.2: From 2014 to 2019, 16 projects were approved and completed. The City will also continue to administer the Under One Room Program, which assists low-income homeowners (e.g., home repairs, low-cost rehabilitation loans, solar grid installation, energy rebates).</p> <p>Neighborhood Housing Services of LA County was selected as the administrator for the HOME single-family rehabilitation program. The program is being marketed to identify projects.</p> <p>4.3: One project, 268 Waverly Drive, involved the City purchase and rehabilitation of a Caltrans-owned single-family residence and construction of an ADU for City operation of rental Rapid Re-Housing. One owner-occupied home rehabilitation was completed at 84 Manzanita Avenue in 2020.</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. These programs are offered citywide, although many of the activities are targeted for residents in the Northwest Community Plan area.</p> <p>Acquisition/Rehabilitation. Pasadena implements multi-family housing acquisition and rehabilitation efforts as opportunities arise. However, initiation of a more strategic, proactive program can help fill a needed gap, serve to both upgrade older apartment properties and stabilize rents, and enhance City efforts to improve distressed neighborhoods. While Pasadena provides funding on a project-by-project basis, guidelines for a comprehensive program should be established.</p> <p>Objectives</p> <p>4.1: Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period.</p> <p>4.2: Monitor new contract to administer the single-family home rehabilitation program on behalf of the City.</p> <p>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 source.</p>	<p>Three owner-occupied home rehabilitation projects were completed by the interdepartmental Under One Roof program between 2014 and 2020: 840 Manzanita Avenue, 3570 Cartwright Avenue, and 760 Elmira Street.</p> <p>Between 2014-2020, no in-lieu fees were used to support any acquisition/rehab projects. However, the City used HOME funds to support a nonprofit housing developer’s acquisition/rehab and preservation of a 44-unit housing project (The Groves). The City Council is considering a staff recommendation to commit Inclusionary In-Lieu Fees to assist the acquisition/rehab of a five-unit apartment property by nonprofit developer Heritage Housing Partners.</p> <p>Program guidelines for a comprehensive acquisition/rehabilitation program were not established due to lack of a stable funding source. However, policies were adopted by the City Council in September 2019 for the acquisition and management of residential properties for the purpose of City ownership/operation as affordable rental housing.</p> <p>Lack of a permanent source of funds limit the ability of the City to compete with market rate investors to acquire residential buildings.</p> <p><i>Continued Appropriateness: Programs are important to homeowner maintenance, education, and to ensure that affordable housing opportunities are available and will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #5: HISTORIC PRESERVATION</p> <p>The City’s historic preservation program promotes the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures, neighborhoods, and other landmarks. With respect to housing, key activities directed at historic preservation objects are as follows.</p> <p>Historic Ordinance and Design Guidelines. The Historic Preservation Ordinance implements the goals, policies, and programs of the General Plan and establishes the review authority of the Historic Preservation Commission and Design Commission. City codes require that properties within historic districts and individually designated historic properties be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide the review of historic properties.</p>	<p>5.1: In 2019, the City designated one landmark district, Arden Road. It also issued 23 Mills Act contracts.</p> <p>Each year, the City reviews dozens of cases of exterior alterations, additions, and rehabilitation of structures in City’s historic landmark districts and National Register districts. In addition, from 2014 to 2019, the City designated 11 landmark districts, processed designation of 30 landmark properties or monuments and executed 87 Mills Act contracts.</p> <p>5.2: In March 2021, the City adopted changes to the Historic Preservation Ordinance. Details of the City’s historic preservation programs, which promote the identification, evaluation, rehabilitation, adaptive reuse, and restoration of historic structures, are advertised on the City’s website. Key revisions included in the 2021 update are:</p>

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<p>Historic Preservation Incentives. The City offers incentives to promote the preservation of historic sites and structures. City incentives include: reduction of building permit fees and construction tax, waiver of covered parking requirements in single-family landmark districts, modified City of Gardens standards, and variances for both adaptive reuse and relocation. The City’s Mills Act program also allows owners of designated historic properties to reduce their property taxes in exchange for a contract with the City to maintain the property’s historic character.</p> <p>Home Acquisition, Rehabilitation, and Adaptive Reuse. The City provides funding to acquire and rehabilitate historic homes and convert nonresidential uses to residential uses. Properties are targeted that contribute to neighborhood distress—abandoned, foreclosed, and dilapidated houses—which are acquired and rehabilitated using sound preservation principles and practices. Properties are sold to low and moderate income first-time homebuyers at below-market prices. This program continues to be implemented as funding is available.</p> <p>Objectives</p> <p>5.1: Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.</p> <p>5.2: Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.</p>	<p>The regulations now apply to all buildings 45 years of age or older. For undesignated historic resources, a Certificate of Appropriateness is required for demolitions and major projects (as defined in the ordinance).</p> <p><i>Continued Appropriateness:</i> <i>Historic preservation should not be an obstacle for housing; providing an incentive program ensures the protection of residential structures from demolition, redevelopment, and up-zoning. Historic preservation is important to the culture and identity of the City and will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #6: HOUSING DESIGN</p> <p>As an urbanized city with carefully designed neighborhoods, Pasadena implements design review of proposed projects to ensure that new development is of exemplary quality and is sensitively integrated into the surrounding neighborhood context. Three key requirements are:</p> <p>Design Review. Pasadena requires excellence in architectural design that complements the scale and character of the City. Citywide design principles set the foundation, and City residential design guidelines provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans. To expedite the process, developers may request a Consolidated Review, which combines concept and final design reviews into one step, thus reducing the time required.</p>	<p>6.1: Design review was implemented by staff and Design Commission to ensure high-quality design. There were 414 cases of Concept or Consolidated Design Review completed between 2014 and 2020.</p> <p>6.2: The City continues to implement the City of Gardens standards on applicable residential development proposals. A total of 23 City of Gardens projects were reviewed between 2014 and 2020. Additionally, the City issued building permits for approximately 10 to 25 multi-family housing projects each year.</p> <p><i>Continued Appropriateness:</i> <i>It remains important to maintain design consistency with existing residential development and preserve community historic character. This program will be continued in the 2021-2029 Housing Element.</i></p>

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<p>City of Gardens Standards. The City of Gardens Standards applies to multi-family projects within RM districts, certain specific plan areas, and the CL and CO commercial districts. Garden standards are an innovative set of zoning regulations aimed at creating more livable multi-family housing projects, encouraging designs that typify the garden character of earlier apartments and bungalow courts in Pasadena. These standards are also an integral way of encouraging the production of multi-family apartments and condominium projects of lasting quality.</p> <p>Historic Review. Because of the age, history, and rich fabric of Pasadena, many structures contain valuable and historic architectural features. Pasadena municipal codes require that properties within historic districts and individually designated historic properties must be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide historic review. City staff carefully reviews such structures to ensure that historic features are preserved.</p> <p>Objectives</p> <p>6.1: Continue to implement design review to ensure maintenance of Pasadena’s architectural character and quality of the built environment.</p> <p>6.2: Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.</p>	
<p>PROGRAM #7: HOUSING SITES</p> <p>Historically, Pasadena’s general plan, as part of its guiding principles, has explicitly directed new residential development into seven specific plan areas. This strategy is intended to allow for continuation growth and development, while reducing traffic congestion, improving air quality, providing housing, and stimulating economic development. The 1994 Land Use Element allowed for the net development of 11,000 units, of which 8,711 units were directed to specific plan areas (and 5,095 alone to the Central District). The 2004 update to the Land Use Element affirmed the direction of the 1994 Plan. Since then, the City has seen significant levels of development in the Central District. In 2009, the City began an update of the general plan, working with the community through an award-winning program of participative planning. The general plan update focuses growth into neighborhood villages, transit villages, and within the Central District and specific plans areas.</p>	<p>7.1: The updated Land Use and Circulation Elements were adopted in August 2015.</p> <p>7.2: In 2021, the City is updating all existing Specific Plans to implement the new General Plan. The Specific Plan updates include extensive community engagement and analysis. The Specific Plans are scheduled to be adopted in 2021 and 2022.</p> <p><i>Continued Appropriateness:</i> <i>Linking long range planning with clear implementation through zoning and specific planning is critical to a clear development process. This program will be continued in the 2021-2029 Housing Element but updated to reflect remaining long-range planning initiatives and additional zoning implementation measures.</i></p>

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<p>In April 2013, the City Council directed staff to begin preparation of the EIR. The EIR will review the impact of net development of 9,955 housing units, of which 8,245 will be in specific plan areas (4,885 alone in the Central District). Affordable housing units will continue to be exempt from the City's development caps. Key sites in the housing element include the Lincoln Properties (Parsons site), which could accommodate hundreds of new housing units. The City of Pasadena has a regional housing needs assessment of 1,332 units. The affordability breakdown of the 2014–2021 RHNA is 340 very low units, 207 low income units, 224 moderate income units, and 561 above moderate income units. These housing planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, the City has adequate sites to accommodate the full RHNA and its income levels. The proposed general plan and mitigation in the program EIR ensures that sites are developable as envisioned in the Land Use and Mobility Plan within the housing element planning period.</p> <p>Objectives</p> <p>7.1: Adopt the general plan and increase the development caps, including in the Central District, and implement mitigation in the EIR.</p> <p>7.2: Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014–2021 RHNA.</p>	
<p>PROGRAM #8: MIXED USE/TOD STRATEGY</p> <p>Pasadena housing growth strategy relies predominantly on mixed-use and transit-oriented development that is focused into specific plan areas, transit villages, and neighborhood villages. To implement land use plan, the City has a mixed use/transit oriented development strategy described below.</p> <p>Mixed Use Development. Mixed use is an important strategy in the Pasadena General Plan to increase housing choices (including affordable housing), concentrate higher density projects in specific plan areas, support economic activity, and improve the walkability of an area. Mixed-use projects are a combination of commercial and residential uses in the same structure. To achieve these benefits, the City has codified zoning standards that facilitate and encourage mixed-use projects—such as reducing the project area required for open space, providing flexibility in meeting that requirement, and allowing a greater building envelope.</p> <p>Transit Oriented Development. Transit-oriented development is a concept that closely coordinates land</p>	<p>8.1: The City continued implementation of mixed-use incentives.</p> <p>8.2: The City continued to implement the TOD Ordinance, which specifies standards and land uses for properties located within 1/4 mile of a transit station. In addition, an amendment to the TOD Ordinance was approved by the City Council in 2016.</p> <p>New projects constructed in response to the TOD Ordinance includes projects near the Allen Street and Sierra Madre Villa stations.</p> <p>8.3: The Specific Plan areas include the City's mixed-use and TOD areas. The City is currently working on updating all existing Specific Plans to implement the 2015 General Plan. Extensive community input is informing the Specific Plan updates, which are scheduled to conclude in 2021 and 2022.</p> <p><i>Continued Appropriateness:</i> <i>The new Specific Plans and updated TOD Ordinance will continue to provide incentives for TOD projects. As the plans are expected to be adopted during this planning</i></p>

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<p>use and mobility planning, making it more convenient to travel throughout the community by transit and foot. Pasadena has always embraced TOD planning; the City boasts a modern light rail and has established TOD districts throughout the City. In 2005, the City adopted TOD standards to encourage projects within a quarter-mile radius of a light rail station and the greater Central District. This has resulted in numerous residential and mixed use projects, including the Westgate, Del Mar Station, Holly Street, and Stuart Apartments.</p> <p>Pasadena’s mixed use and transit oriented strategy has resulted in the recycling of virtually every land use and the construction of thousands of new units. It remains a cornerstone of the City housing and land use strategy.</p> <p>Objectives</p> <p>8.1: Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis.</p> <p>8.2: Continue land use, housing, and mobility strategy of encouraging transit oriented developments around Gold Line stations.</p> <p>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.</p>	<p><i>period and the TOD Ordinance will remain in place, the program will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #9: RESOURCE CONSERVATION</p> <p>Pasadena continues to be an industry leadership in encouraging sustainable development in a manner that reduces energy conservation, protects the environment, and facilitates the production of affordable housing. The City’s efforts include building codes, development incentives, and services below.</p> <p>Building Codes. Pasadena implements the California Green Building Standards Code (CalGreen) to promote sustainable building design and construction practices in the community. Although CalGreen’s mandatory provisions apply only to new construction and rehabilitation, the City extends these requirements to additions and alterations. Additional requirements, as permitted under state law, also apply to the residential and mixed use developments in Pasadena.</p> <p>Solar Incentives. Pasadena Solar Initiative (PSI) promotes the expansion of renewable solar power use in the community. Through rebates, additional incentives and education, the PSI aims to facilitate the generation of 14 megawatts of solar power by 2017. Through these incentives, the City has already facilitated the installation of 380 solar units in residential structures in Pasadena.</p>	<p>9.1: The City's Building and Safety Division regularly reviews plans pursuant to CalGreen requirements.</p> <p>9.2: The City's Water and Power Department continues to implement the City's solar initiative through rebates and additional incentives and education.</p> <p>9.3: Written policies and programs to prioritize water and sewer service allocations were completed in 2015. The City's Department of Water and Power confirmed that the City Council Resolution #8621 complies with the State law.</p> <p><i>Continued Appropriateness: This program ensures adequate infrastructure to support existing and future housing development and helps support the City’s Climate Action Plan. The program will be continued in the 2021-2029 Housing Element, with modifications to align with the Climate Action Plan.</i></p>

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<p>Combined with other installations, Pasadena is 25% toward its goal by 2017.</p> <p>Water and Sewer Services. The housing element determined that there are adequate supplies of water supply, sewer capacity, and conveyance infrastructure in place to accommodate the 2014–2021 RHNA. However, in accordance with state law, the City is required to adopt written policies and procedures that grant priority for service allocations to proposed projects that include low income housing. This action was proposed in the 2008 housing element but needs to be completed.</p> <p>Objectives</p> <p>9.1: Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.</p> <p>9.2: Continue to implement the City’s solar initiative to help reach targets for nonrenewable energy production by 2017.</p> <p>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.</p>	
<p>PROGRAM #10: INCLUSIONARY HOUSING</p> <p>The City’s Inclusionary Housing Ordinance (IHO) requires that residential and mixed-use projects of 10 or more units dedicate 20% of the units as affordable to low and moderate income households. Ownership projects can fulfill the requirement with all moderate income units, whereas at least 10% of the required inclusionary units in rental projects must be set aside for low income (80% MFI) households. As an alternative to constructing the inclusionary units, a developer may choose one of three options: 1) construct the required units on another site, 2) donate another site for a portion or total number of units, or 3) pay a fee in lieu of building the units.</p> <p>However, the 2009 case, Palmer/Fifth Street Properties v. City of Los Angeles, held that the Costa Hawkins Act does not permit the City to require affordable units in new rental housing unless it has provided incentives to the developer, and the developer has agreed by contract to provide the affordable units. In 2013, the Governor also vetoed state legislation proposed to give cities the authority to continue inclusionary housing programs. AB 1505 the “Palmer Fix” was adopted and fixed this problem. In light of these and other changes, the City may consider amendments to realign its program: Greater flexibility in the existing inclusionary option that allows the provision of off-site affordable units. A Citywide expenditure policy for IHTF that is closely tied to the City’s housing needs, tenure, and diversity goals.</p>	<p>10.1: The City’s inclusionary housing ordinance continues to be very effective. From 2014 to 2020, 432 inclusionary affordable units have been added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid In-Lieu Fees have been added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or were issued occupancy permits.</p> <p>Six projects totaling 272 affordable units were supported with in-lieu fees between 2014-2020.</p> <p>Since adoption of the Inclusionary ordinance in 2001, 36 projects have been completed, of which 22 utilized a density bonus.</p> <p>10.2: The City updated the Inclusionary Housing Ordinance in August 2019. This update included the following:</p> <p>a) Raised the base inclusionary requirement from 15 percent to 20 percent, consisting of 5 percent very low-income, 5 percent low-income, and 10 percent moderate income on rental projects, and 20 percent moderate-income on for-sale projects.</p> <p>b) Raised in-lieu fee to maximum levels supported by technical study.</p>

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<p>Incentives for the production and retention of affordable housing units for families, specifically three-bedroom units suitable for children.</p> <p>Consider potential amendments to the IHO to address concerns raised in recent court rulings (Palmer case) and other potential challenges.</p> <p>Objectives</p> <p>10.1: Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.</p> <p>10.2: In 2014, initiate a 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.</p> <p>10.3: By 2016, review current ordinance to determine if inclusionary requirements can and should be increased in TOD districts.</p>	<p>c) Eliminated trade-down provisions, resulting in all affordable units counting the same regardless of income level.</p> <p>d) Created the concession menu as an alternative for applicants, with a requirement that a project include 20 percent affordable units, with the same income breakdown as recommended for the base inclusionary requirement, to become eligible for the menu. Allowed eligible projects to select no more than two of the five concessions listed in this report and exempt such projects from the requirement to obtain an affordable housing concession permit.</p> <p>10.3: The City updated the Inclusionary Housing Ordinance in August 2019. See Program 10.2</p> <p><i>Continued Appropriateness:</i> <i>This program is critical to providing affordable housing and will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #11: POTENTIAL CONSTRAINTS</p> <p>The Housing Element identifies several issues that merit greater attention during the implementation of housing goals, policies, and programs. These issues are related to municipal codes, development fees, and processes. The following activities are proposed to address these potential constraints.</p> <p>Development Review. The City is considering various modifications to aspects of its development review procedures and requirements—design review, permit processing, commission reviews, and other features—to improve the land use entitlement process. The City is weighing options in light of current starting, community expectations, service demands, and funding. Appropriate recommendations will be progressively implemented.</p> <p>Development Fees. During the early to mid-2000s, Pasadena was successful in facilitating the construction of thousands of new housing units. The market crash halted this trend for years. During this period, concerns were raised about development fees. Although the building industry is recovering and numerous projects are in the pipeline, the City will reevaluate its fees in line with aforementioned process modifications.</p> <p>Ongoing Evaluation. Over time, potential constraints to the development, maintenance, and improvement of housing will arise due to changing conditions and</p>	<p>11.1: An Interdepartmental Review Team was established in 2014 to complete a two-year work program to accomplish this objective, and several work program tasks were completed. Establishment of a new Land Management System occurred in 2020, and full use of the system is in place.</p> <p>11.2: Not yet initiated as the development process improvements were completed in 2020. The City's development fee is regularly updated every two to three years.</p> <p>11.3: The City's design review process is a potential constraint, especially for affordable rental projects that are seeking Low Income Housing Tax Credits and, therefore, must obtain all local discretionary approvals within that funding program's application timeframe. As the City has identified this as a constraint for several years, it will be elevated in priority for the 2021-2029 planning period.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element and modified to address constraints identified in this Housing Element.</i></p>

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<p>community needs in Pasadena. These potential constraints could be related to municipal codes, environment, or city processes. The City will continue to examine these situations on a case-by-case basis, through a mid-cycle housing element review or through special studies.</p> <p>Objectives</p> <p>11.1: Consider the implementation of changes to the City’s development review process to improve timeliness and achieve desired outcomes.</p> <p>11.2: Reevaluate appropriateness of development fee schedules following implementation of development process improvements.</p> <p>11.3: Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.</p>	
<p>PROGRAM #12: REGULATORY HOUSING INCENTIVES</p> <p>Because Pasadena is largely built out with a highly defined development pattern, the City uses an effective mix of regulatory housing incentives to facilitate the construction of affordable and market rate housing in strategic growth areas. The primary three tools used are described below.</p> <p>Density Bonus. Pasadena implements a density bonus ordinance to incentivize the production of affordable housing. Eligible projects may receive an increase in density if any of the following conditions are met: at least 5% of the units are affordable to very low income households; at least 10% are for-sale units affordable to low or moderate income households; or the project has at least 35 units available exclusively to persons aged 55 years and older. Up to three additional incentives are also available depending on the proportion and income targeting of affordable units.</p> <p>Parking Incentives. Reductions in parking requirements are available to facilitate affordable, special needs, and transit-oriented housing. For example, tandem parking may fulfill up to 30% of the parking requirement in multi-family and mixed-use projects. Parking may be reduced to 0.5 space per unit for senior housing and 0.25 space per SRO units. The City also requires a reduction in parking for transit-oriented development within ¼ mile of a light rail station and in the Central District Transit-Oriented Area.</p> <p>Minor Variances. The City has created other flexible tools to facilitate new housing, such as the minor variance process. Eligible projects can receive the following minor variances: 1) yard setback requirements, with no limit on percentage of deviation; 2) size of landscape areas in</p>	<p>12.1: The City continued to provide flexibility through the density bonus, parking incentives, and minor variances for applicable projects as codified in the Zoning Code. With revisions to the City’s inclusionary housing ordinance, fewer developers are electing to use the State density bonus ordinance, indicating that the City’s inclusionary housing ordinance is providing adequate incentives and contributing significantly to the affordable housing stock.</p> <p>The City has not adopted its own density bonus ordinance and instead refers to State law.</p> <p>As part of planned adjustments to the inclusionary housing ordinance, the City will clarify how density bonuses are applied relative to the overall yield provided by the market rate and inclusionary units.</p> <p>12.2: The City will review and possibly consider changes to the Zoning Code as part of the Housing Element update. As part of the ongoing Specific Plan update program, the City is considering new parking requirements, including unbundling parking costs from rental prices. The updated Specific Plans may include parking reductions, including unbundled parking costs from rental prices.</p> <p><i>Continued Appropriateness:</i> <i>The flexibility and incentives to build housing is necessary to ensure residential development. This program is critical to providing affordable housing and will be continued in the 2021-2029 Housing Element.</i></p>

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<p>multi-family districts (including City of Gardens projects); 3) fence/wall height, with no limit on percentage of deviation; 4) building heights; and 5) other development standards set forth in the municipal code.</p> <p>Objectives 12.1: Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs. 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.</p>	
<p>PROGRAM #13: ALTERNATIVE HOUSING OPPORTUNITIES</p> <p>Pasadena residential neighborhoods offer a diversity of housing types that vary in type, density, and vintage. The challenge in creating new housing opportunities is how to integrate new units into established and highly defined neighborhoods. Two such efforts are as follows:</p> <p>Small Lot Ordinance. One of the more endearing forms of housing in Pasadena is small lot bungalows. The bungalow court, which features small houses arranged around a central garden, was the predominant form of multi-family housing in Southern California in the early 1900s. Adaptations of this concept have become popular in recent years in southern California. Small lot subdivisions allow for single-family homes, townhouses, or garden courts on smaller parcels than under standard zoning regulations. These housing products can have separate lots, do not require expensive subterranean parking, offer lower cost homeownership opportunities, and can be oriented in visually interesting ways.</p> <p>Second Units. Second units are self-contained units attached to or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, single persons, and extended families. Rent from second units can help modest income and elderly homeowners remain in or continue affording their homes. The City has developed a ministerial approval process along with residential development standards. Though Pasadena has had few applications for second units in recent years, in consideration of continued input from the public, the City will reevaluate its current ordinance requirements.</p> <p>Objectives 13.1: Review zoning code and consider amendments to facilitate small-lot, single-family subdivisions as a means to providing affordable homeownership opportunities</p>	<p>13.1: Work on this objective has not been initiated due to remaining tasks associated with other objectives with earlier assigned completion date. Through the Housing Element update process, the City will determine whether this program is still needed.</p> <p>13.2: The City Council approved amendments to the City's Accessory Dwelling Unit Ordinance, which responds to City Council direction, community input, and to comply with state legislation: SB 1069, AB 2299, SB 229, and AB 494. Further amendments may be needed to address more recent legislation.</p> <p>In 2018, the City issued 15 building permits for ADUs, and there were 53 ADU applications submitted in 2018.</p> <p>In 2019-2020, approximately 150 ADUs were approved or submitted for approval.</p> <p><i>Continued Appropriateness: Continue and elevate the zoning code and amendments to a higher priority. This program will be continued in the 2021-2029 Housing Element.</i></p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>while balancing the need to protect the unique architectural and historical character of the City.</p> <p>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.</p>	
<p>PROGRAM #14: FINANCIAL ASSISTANCE</p> <p>The City provides a wide range of financial assistance for developers of affordable housing to encourage the production of affordable housing. Assistance may include City financial assistance, land assemblage/writedowns, and fee modifications or waivers, as briefly described below.</p> <p>City Assistance. The Housing Department provides funds for affordable housing production and preservation, including Inclusionary Housing Trust Funds, HOME, state and federal funds. Eligible uses include new construction (rental and ownership); property acquisition; rehabilitation (rental and ownership); homebuyer assistance; special needs housing; and affordable housing preservation. When funds are available, the Housing Department issues NOFAs and RFPs to solicit competitive proposals.</p> <p>Land Assemblage/Write-downs. The City may also provide land writedowns to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider land write-downs and other creative land subsidies, and assemble sites for affordable housing.</p> <p>Fee Waivers. The City may waive part of the Plan Review Fee, Building Permit Fee, and Construction Tax in exchange for deed-restricted units affordable to very low, low, and/or moderate income households. Affordable projects receive fee reductions of up to \$25,000 per unit, with a cap of \$125,000 per project. Fee modifications and waivers are increased progressively for projects that provide a higher percentage of affordable units and deeper income targets. The fee waiver program also includes a reduced residential impact fee and traffic impact fee for affordable housing.</p>	<p>14.1: During the planning period, the City contributed towards a variety of new construction and rehabilitation/preservation projects. For example, in 2019 \$580,000 was provided to assist in the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. That same year, \$1,000,000 was allocated to assist with the construction of the 65-unit Salvation Army HOPE permanent supportive housing rental project at 1000 E. Walnut St. From 2014 -2018, the City provided funding to assist in the rehabilitation, preservation, or development of 225 affordable units.</p> <p>In June of 2020, the City and nonprofit developer BRIDGE Housing entered into a development and loan agreement with \$4,992,683 in funding assistance for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site. In July of 2020, the City increased its previously approved \$1M in funding assistance for The Salvation Army Hope Center permanent supportive housing rental project (65 units) at 1000 E. Walnut St. and committed an additional \$1M for the project for \$2,000,000 in total City funding. The City also committed project-based Section 8 rental subsidy vouchers to support both projects.</p> <p>14.2: From 2014 to 2019, 17 projects received over \$7 million total in impact fee reductions and fee waivers by providing affordable housing. During 2020, four projects totaling 302 units were issued building permits and received \$3,928,053 in impact fee reductions and fee waivers by providing 61 affordable housing units under the Inclusionary ordinance.</p> <p><i>Continued Appropriateness:</i> <i>Considering the increase costs of materials and resources to develop housing, this program will be continued in the 2021-2029 Housing Element but with adjustments targets to match previous performance.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>14.1: Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually.</p> <p>14.2: Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.</p>	
<p>PROGRAM #15: HOMEBUYERS ASSISTANCE PROGRAMS</p> <p>Pasadena has traditionally offered several homeownership programs to increase the number of affordable housing opportunities. Though the loss of RDA funding has significantly curtailed these efforts, the City will be pursuing additional funding to restore past program efforts.</p> <p>Homebuyer Education. The City contracts with the Los Angeles Neighborhood Housing Services (LANHS) to provide homebuyers’ education and counseling to lower income renters to purchase housing. Program services also include credit counseling, financial prequalification, referrals, and limited financial assistance to first-time homebuyers. LANHS also employs certified foreclosure counselors who work with homeowners and lenders in the home mortgage lending process.</p> <p>Homeownership Assistance. This program provides down payment assistance to first-time, income-qualified home buyer applicants in the form of a low interest, second trust deed loan. To encourage long-term ownership and allow Pasadena to reuse funds, the loan provides a means to secure a portion of the appreciation if the property is resold or refinanced before the loan maturity date. The City also offers a closing cost program, with funds from the Pasadena Foothill Association of Realtors.</p> <p>Habitat for Humanity. The City works with Habitat for Humanity, Heritage Housing partners, and other organizations to provide homeownership opportunities. One such effort is the former Desiderio Army Reserve Center. The City is working with Habitat to establish a PD that will include a passive park and a nine-home bungalow courtyard. Efforts are underway to raise \$2.9 million for this effort. Applicants for homes must contribute a minimum of 300 hours of sweat equity to help build the home.</p> <p>Objectives</p> <p>15.1: Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.</p>	<p>15.1: The State loan assistance limits under the CalHome program are insufficient to bridge the financing gap between market sale prices and low-income affordability given the high cost of housing in Pasadena. However, CalHome assistance may be helpful to provide deeper income affordability in for-sale housing projects that already require low-income units (e.g., projects subject to density bonus or Inclusionary requirements). For this reason, it may make sense for developers of such projects to apply to the State for CalHome funds. The BEGIN program has been discontinued.</p> <p>15.2: The construction of this project was completed in July 2018.</p> <p>15.3: The City has continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.</p> <p>Also, the State recently awarded to the City approximately \$5.6M in Permanent Local Housing Allocation funds over the next five years, a portion of which will be utilized to provide workforce housing down payment assistance loans to homebuyers.</p> <p><i>Continued Appropriateness:</i> For the 2021-2029 Housing Element, this program will be revised to focus on referrals to State programs. For example, the City’s partner, Neighborhood Housing Services of Los Angeles County, also refers prospective homebuyers to the program. Also, through participation in the San Gabriel Valley Regional Housing Trust, Pasadena may be able to see production of homes for first-time homebuyers.</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>15.2: Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.</p> <p>15.3: Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.</p>	
<p>PROGRAM #16: RENTAL HOUSING ASSISTANCE</p> <p>The Pasadena Housing Department is the federally designated agency for implementing rental assistance programs for income-eligible households, and eligible homeless families, individuals, and persons with special needs. The City has three rental assistance efforts.</p> <p>Housing Choice Vouchers. The Housing Authority issues approximately 1,442 vouchers to income-eligible residents of Pasadena. Of this total, approximately 900 vouchers are issued to families and approximately 500 vouchers are issued to seniors. Five apartment projects also received project-based vouchers. The City's priority and preference system for allocating vouchers adhere to the following order: residency, working, disability, veteran, involuntary displacement, and substandard housing.</p> <p>Special Needs. Pasadena administers vouchers for special needs groups. These include persons living with HIV/AIDS and their families under the Housing Opportunities for Persons with Aids (HOPWA) program. Vouchers are also issued to non-elderly disabled (NED) people under two programs: NED #1 must be selected from the Section 8 waiting list and meet the definition of non-elderly disabled households, and NED #2 provides rental assistance to very low income people. The City also allocates vouchers to assist homeless people under the Shelter Plus Care Program (S+C).</p> <p>Emergency Rental Assistance. The City of Pasadena historically offered an emergency rental assistance activity that offers security deposits, initial deposits, and back rents for very low and lower income Pasadena residents. The City also historically offered a similar program, called Tenant-Based Rental Assistance) for those temporarily displaced. Although these activities have been curtailed or cut back completely due to loss of funding, the City seeks to restore the program as funding opportunities become available.</p> <p>Objectives</p> <p>16.1: Assist 1,442 households or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.</p>	<p>16.1: The Housing Choice Voucher Program continued to provide rental assistance during this reporting period, although as federal funding for the program was reduced, the number of assisted households also decreased. In 2014, 1,332 households received vouchers; in 2019 the average was 1,225 households. Over the planning period, an average of 1,285 households were assisted annually.</p> <p>To encourage use of Section 8 vouchers for ADU rentals, the City requires that homeowners who receive a loan through a City program to build a newly constructed ADU must rent the unit to a Section 8 voucher holder for seven years.</p> <p>16.2: These programs continued and provided rental assistance to over 126 households during the 2020 reporting period (approximately 120 annually).</p> <p>16.3: The City continues to receive Los Angeles County Measure H funding for rapid rehousing for single adults as well as homelessness prevention for individuals. This funding is contracted out to local, non-profit homeless service providers. The City utilized \$153,500 of funding from the California Emergency Solutions and Housing (CESH) grant received from the State of California over the past two years to fund additional rapid rehousing services. Additionally, the City has allocated \$1.2 million of Emergency Solutions Grant funding made available through the CARES Act (ESG-CV) to rapid rehousing activities. In Fiscal Year 2022, the City expects to receive Homeless Housing, Assistance and Prevention Round 2 grant funding from the State of California in the amount of \$256,790 which will be allocated toward additional rapid rehousing activities.</p> <p>During the COVID-19 pandemic, the City was active in providing renters with information about rent forgiveness programs.</p> <p>The Pasadena Continuum of Care has requirements in the Permanent Supportive Housing (PSH) written standards that all the agencies the City funds to administer rental assistance programs are required to comply with Housing First principles/approach. Housing First offers permanent housing as quickly as possible to</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>16.2: Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.</p> <p>16.3: Seek available funding or new grants to restore emergency rental assistance programs or similar programs.</p>	<p>individuals and families experiencing homelessness. Participants are then provided with supportive services and connections to community-based supports with the goals of helping them to remain in housing and avoid returning to homelessness. Income, sobriety, participation in treatment, and/or other services are not required as a precondition for obtaining housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element; update to include education to landlords and other applicable items.</i></p>
<p>PROGRAM #17: AFFORDABLE HOUSING PRESERVATION</p> <p>The City of Pasadena has an expansive inventory of deed-restricted affordable housing and a smaller inventory of market-rate affordable projects. Preserving existing affordable housing, both market rate and government deed-restricted projects, are important goals. Activities are described below.</p> <p>Deed-Restricted Affordable Housing. Pasadena has about 2,500 publicly assisted multi-family units that are deed restricted as affordable to lower income households. Up to 25% of the covenanted units will come up for renewal by 2024. Although the City presently monitors the status of these projects, the high cost of replacement (as opposed to preservation) merits a stronger program. To that end, the City will: 1) create an updated assisted housing database; 2) annually monitor the list, 3) explore funding sources for projects at risk of conversion; 4) present options for developers building new projects to preserve at-risk units; and 5) ensure tenants are properly notified of impending conversions as required by state law.</p> <p>Market Rate Affordable Housing. Pasadena helps to preserve market rate housing affordable to lower income households through acquisition and rehabilitation (Program #4), historic preservation (Program #5), and funding assistance (Program #12). Developers can fulfill their IHO obligations by acquiring, rehabilitating, and preserving existing market rate units as affordable housing. During the update process, however, comments were raised about the need to prevent the loss of affordable rental housing. Since this is a complex issue, an objective to study options for preserving non-deed-restricted affordable housing and tenant protections is included as an action for the 2014–2021 Housing Element.</p>	<p>17.1: The transaction to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project closed on May 28, 2020 and construction/renovation activities commenced in November 2020. During the report period, progress was made on the transaction to rehabilitate and preserve the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. The transaction is expected to close during the fourth quarter of FY 2021.</p> <p>Additionally, the Grove, a 44-unit affordable rental housing project for families, was completed in December 2016.</p> <p>17.2: On October 28, 2019, City Council approved \$580,000 in loan assistance to rehabilitate the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. Formerly a HUD project, La Villa Lake became market rate in 2014 when the original owner opted out of the HUD rent subsidy and low-income housing requirements. This project will provide affordable low-income housing for seniors for 55 years. In addition, as housing projects come through the City’s entitlement pipeline, Housing Department staff informs developers of options to satisfy Inclusionary Housing Ordinance (IHO) requirements, including the acquisition /rehabilitation of properties in which off-site affordable Inclusionary units may be provided. No privately developed project with existing affordable units approached the City during the previous reporting periods for rehabilitation assistance.</p> <p>City funding for housing activities, such as rehabilitation, is available on an open window application basis. Funding preferences and requirements are found on the Housing Department website.</p> <p>Housing projects may also fulfill IHO requirements through the provision of off-site affordable inclusionary units which may be accomplished by developers</p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Objectives</p> <p>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.</p> <p>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.</p> <p>17.3: Study options to change the tenant protection ordinance and for options for preserving non-deed restricted affordable housing by 2016.</p>	<p>acquiring and rehabilitating properties in which to locate the off-site units.</p> <p>17.3: See Program 23.3 regarding amendments to strengthen the Tenant Protection Ordinance.</p> <p>The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a "Section 8" housing choice voucher holder for seven (7) years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. Garage conversions are a source of non-deed restricted affordable housing.</p> <p>As of June 2021, five units were in the pre-design phase of the ADU pilot program. Two are garage conversions, two are unpermitted units, and one is a new detached structure.</p> <p><i>Continued Appropriateness:</i> Assuming the cost and resources to maintain the program is available, this program will be continued in the 2021-2029 Housing Element.</p>
<p>PROGRAM #18: ADMINISTRATIVE RESOURCES</p> <p>The City employs various tools to achieve the community's housing vision. These include expanding collaborative partnerships, seeking funding, and developing unique tools to publicize housing opportunities. Although not an exhaustive list, three tools are frequently used by the City and community.</p> <p>Collaborative Partnerships. In today's market, creative approaches and partnerships are required to finance and build affordable housing. As mentioned in Chapter 4 and in the 2010–2015 Consolidated Plan, the City works with dozens of nonprofit and for-profit organizations to build affordable housing, rehabilitate housing, and preserve at-risk affordable housing from losing its affordability covenants. Additional organizations provide an extensive menu of supportive services to Pasadena. This network assists the City in effectively achieving its housing vision.</p> <p>Funding Programs. The Housing Department provides funding for the production, rehabilitation, and provision of assistance for housing. Many of these funds are not guaranteed and are allocated on a competitive basis. However, this funding is essential to maintaining the City's economic and social diversity. From organizations dedicated to providing services to community building initiatives, these groups are essential. The City will continue to seek creative funding, including but not</p>	<p>18.1: On July 24, 2020, the City submitted an application to the State for five-year funding under the Permanent Local Housing Allocation (PLHA) program. The funds may be used for a broad range of affordable housing activities in accordance with an approved five-year program plan. In February of 2021, the State notified the City of an award in the amount of \$936,076 for the first program year.</p> <p>18.2: Inclusionary and City-assisted projects continued to be listed on the City's website during the reporting period.</p> <p>18.3 Case management for rental assistance is supported with Measure H funding. This initiative provides assistance to rental assistance participants who had previously experienced homelessness to assist them to remain in good standing with the rental assistance program.</p> <p>18.4 The Housing Department supports landlord education through funding to the Housing Rights Center, and partners with HRC to conduct fair housing workshops and informational flyers.</p> <p><i>Continued Appropriateness:</i> Considering the low cost of program maintenance and operation compared to the results, program objectives</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>limited to private foundations, governmental grants, and other sources.</p> <p>Housing Search Website. The City subscribes to a free housing search website, located at http://pasadenahousingsearch.com/. As a partner, the City shares affordable housing listings with the L.A. County Housing Resource Center and other participating cities. The search engine has several useful features, including whether the property owner speaks Spanish, Section 8 is accepted, pets are accepted, or the unit is accessible for disabled people. The Housing Search website is highly used, with 200,000 successful searches for affordable housing each year.</p> <p>Objectives</p> <p>18.1: Continue to expand partners and funding opportunities to leverage resources for housing programs.</p> <p>18.2: Continue to participate in and update affordable housing listings on the Department’s housing search engine.</p>	<p><i>could be maintained. This program will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #19: HOUSING FOR DISABLED PEOPLE</p> <p>Pasadena implements activities to encourage the development of housing suitable for people with disabilities (including developmental disabilities) as well as fund supportive services to address their needs. City programs for providing housing and services to people with a disability follow.</p> <p>Building Design. The ADA mandates certain requirements for multifamily housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of “universal design,” “visitability,” or “barrier free” housing. Features typically include zero-step entrances, wide enough doorways for wheelchairs, and other key features. Pasadena will explore ways to make these types of improvements where feasible.</p> <p>Reasonable Accommodation. Pasadena’s housing was predominantly built before ADA requirements and may not be as accessible as new units. Therefore, the City’s municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will continue to implement this process to improve access to housing for people with disabilities in Pasadena.</p>	<p>19.1: The City’s continues to implement the reasonable accommodation ordinance adopted in 2005, which establishes a process for requesting and granting reasonable modifications to zoning, development regulations, buildings codes, and land use to allow for housing accessible to persons with disabilities. It was last updated in 2009. No issues have been identified to date.</p> <p>19.2: The City uses federal and state grants, as well as county and local tax revenue to provide services and permanent housing for the homeless population, a significant percentage of which have disabilities. Notably, \$3.15 million of Continuum of Care funding received from the U.S. Department of Housing and Urban Development is utilized for the provision of permanent supportive housing to people with a disabling condition.</p> <p>19.3: Review of the Zoning Code has been completed and all updates to the Zoning Code have been completed for the 2014-2021 planning period. However, additional updates will be required to address more recent law.</p> <p><i>Continued Appropriateness: This is an important program to ensure equitable and affordable housing opportunities. This program will be continued in the 2021-2029 Housing Element.</i></p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Housing Opportunities. At times, expanding housing opportunities for people with disabilities (including developmental disabilities) is needed. The City supports the construction of housing and group quarters that is suitable for people with disabilities. The City allocates vouchers (Program #16) for people with disabilities to live in housing in an integrated setting with other nondisabled people. Finally, the City seeks opportunities to fund the provision of supportive services to Pasadena’s disabled residents.</p> <p>Objectives</p> <p>19.1: By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.</p> <p>19.2: Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.</p> <p>19.3: By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.</p>	
<p>PROGRAM #20: HOUSING FOR SENIORS</p> <p>The City of Pasadena continues to have a sizable senior population because it is a desirable place to retire. Moreover, many retirement communities have chosen to locate in Pasadena. City activities dedicated to providing housing and services for seniors are described below.</p> <p>Housing Facilities. Pasadena offers approximately 1,200 units of senior housing, the majority of which are deed restricted affordable to low income seniors through covenants. In addition, more than 500 housing choice vouchers are allocated to seniors to rent housing in the community. The production of senior housing is also encouraged in multi-family districts, where provisions for parking reductions, density bonus incentives, and fee reductions also apply. The City creatively uses its resources to increase the supply of senior housing, such as the rehabilitation of Hudson Oaks.</p> <p>Life Care Facilities. As the baby boomer population ages, senior housing providers are expanding their housing facilities and services to include “life care” housing opportunities, ranging from independent and semi-independent to assisted-living housing. The concept is to allow seniors who no longer reside in single-family homes to age in place without having to move to a completely different community or building as their health needs change. To that end, Pasadena works with life-care facility providers and developers to facilitate the construction of senior life-care facilities.</p>	<p>20.1: In 2019, the City and Retirement Housing Foundation worked together to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project. Also in 2019, City Council approved \$580,000 to assist the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. In 2016, the 70-unit Heritage Square senior rental housing project was placed in service, supported by City provided financial assistance.</p> <p>In June of 2020, the City and BRIDGE Housing entered into a development and loan agreement for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site.</p> <p>20.2: Housing and supportive services to seniors are provided through Continuum of Care, Emergency Solutions Grant program, and Measure H funding sources.</p> <p><i>Continued Appropriateness:</i> <i>Program objectives should be continued to ensure housing for seniors are available. This program will be continued in the 2021-2029 Housing Element.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Senior Services. Pasadena seniors benefit from supportive services that enable them to live at home as independently as possible. The City funds organizations that provide meal and nutrition, recreation, health care, and service programs. Many programs operate from Pasadena’s Senior Center. The City’s transit line offers subsidized low-cost public transit for seniors. The City also implements its MASH program, which provides free home maintenance, repairs, and property maintenance for eligible seniors.</p> <p>Objectives 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. 20.2: Continue to fund the provision of supportive services for senior residents as funding is available.</p>	
<p>PROGRAM #21: FAMILY AND YOUTH HOUSING</p> <p>The City of Pasadena implements three programs to assist in developing and providing housing for families, including families with children, emancipated youth, and college age youth.</p> <p>Development of Housing for Families. Recent market surveys show that developers are building primarily smaller condominiums and apartments targeted toward singles and couples without children. As part of Pasadena’s Policy on Children, Youth and Families (2006), the City Council adopted a policy to increase the supply of adequate and affordable housing for families with children. To implement this policy, the City will evaluate incorporation of incentives in the IHO and a comprehensive funding strategy, as funds are available, to promote family housing.</p> <p>Housing for Emancipated Youth. Emancipating youth refers to youth “aging out” of the foster care system, as well as a broader group of youth becoming independent adults before the age of 18. About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have nowhere to turn for jobs, housing, education, or support. Studies show that this population is at higher risk of homelessness. Providing opportunities for affordable apartments and transition housing in conjunction with support services could help address these needs.</p> <p>Student Housing. Pasadena is home to Caltech, Fuller Theological Seminary, Art Center of Design, Pasadena Community College, and other smaller private colleges that collectively enroll more than 35,000 students. The</p>	<p>21.1: Since 2021, the City utilized \$71,410.80 of Homeless Emergency Aid Program (HEAP) funding for the provision of emergency shelter for homeless youth, many of whom are exiting foster care and other institutional living. Additionally, the City will utilize at least 8% or \$75,246.71 specifically for supportive services for youth experiencing homelessness. The City also is contracted with the region’s lead homeless services provider for youth to provide rapid rehousing resources with Los Angeles County Measure H funding.</p> <p>21.2: The Inclusionary Housing Ordinance (IHO) is not an appropriate vehicle to achieve this objective as the ordinance is regulatory/prescriptive in function. Compliance is not based on incentives. 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 in previous projects (e.g., Marv’s Place, Summit Grove, and Decker/Gill Court).</p> <p>21.3: The City continues to work with colleges to update existing master plans.</p> <p>21.4: The Department awarded HEAP funding to Hathaway-Sycamores Child and Family Services (lead agency serving transitional aged youth aged 18-24) in April 2020 in response to the COVID-19 pandemic. The HEAP funding strategy for youth focuses on the provision of motel vouchers so youth have a safe place to sleep in their community and can remain engaged with services that facilitate connections to permanent housing.</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>exceptionally large number of educational institutions in Pasadena creates a high demand for apartments and affordable housing for faculty. The City will continue to work with local educational institutions to prepare and update Master Plans to provide additional housing opportunities.</p> <p>Objectives</p> <p>21.1: Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.</p> <p>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.</p> <p>21.3: Continue to work with colleges to update master plans.</p>	<p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element, with replacement or modification of objective 21.2.</i></p>
<p>PROGRAM #22: HOMELESS SERVICES</p> <p>Pasadena employs a multi-faceted approach to addressing homelessness as denoted in its Ten Year Strategy to End Homelessness as follows:</p> <p>Continuum of Care. Pasadena has traditionally implemented a Continuum of Care approach to addressing homelessness. A network of service agencies has emerged to address the needs of Pasadena’s homeless. The City continues to fund this network of shelter and service providers with ESG and COC funds. The City is in the process of adopting Zoning Code amendments to expand the area where shelters, transition housing, and permanent supportive housing can locate consistent with state law.</p> <p>Rapid Re-housing/Transition. Pasadena supplements the COC system with a Rapid Re-housing Approach. This highly successful model provides an option for placing homeless individuals and families immediately into permanent housing with supportive services. Rapid re-housing participants are provided with short-term interventions including deposit assistance; shallow, short-term rent subsidies; and stabilization services including case management, budgeting assistance, and assistance to increase income.</p> <p>Supportive Services. Pasadena continues to support agencies that provide supportive services to people who are homeless. Services are provided by a network of organizations (nonprofit, local government, for profit, etc.) at all levels of homelessness, transition and permanent housing. This may include food services, job training, mental health, substance abuse recovery,</p>	<p>22.1: The City’s Continuum of Care Board and the Pasadena Partnership to End Homelessness meet periodically to provide feedback on funding recommendations and strategies to pursue to prevent and end homelessness.</p> <p>22.2: Review of the Zoning Code has been completed and all updates to the Zoning Code to address 2014-2021 objectives have been completed. Additional amendments will be required to address recent laws.</p> <p>22.3: Amendments to the Zoning Code were adopted by City Council in December 2013.</p> <p>22.4: The CoC Board continues to prioritize funding for permanent supportive housing wherever possible when it is eligible and feasible with the funding source. Since 2019, the CoC Board has increased investments in homelessness prevention programming to reduce the number of people who experience homelessness for the first time due to the anticipated sharp increase in demand for prevention and diversion services when eviction moratoria are lifted in response to the COVID-19 pandemic.</p> <p>The CoC is exploring using upcoming State funding to support a Moving On program for formerly chronically homeless participants living in a local permanent supportive housing site. The program would provide direct assistance via move in costs, security deposits, etc. to support the transfer over to a less service intensive housing assistance resource and free up PSH units for those who are currently experiencing homelessness and need the housing and the intensive services that accompany it.</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>referral services, and other services that enable people to transition into society and live full and productive lives.</p> <p>Objectives</p> <p>22.1: Periodically update and implement on an ongoing basis recommendations consistent with the City’s Ten Year Strategy to End Homelessness and integrate a new Rapid Re-housing approach.</p> <p>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.</p> <p>22.3: By December 2013, amend zoning code to allow emergency shelters as a by right 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.</p>	<p>The City plans to continue implementing State RoomKey and HomeKey programs, including the permanent conversion of motels to supportive and transitional housing.</p> <p>22.5: Since 2019, the CoC has funded housing location and coordinated entry system services to assist clients in emergency shelter, transitional housing, and rapid rehousing programs successfully exit to permanent housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element, but objectives should be modified considering 22.2 and 22.3 have been completed. With zoning code updates completed, the focus will be on development and implementation to support programs to address homelessness.</i></p>
<p>PROGRAM #23: FAIR HOUSING</p> <p>Pasadena’s fair housing program supports its vision of a socially and economically diverse community by facilitating the provision of housing opportunities for all persons, regardless of status. Pasadena’s efforts to affirmatively further the spirit of fair housing law are detailed below.</p> <p>Fair Housing Services. Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. The Housing Rights Center provides counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City implements its Housing Mediation Ordinance, which oversees landlord-tenant disputes.</p> <p>Fair Housing Impediments. Fair housing concerns have varied over the past decade concurrent with case law, improved awareness, and contemporary challenges. In accordance with federal and state fair housing law, the City periodically prepares an Analysis of Impediments to Fair Housing Choice that identifies potential impediments and offers a menu of strategies to address them. The City will continue to work with its fair housing provider to affirmatively address identified impediments.</p> <p>Tenant Protection Ordinance. The City requires property owners to pay relocation assistance for tenants who are involuntarily displaced from housing when the tenant is not at fault. Relocation assistance is required if: 1) the unit is slated for demolition; 2) the building must be vacated due to health and safety violations; or 3) the landlord</p>	<p>23.1: Under contract with the City, the Housing Rights Center (HRC) continued to provide fair housing services, including landlord-tenant mediation, enforcement, and outreach and education services. In December of 2019, City Council approved \$75,000 in additional funding for HRC to provide expanded services. During 2020, with additional City funding, HRC expanded its services in response to the COVID-19 pandemic. Also, legal services have been added to the contract with HRC.</p> <p>23.2: The Housing Department completed the 2020 Analysis of Impediments to Fair Housing Choice as part of the 5-Year Consolidated Plan (2020-2024). Progress on recommendations are found in the Consolidated Annual Performance & Evaluation Report (CAPER).</p> <p>23.3: Amendments to the Tenant Protection Ordinance (TPO) went into effect on July 13, 2019, expanding and strengthening protections for tenants. Also, on November 7, 2019, an emergency City ordinance went into effect which provided interim tenant eviction and rent increase protections in advance of State law AB 1482 (effective on January 1, 2020).</p> <p>23.4: In late 2020, the City provided additional funding support to the Housing Rights Center to enhance tenant protection services. At this time, no other tenant protection requirements are being considered.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element to ensure equitable housing available for renters and low-income residents.</i></p>

Evaluation of Progress

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>seeks to remove the unit permanently from the rental market. Tenant protections are also enforceable in the case of condominium conversions.</p> <p>Objectives</p> <p>23.1: Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.</p> <p>23.2: Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.</p> <p>23.3: Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.</p>	
<p>PROGRAM #24: HOUSING EDUCATION AND MONITORING</p> <p>Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs.</p> <p>Monitoring Program. The City maintains records of housing production for specific plans so that adequate sites remain available for development. Pasadena periodically prepares the annual monitoring reports—the Consolidated Annual Performance Evaluation Report for federal programs and the Annual Housing Element Progress report for the California HCD. The City will continue to prepare these reports as required by law and work toward integrating their preparation in a more coordinated manner.</p> <p>Community/Commission Education. Housing policy, programs, state and federal mandates, and funding sources are intricate in detail. Moreover, housing programs often change in response to market cycles. In an effort to enhance and inform the decision-making process for housing matters, the City will implement a more formal education process. This process will include educating elected leaders, city staff, and stakeholders, both individually and/or collectively, about Pasadena housing issues.</p> <p>Midcycle Housing Forum. The 2014–2021 Housing Element is prepared during a unique period of time. Southern California cities have one of the shortest periods to update the housing element. The region is struggling to recover from the worst economic downturn in generations and the loss of redevelopment dollars. Finally, the City could face new market pressures before the end of the housing element cycle in 2021. In this</p>	<p>24.1: The City submits the Annual Housing Element Progress Report to the State Department of Housing and Community Development each year.</p> <p>24.2: In November of 2019, the Housing Department convened a meeting of rental property owners to provide information on State housing legislation AB 1482 and SB 329. Presenters consisted of Neighborhood Legal Services of Los Angeles County, Housing Rights Center, and Housing Department staff. The City is also conducting community outreach events as part of the City's program to update all Specific Plans within the City. These outreach events include presentations and discussions on housing issues in the City. In 2019, the City held community workshops and walking tours from February through September 2019.</p> <p>The Housing Department convened workshops for the Pasadena Second Unit ADU Program in September 2020 to provide potential applicants program information. Specifically, the program provides homeowners financial assistance to build an ADU through new construction or garage conversion. Assistance is also available to rehabilitate and bring up to code an existing unpermitted "granny flat" or illegal garage conversion.</p> <p>The City is also conducting community outreach events as part of the City's program to update all Specific Plans. These outreach events include presentations and discussions on housing issues in the City. In 2020, the City held virtual community workshops and open houses from July through December 2020.</p> <p>24.3: As a result of new State housing legislation, the City updated its Inclusionary Housing Ordinance in August 2019, increasing the inclusionary housing requirement to 20 percent. The City also amended the Tenant Protection Ordinance in July 2019 to expand</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>context, a midcycle review of the housing element may be an appropriate course of action to ensure that housing programs remain relevant through 2021.</p> <p>Objectives</p> <p>24.1: On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.</p> <p>24.2: Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.</p> <p>24.3: At the midpoint of the 2014–2021 housing element period (2017), review select programs and activities to fine tune and adjust as deemed needed.</p>	<p>protections to tenants displaced in connection with rent increases, lease terminations, or evictions.</p> <p><i>Continued Appropriateness:</i> <i>Continue education and monitoring program to ensure compliance with new State laws and the supply of housing can be reviewed against the demand. This program will be continued in the 2021-2029 Housing Element,</i></p>

Evaluation of Progress

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Appendix E: Public Engagement and Input Summary

Public engagement is a vital part of the long-term planning processes that can be applied to all sectors of government. Engaging the public in the early stages of the decision-making process can help mitigate the risk of unsuccessful programming and ineffective policies. Including and involving residents in the process helps policy makers and officials gain a stronger understanding of the values, ideas, and recommendations that members of the community deem important and vital. Along with a better understanding of community values, proper community engagement helps keep residents informed and helps cultivate trust. When it comes to housing issues in the City of Pasadena, the City has emphasized the importance of receiving input from residents and other stakeholders fully representative of the diverse population, with different cultural, economic, and educational backgrounds.

Mayor's Housing Task Force Meetings

To create inclusive and impactful dialogue to help address issues related to housing in the City of Pasadena, the Mayor organized a Housing Task Force, with the charge of contributing to development of the 2021-2029 Housing Element. Chaired by former Mayor Bill Bogaard, the Housing Task Force is comprised of a diverse group of community leaders and organizations with a wide range of expertise in several sectors and focuses. Members included:

- Chair, William (Bill) Bogaard
- Joel Bryant
- Phillip Burns
- Julianna Delgado
- Megan Foker
- Akila Gibbs
- Alison Henry
- Leonard Hernandez (for Leslie Barnes)
- Sarah Letts
- Charles Loveman
- Anne Miskey
- Rita Moreno
- Phyllis Mueller
- Andrew Oliver
- Phlunte Riddle
- Stan Rushing
- Barry Storch
- Noel Torro

Housing Task Force members offered their unique experiences, expertise, and vantage points to guide efforts that address the numerous housing challenges and barriers through thoughtful and responsible approaches. The Housing Task Force primarily focused on developing goals, policies, and programs to help mediate the housing challenges experienced

Public Engagement and Input Summary

citywide. Through a broad and strategic outlook of the overall housing needs, the Housing Task Force helped the City move closer towards the inclusion of the principles and community shared values of equity, inclusion, and opportunity for all.

Four meetings were held with the following objectives:

- **Meeting 1:** Introduced the Housing Element statutory requirements and initiated the discussion of housing issues.
- **Meeting 2:** Focused on discussing goals, policies, and programs to include in the Housing Element.
- **Meeting 3:** Members finalized goals, policies, and programs to include in the draft of the Housing Element.
- **Meeting 4:** Focused on reviewing comments and recommendations made by the Planning Commission on the Draft Housing Element goals, policies, and programs.

Community Workshops

To expand the conversation to all community members in the discussion, the City held two community workshops (each workshop with a supplemental session held entirely in Spanish). In total, four workshops were held from March to June 2021. Due to the constraints on public gatherings imposed by the Centers for Disease Control and Prevention guidelines associated with the COVID-19 pandemic, community workshops were held entirely in a virtual setting. Utilization of technological resources and social media platforms allowed the City to reach a broader range of residents and engage in a manner that was considerate of the time and availability of residents, as residents had the opportunity join in at any point during the meeting sessions from their homes without interruption. As a way to inform residents who did not have the opportunity to attend the sessions, the City uploaded copies of the presentation slides and meeting recordings onto the Housing Element update webpage.

Community Workshop #1

On April 15 and 22, 2021, the City of Pasadena's Planning and Community Development Department conducted two workshop sessions to engage the community in a discussion of local housing needs. The first session was conducted in English and the second in Spanish. Approximately 110 residents and other community members participated. Both sessions included an approximately 25-minute presentation from the City's planning consultant, MIG, Inc., followed by a facilitated discussion.

At the workshop sessions, participants were asked to respond to these three questions:

1. What are the major housing issues and challenges in Pasadena today and in the future?

2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?

Participants' responses were recorded on a virtual whiteboard in real time that was visible to all workshop participants. Copies of the whiteboards are included as appendices, as are the presentations.

Community Workshop #2

On June 2, 2021, the City of Pasadena Planning and Community Development Department conducted two simultaneous workshop sessions to engage the community in a discussion of local housing needs, focusing particularly on housing programs. The sessions were conducted in English and Spanish. Approximately 55 people participated in the English session and four in the Spanish session. Both sessions involved a brief presentation from the City's planning consultant, MIG, Inc., followed by facilitated discussions in breakout groups for the English session.

A series of breakout group sessions were held to allow participants to have detailed discussion about the following topics:

- Improving City processes
- Easing development regulations
- Creative housing solutions
- Addressing special housing needs
- Improving the existing housing stock
- Advancing housing equity and access

Each breakout group consisted of a facilitator, City staff, and a note taker. The Spanish workshop did not have breakout sessions, but residents were asked to discuss and provide their thoughts on the topics presented. The note takers recorded participants' ideas and responses in a format that allowed for easy consolidation of the discussion from each group. Copies of the recorded comments are included at the end of this Appendix.

Community Survey

A Housing Element survey was made available during the months of May to July 2021 to provide residents with the opportunity to voice their thoughts and opinions related to housing needs and challenges. To further increase accessibility and inclusion, the City provided the survey in both English and Spanish languages; printed survey copies were also made available in locations such as local libraries and senior centers. Approximately 900 survey responses were received.

Survey Questions:

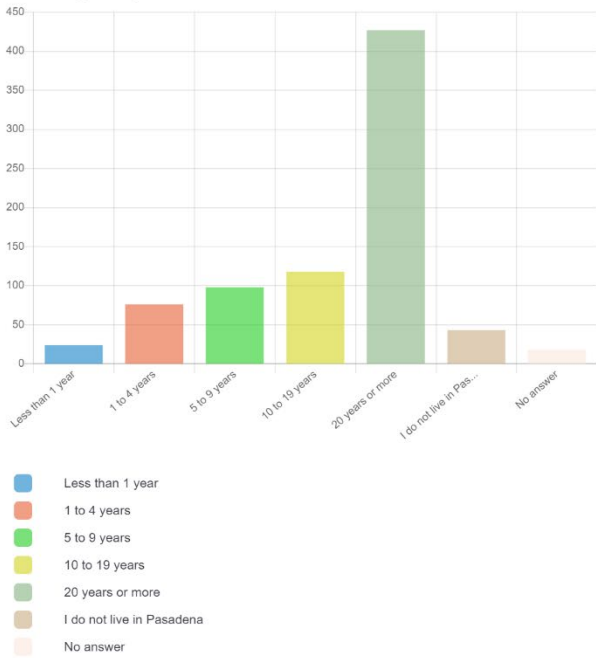
1. How long have you lived in Pasadena?
2. Which City Council district do you live in?
3. What is your age?
4. Which best describes your current living situation?

Public Engagement and Input Summary

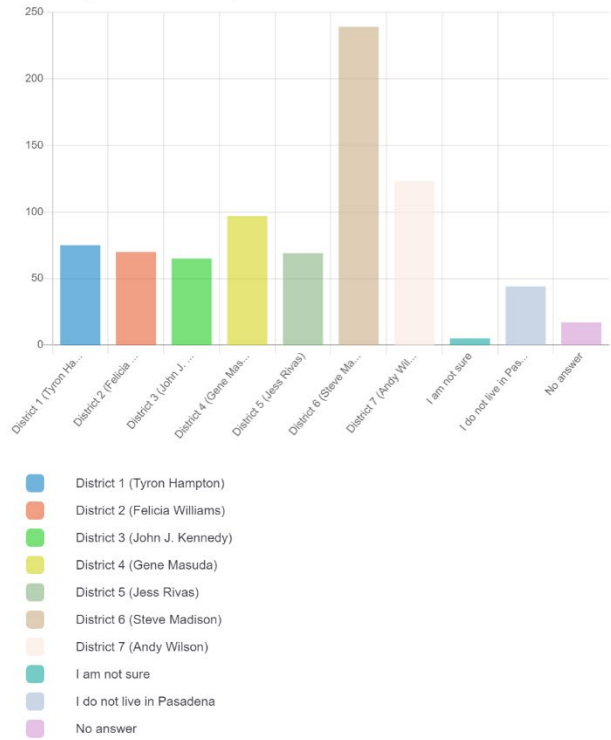
5. What types of housing does Pasadena need most?
6. Rank the importance of current housing challenges in Pasadena.
7. To meet the City's long-term housing needs, the City will need to plan for more homes. This includes single-family homes as well as apartments, townhomes, and condominiums. Please rank the ideas below based on what you think are the best general locations in Pasadena for new housing.
8. How has COVID-19 changed your housing needs in a manner that you think will continue past the pandemic?
9. In some Pasadena neighborhoods and particularly in Northwest Pasadena, rising housing prices—both rental and for-sale housing—are causing lower-income, long-established residents to move because they can no longer afford their homes. This is an effect of "gentrification." Is gentrification of concern to you in your neighborhood?
10. If yes, what are your concerns related to gentrification?
11. Many Pasadena residents have indicated that increasing the supply of affordable housing represents the most pressing housing need in the City. Please rank, from most important to least important, the strategies you think should be used to increase the amount of affordable housing. As you answer, note that the City currently requires that affordable housing units be included in any new development project of 10 or more units, pay a fee to fund affordable housing, or provide affordable housing elsewhere in Pasadena.
12. Do you have other ideas for increasing the supply of affordable housing?
13. How many bedrooms do you need to accommodate your household's needs?
14. What features are important to you in multi-family housing developments?
15. Are you aware of the resources the City offers to renters to help find and afford suitable housing?
16. If you didn't know, the City offers resources to help renters find and afford suitable housing. Those resources can be found here: <https://www.cityofpasadena.net/housing/>
17. What else would you like the City to consider regarding housing needs and programs?
18. Please indicate your gender.
19. How do you identify yourself?
20. What language is primarily spoken in your household?
21. Which best describes your annual household income?

Responses

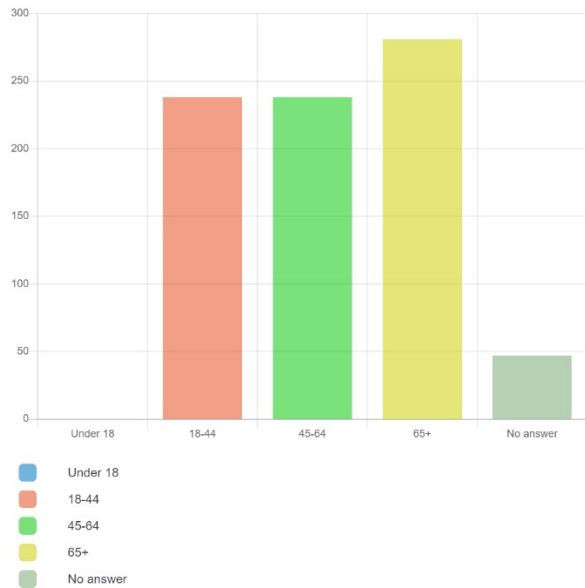
1. How long have you lived in Pasadena?



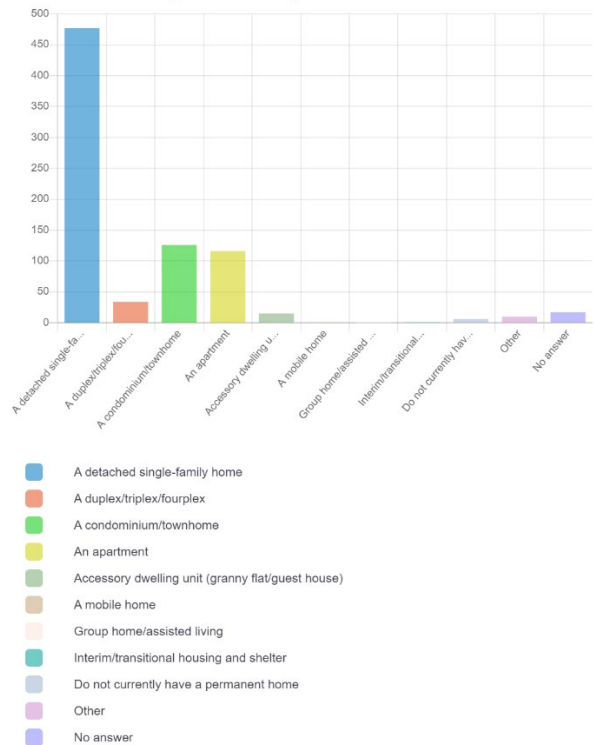
2. Which City Council district do you live in?



3. What is your age?

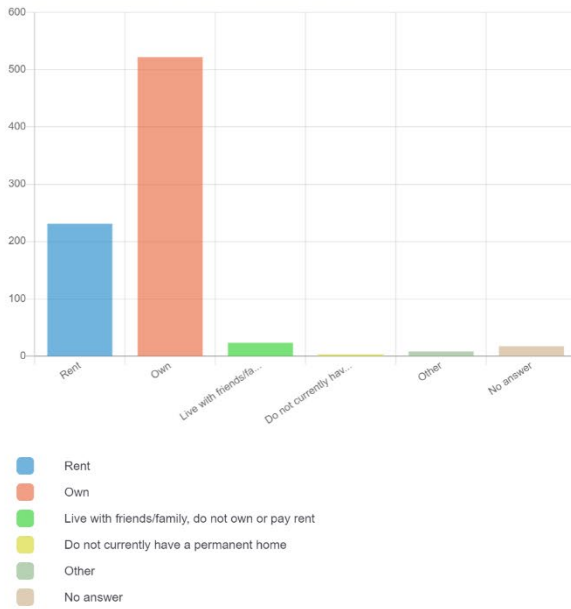


4. Which best describes your current living situation?

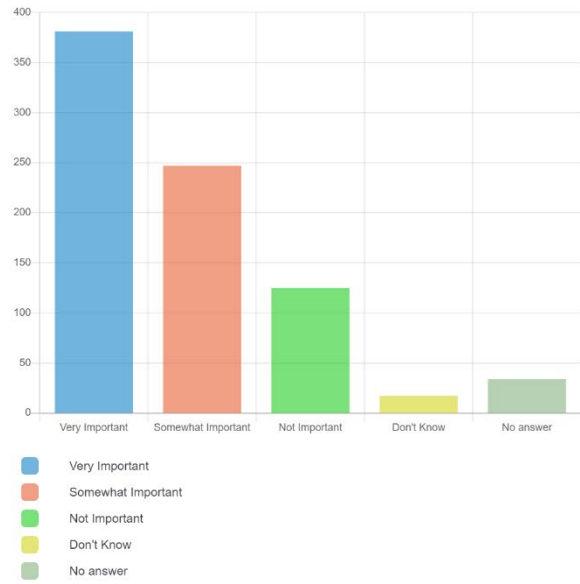


Public Engagement and Input Summary

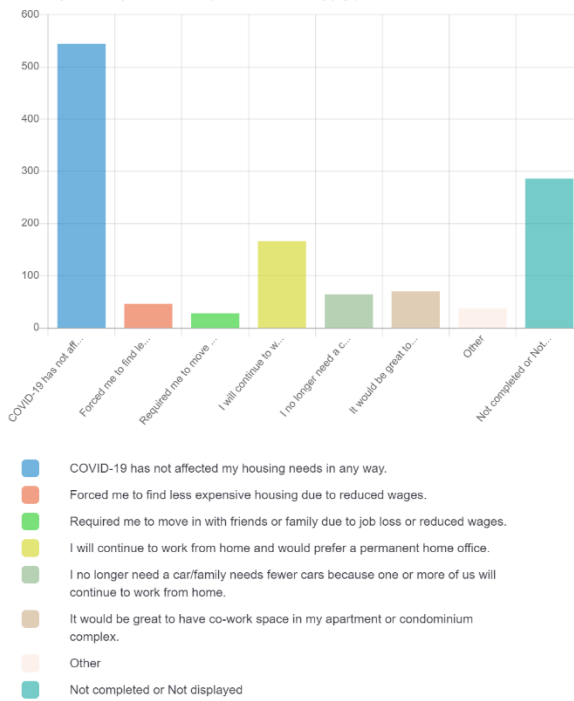
5. Which best describes your current housing situation?



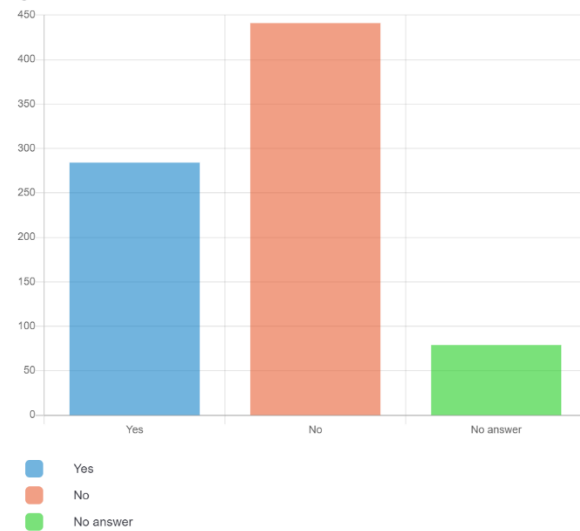
7. Rank the importance of current housing challenges in Pasadena.



9. How has COVID-19 changed your housing needs in a manner that you think will continue past the pandemic? (Select all that apply.)

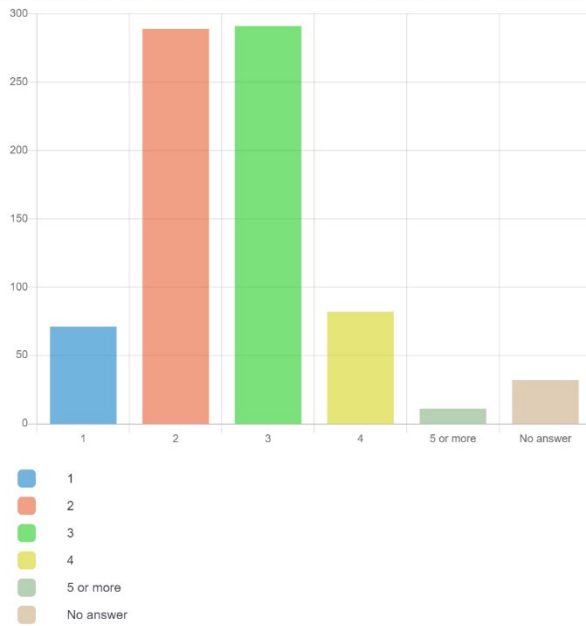


10. In some Pasadena neighborhoods and particularly in Northwest Pasadena, rising housing prices—both rental and for-sale housing—are causing lower-income, long-established residents to move because they can no longer afford their homes. This is an effect of “gentrification.” Is gentrification of concern to you in your neighborhood?

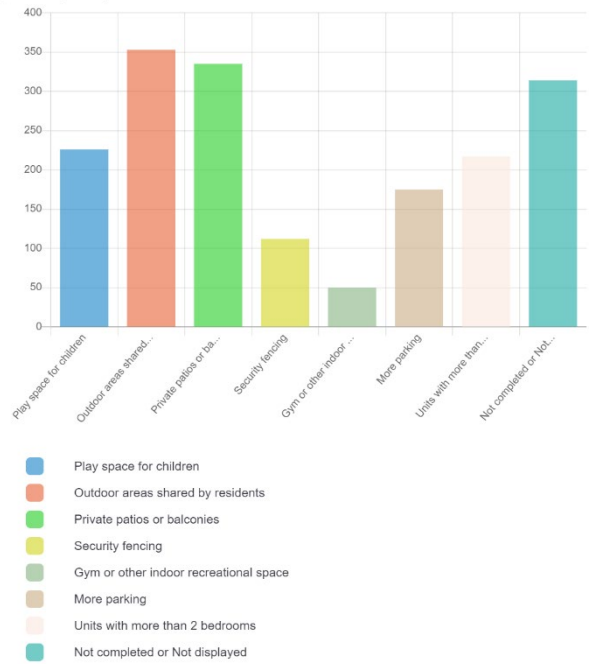


Public Engagement and Input Summary

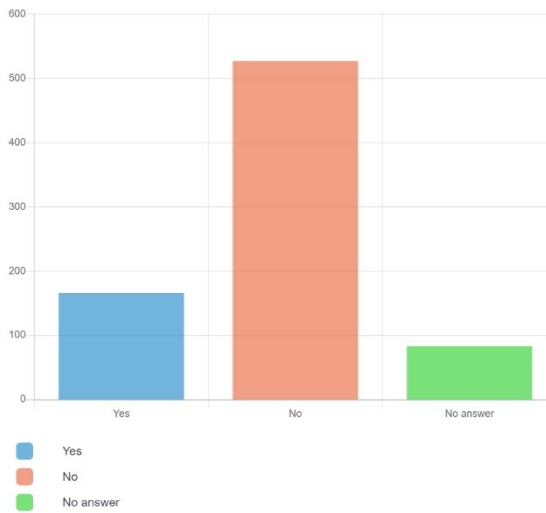
12. How many bedrooms do you need to accommodate your household's needs?



13. What features are important to you in multi-family housing developments? (select top two)

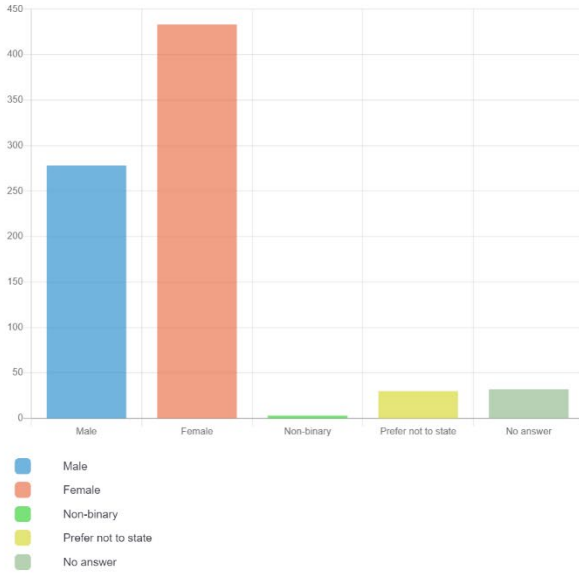


14. Are you aware of the resources the City offers to renters to help find and afford suitable housing?

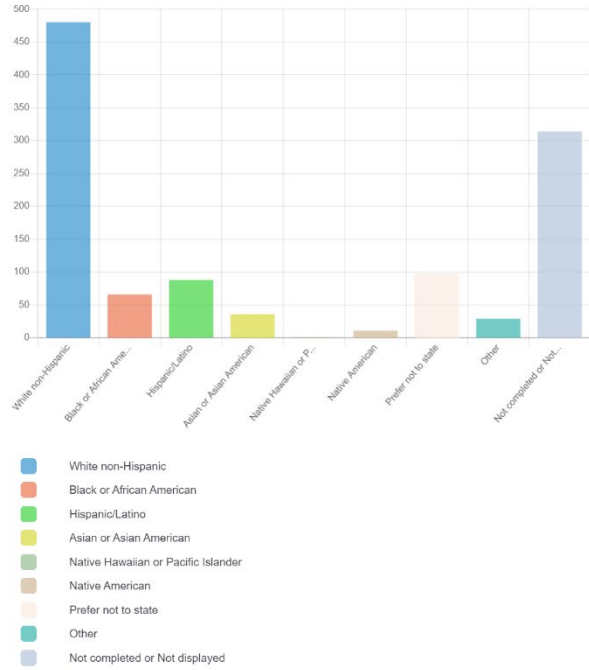


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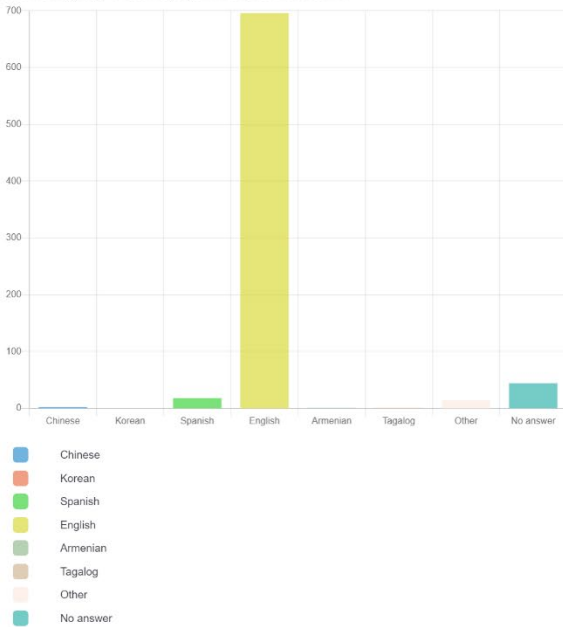
16. Please indicate your gender.



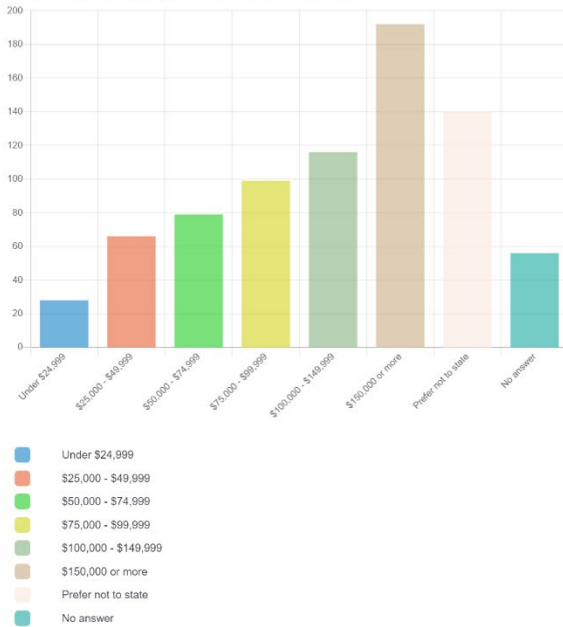
17. How do you identify yourself? (Select all that apply)



18. What language is primarily spoken in your household?



19. Which best describes your annual household income?



Planning Commission Workshops

In May and July, 2021, Planning staff conducted two study sessions with the Planning Commission to review ideas and programs for the Housing Element prior to submitting the draft to HCD for review. The Commission reviewed and considered inputs from the Task Force meetings, community survey, and community workshops.

The first session held in May provided the Commission with a brief overview of the program timeline and goals, followed by a discussion on the current state of housing in the City. The Commission was informed on the current programs in place to further housing goals, and then commented and expanded on key themes and topics to be addressed in the element.

The second session focused on discussion of the proposed housing goals, policies, and programs and potential housing sites.

City Council Workshops

The City Council convened on August 2, 2021 to review the draft Housing Element prior to its submittal to the Department of Housing and Community Development.

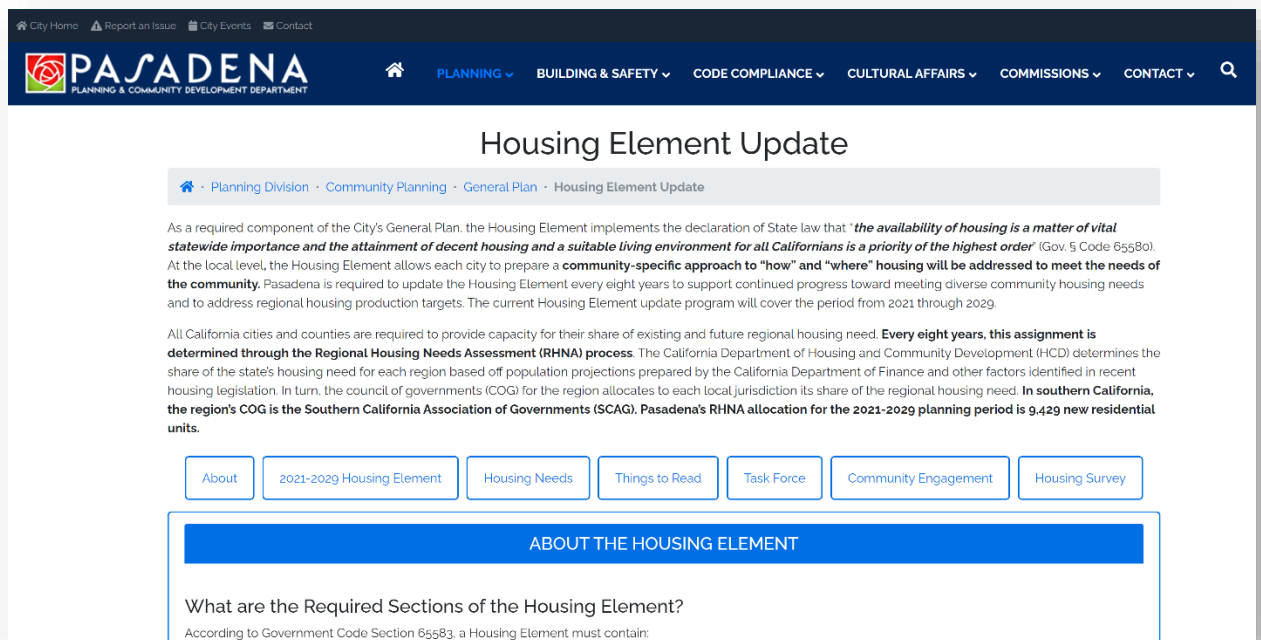
Methods of Outreach

The following are the methods the City used to encourage resident participation, particularly from communities of color, lower-income residents, and community organizations:

- Posts on the *OurPasadena* Instagram page
- Posts on the *City of Pasadena* Instagram page
- Posts on the *City of Pasadena* Facebook page
- Press release for community workshops
- Email blasts to *Our Pasadena* newsletter subscribers (1,485 total subscribers)
- Email to City Council District Liaisons – Each liaison has their own email list and disseminates information to constituents
- Email to Housing Task Force members
- Email to 36 specific community organizations/individuals (e.g., Making Housing Happen, Spanish Language News, PCC Associated Students, Pasadena Tenants Union)
- Printed copies of the survey at libraries throughout Pasadena and at the Senior Center

Housing Element Webpage

The City developed the *Housing Element Update* webpage as a central hub for residents seeking additional resources and information related to the 2021-2029 Housing Element Update. The webpage provided background information related to the Housing Element, such as legal requirements and its key role in the General Plan. Along with background information, the webpage offered access to important documents and reports produced by the City with regards to current housing programs and key housing laws. The City's webpage also provided a library of past meetings and workshops that the City has conducted in their efforts to collect viable public input and comments, with links to recordings and presentation slides. Lastly, the website provided a link to the *Housing Survey* for residents to complete and provide their input in the various housing-related topics.



Appendix F: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686, passed by the California legislature in 2017, requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, analysis of segregation patterns and disparities in access to opportunities, assessment of contributing factors, and identification of fair housing goals and actions.

The City conducted an Analysis of Impediments (AI) to Fair Housing Choice in 2020 pursuant to federal law requirements. As appropriate, data and discussions from the 2020 AI are incorporated here.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

As outlined in Pasadena's 2020 Analysis of Impediments to Fair Housing Choice (2020 AI), the City has committed to complying with applicable federal and State fair housing laws including the Fair Housing Act of 1968, the Fair Housing Amendments Act of 1988, and the Fair Housing Employment and Housing Act (FEHA).

The Housing Rights Center (HRC), under contract with Pasadena, provides fair housing services to City residents. HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The services provided by HRC include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. The materials are made available free to the public in several different languages, including English, Spanish, Korean, Mandarin, Armenian, Cantonese and Russian. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer

Affirmatively Furthering Fair Housing

protection legislations, as well as mediating disputes between tenants and landlords.

Between fiscal years (FY) 2014 and 2018, HRC served 6,804 clients, including 992 clients in FY 2018. Approximately 40.4 percent of clients were Black/African American. A majority of clients were in the extremely low-income category (73.3 percent).

Table F-1: Characteristics of Clients Served by HRC (FY 2014-2018)

Pasadena	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Total Clients Served	1,487	1,594	1,490	1,241	992	6,804	100.0%
Ethnicity							
Hispanic	439	446	480	377	320	2,062	30.3%
Non- Hispanic	1,048	1,148	1,010	864	672	4,742	69.7%
Race							
White	327	298	299	222	190	1336	19.6%
Black/African American	615	728	575	497	334	2749	40.4%
Asian	54	50	58	38	36	236	3.5%
Hawaiian/Pacific Islander	7	9	8	4	2	30	0.4%
American Indian/ Alaska Native	16	78	15	34	4	147	2.2%
Other/Multi-Racial	460	409	521	438	416	2244	33.0%
Income Level							
Extremely Low Income (<30% AMI)	1,080	1,172	1,058	945	729	4,984	73.3%
Very Low Income (<50% AMI)	194	230	217	160	60	861	12.7%
Low Income (<80% AMI)	87	91	98	69	48	393	5.8%
Moderate Income (>80% AMI)	126	101	117	67	155	566	8.3%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

Discrimination complaints from both in-place and prospective tenants that are filed with HRC (or screened from regular calls) are first referred to the HRC Counseling Department. The complaining party is asked to describe the events and issues that prompted the complaint. Complaints are then passed to the HRC Investigations Department and reviewed to see if the facts provided warrant an investigation.

Between FY 2014 and FY 2018, 398 complaints of housing discrimination were reported by Pasadena residents. Most allegations were related to physical disability (55 percent), but a significant number of complaints involved mental disability (18 percent), familial status (7 percent), and race (5 percent). Of the 398 complaints of discrimination received between FY 2014 and FY 2018, 113 (28 percent) were deemed significant and turned into fair housing cases, and 60 percent of the cases opened had evidence to sustain the allegation of discrimination (Table F-2).

Table F-2: Discrimination Complaints by Protected Classification (FY 2014-2018)

	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Physical Disability	35	35	43	53	51	217	54.5%
Mental Disability	9	13	16	12	22	72	18.1%
Discrim. General Information	2	10	12	4	1	29	7.3%
Familial Status	3	5	5	8	6	27	6.8%
Race	4	2	10	2	0	18	4.5%
National Origin	3	3	3	3	1	13	3.3%
Gender	2	0	5	2	2	11	2.8%
Age	0	2	0	0	2	4	1.0%
Sexual Orientation	1	0	1	0	1	3	0.8%
Arbitrary	0	0	1	1	0	2	0.5%
Religion	0	1	0	0	0	1	0.3%
Source of Income	0	0	0	1	0	1	0.3%
Total	59	71	96	86	86	398	100.0%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Pasadena's population is mostly White and Hispanic/Latino. As shown in Figure F-1, White population has decreased, proportionally, since 2010, while the Asian and Hispanic/Latino populations have grown. Pasadena has a White population similar to the neighboring city of San Marino, larger than Alhambra, Arcadia, and the County, and smaller than Glendale and La Cañada Flintridge (Table F-3). Pasadena has a substantially larger Hispanic/Latino population than Arcadia, Glendale, La Cañada Flintridge, and San Marino. The City also has a larger Black/African American population compared to most nearby cities.

Affirmatively Furthering Fair Housing

Figure F-1: Race/Ethnicity Composition Changes

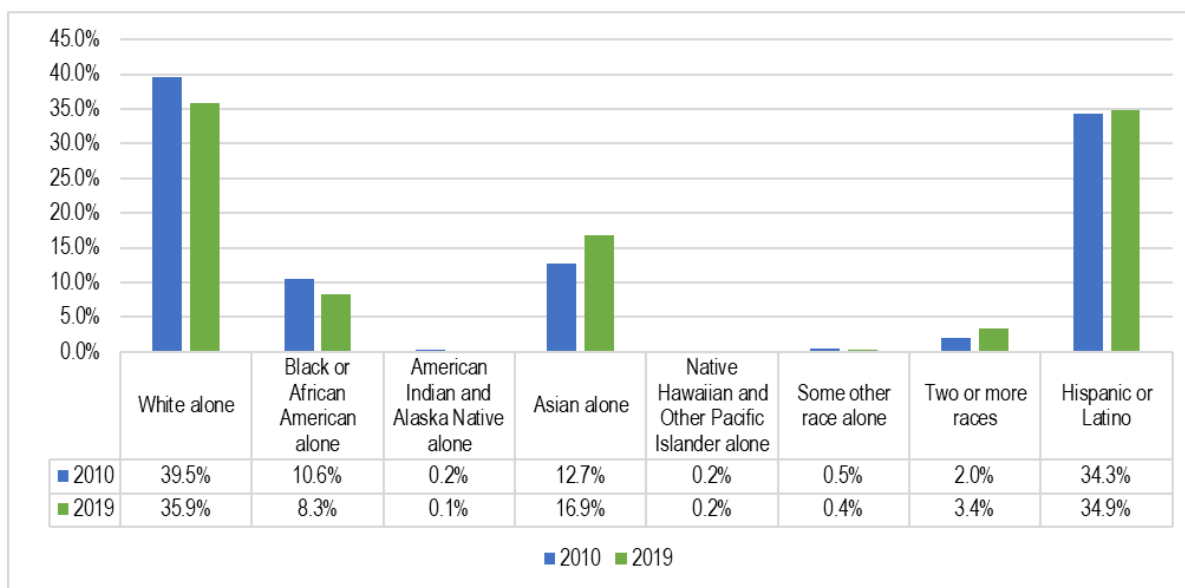


Table F-3: Racial Composition in Neighboring Cities and Region

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac. Islldr.	Other	Two or More	Hispanic / Latino
Alhambra	10.9%	1.2%	0.2%	52.6%	0.1%	0.0%	0.8%	34.1%
Arcadia	27.7%	0.9%	0.2%	57.4%	0.1%	0.0%	1.6%	12.1%
Glendale	63.5%	1.7%	0.1%	16.2%	0.1%	0.2%	1.4%	16.8%
La Cañada Flintridge	67.1%	0.2%	0.4%	26.0%	0.0%	0.1%	2.0%	4.2%
Pasadena	35.9%	8.3%	0.1%	16.9%	0.2%	0.4%	3.4%	34.9%
San Marino	38.3%	0.0%	0.1%	50.9%	0.0%	0.2%	2.7%	7.8%
Los Angeles County	28.4%	8.5%	0.2%	13.6%	0.2%	0.3%	1.7%	47.1%

Source: American Community Survey (2015-2019 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Pasadena and Los Angeles County are shown in Table F-4. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, the White and non-White communities in Pasadena have become less segregated. Segregation between White and non-White residents, White and Black residents, and White and Hispanic is considered moderate, while segregation between White and Asian/Pacific

Islander communities is low. While segregation between White and non-White groups in Pasadena has lessened over the past 30 years, since 2010 they have become increasingly segregated. Overall, Pasadena shows a lower degree of segregation compared to the County as a whole.

Table F-3: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Pasadena				
Non-White/White	48.17	46.20	37.91	40.11
Black/White	61.79	57.25	49.47	52.87
Hispanic/White	50.86	53.93	49.62	50.66
Asian or Pacific Islander/White	15.98	20.03	21.61	25.65
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: HUD Dissimilarity Index, 2020.

Block groups in Pasadena have racial/ethnic minority concentrations ranging from 28.4 to 96.8 percent. There is a higher concentration of minority groups in the northwest section of the City. Block groups along the southwestern City boundary and in the northeastern corner of the City have the lowest concentration of racial/ethnic minorities.

Distribution of RHNA Units by Percentage Minority Concentration

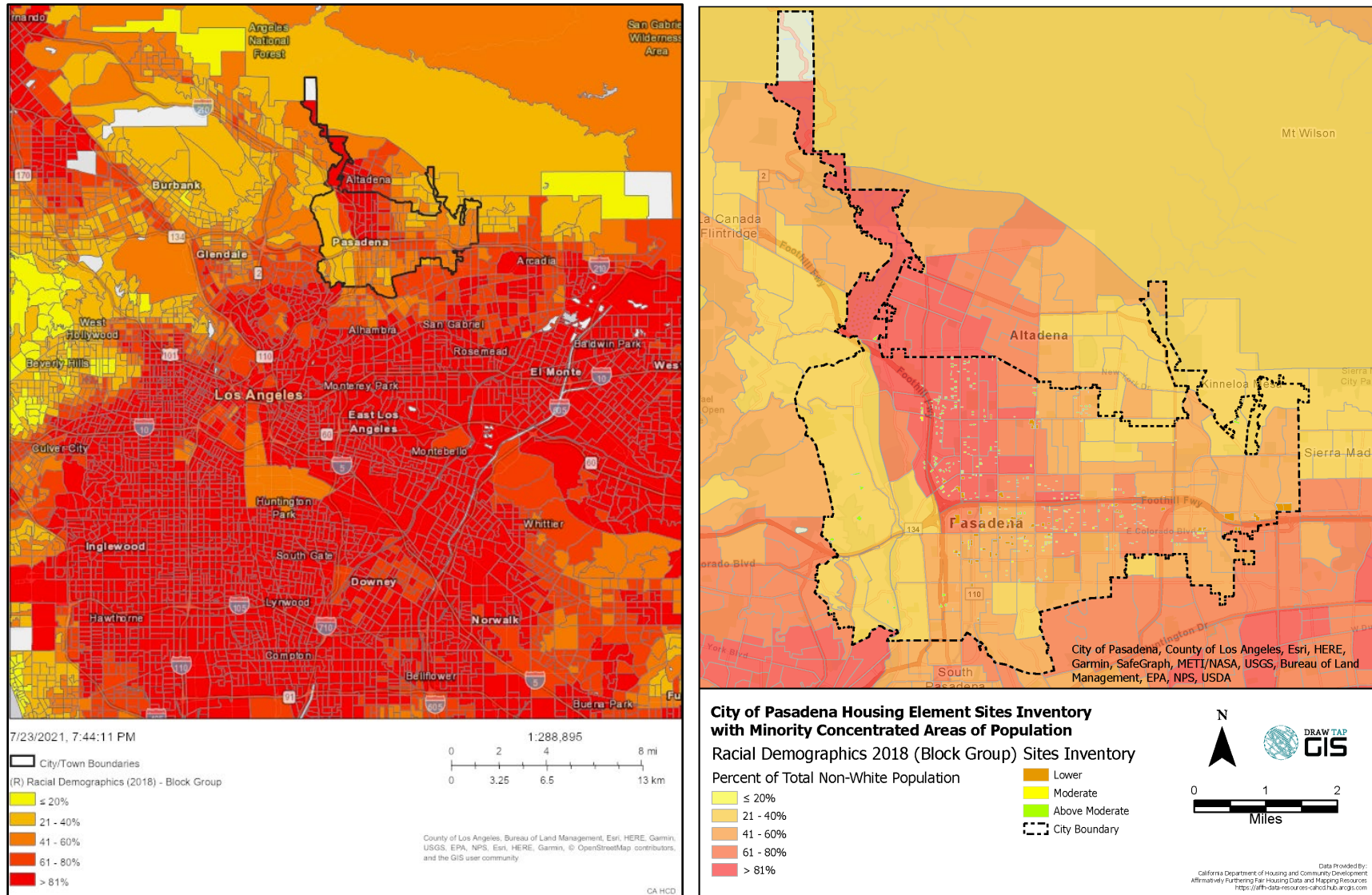
Most sites used to meet the City’s 2021-2029 RHNA are in block groups where the racial/ethnic minority population makes up 41 to 60 percent of the population. Approximately 66 percent of lower-income units, 65 percent of moderate-income units, and 52 percent of above moderate-income units are in block groups with 41 to 60 percent racial/ethnic minorities. Proportionally, fewer lower-income units (9.7 percent) are in block groups where the racial/ethnic minority concentration exceeds 81 percent, compared to moderate- income units (12.4 percent) and above moderate-income units (17.2 percent).

Table F-4: RHNA Unit Distribution by Percent Minority Concentration

% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
21 - 40%	0.0%	1.3%	0.7%	0.6%
41 - 60%	66.2%	64.8%	51.9%	62.2%
61 - 80%	24.1%	21.5%	30.2%	24.8%
> 81%	9.7%	12.4%	17.2%	12.4%
Total	3,990	2,849	2,295	9,134

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Figure F-1: Racial/Ethnic Minority Concentration and Sites Inventory



Persons with Disabilities

In Los Angeles County, about 9.9 percent of the population has a disability. Pasadena has a population of persons with disabilities (9.4 percent) comparable to the County and the neighboring cities of Alhambra (9.5 percent) and Arcadia (8.1 percent). Pasadena has a smaller disabled population than Glendale (13.8 percent) but larger than La Cañada Flintridge (5.5 percent), and San Marino (5.5 percent).

Figure F-3 shows that persons with disabilities are concentrated in census tracts in the center of Pasadena and along the northern City boundary. In most tracts, persons with disabilities make up less than 10 percent of the total population. One tract located in the center of the City has a disabled population between 20 and 30 percent.

Distribution of RHNA Units by Percent Population with Disabilities

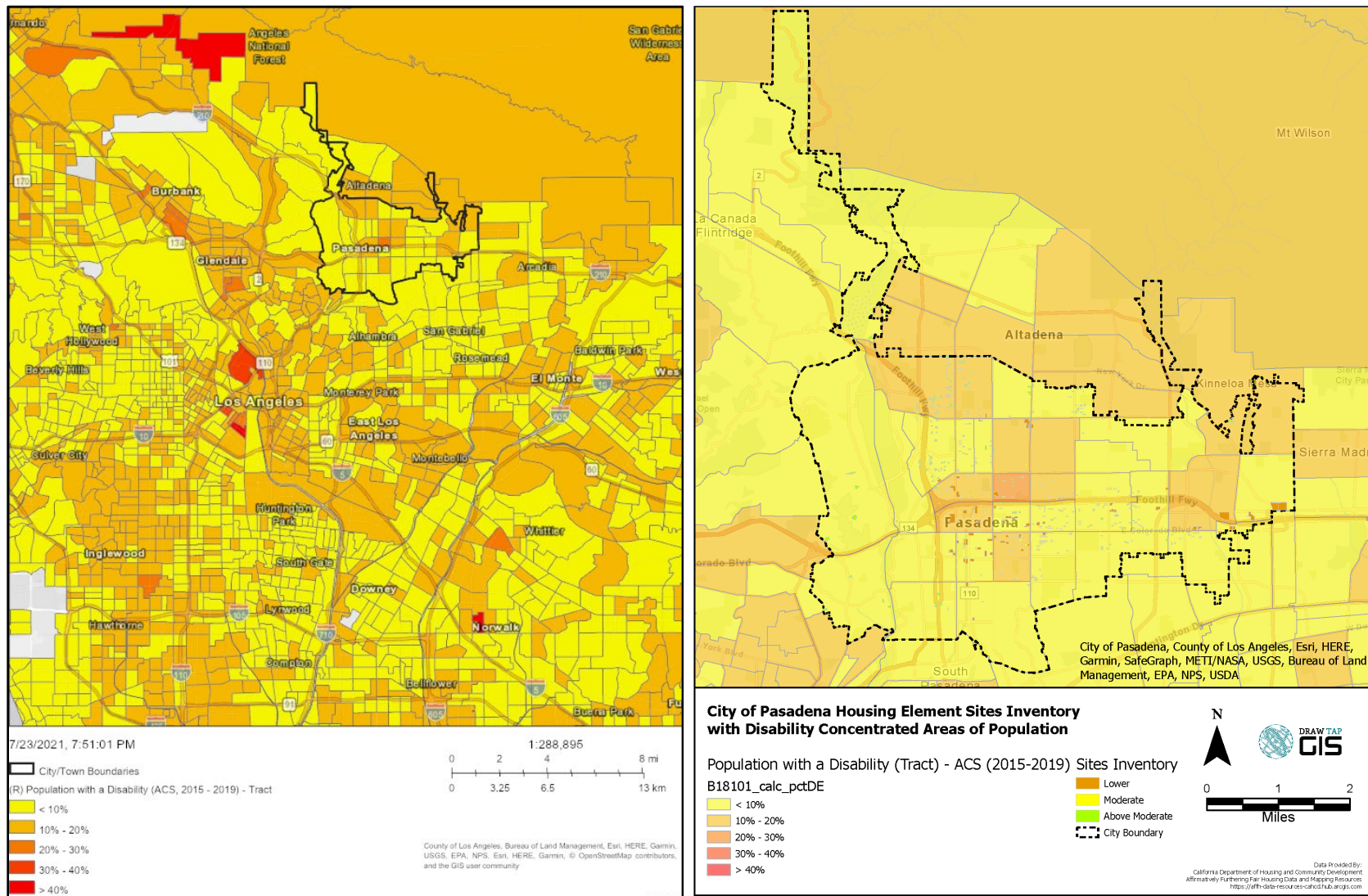
Most RHNA units (57.7 percent) are in tracts where the population of persons with disabilities is lower than 10 percent. A larger proportion of lower income RHNA units (5.7 percent) are in the tract with a higher concentration of disabled persons, compared to moderate income units (0.7 percent) and above moderate-income units (0.7 percent). Lower-income RHNA sites are placed near public transit and along the City’s transportation corridors—convenient locations for persons with disabilities.

Table F-5: RHNA Units by % Population with Disabilities

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	60.6%	66.0%	42.5%	57.7%
10% - 20%	33.7%	33.3%	56.8%	39.4%
20% - 30%	5.7%	0.7%	0.7%	2.9%
Total Units	3,990	2,849	2,295	9,134

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Figure F-1: Distribution of Population with Disabilities and Sites Inventory



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns.

Single parent households are also protected by fair housing law. Approximately 21.5 percent of households in Pasadena have children of the householder, fewer than the surrounding jurisdictions of Alhambra (24.1 percent), Arcadia (33.3 percent), Glendale (24.9 percent), La Cañada Flintridge (38.8 percent), San Marino (36.1 percent), and the County (28.3 percent). According to the HCD AFFH map in Figure F-4, children in married households are most concentrated along the western and southern City boundaries and on the eastern side of the City. The percent of children living in married households in these tracts is over 80 percent, while tracts in the central areas of Pasadena have fewer children in married couple households.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 3.9 percent of Pasadena households are single female-headed households with children compared to 6.4 percent countywide. Children in single female-headed households are concentrated in the south central and northwestern tracts of the City. Most tracts have less than 20 percent of children living in female-headed households.

Distribution of RHNA Units by Familial Status

Most RHNA units are located in tracts where the percent of children in married couple families is between 60 and 100 percent. Fewer lower-income RHNA units (35.1 percent) are in tracts where more than 80 percent of children live in married couple households compared to moderate-income units (44.6 percent) and above moderate-income units (40.2 percent).

The majority of lower-income RHNA units (67.2 percent), moderate-income units (70.3 percent), and above moderate-income units (70.6 percent) are in tracts where fewer than 20 percent of children live in female-headed households.

Most lower-income RHNA sites are higher density sites in mixed use areas where the existing units may be primarily smaller units and therefore may be proportionally occupied by fewer families with children.

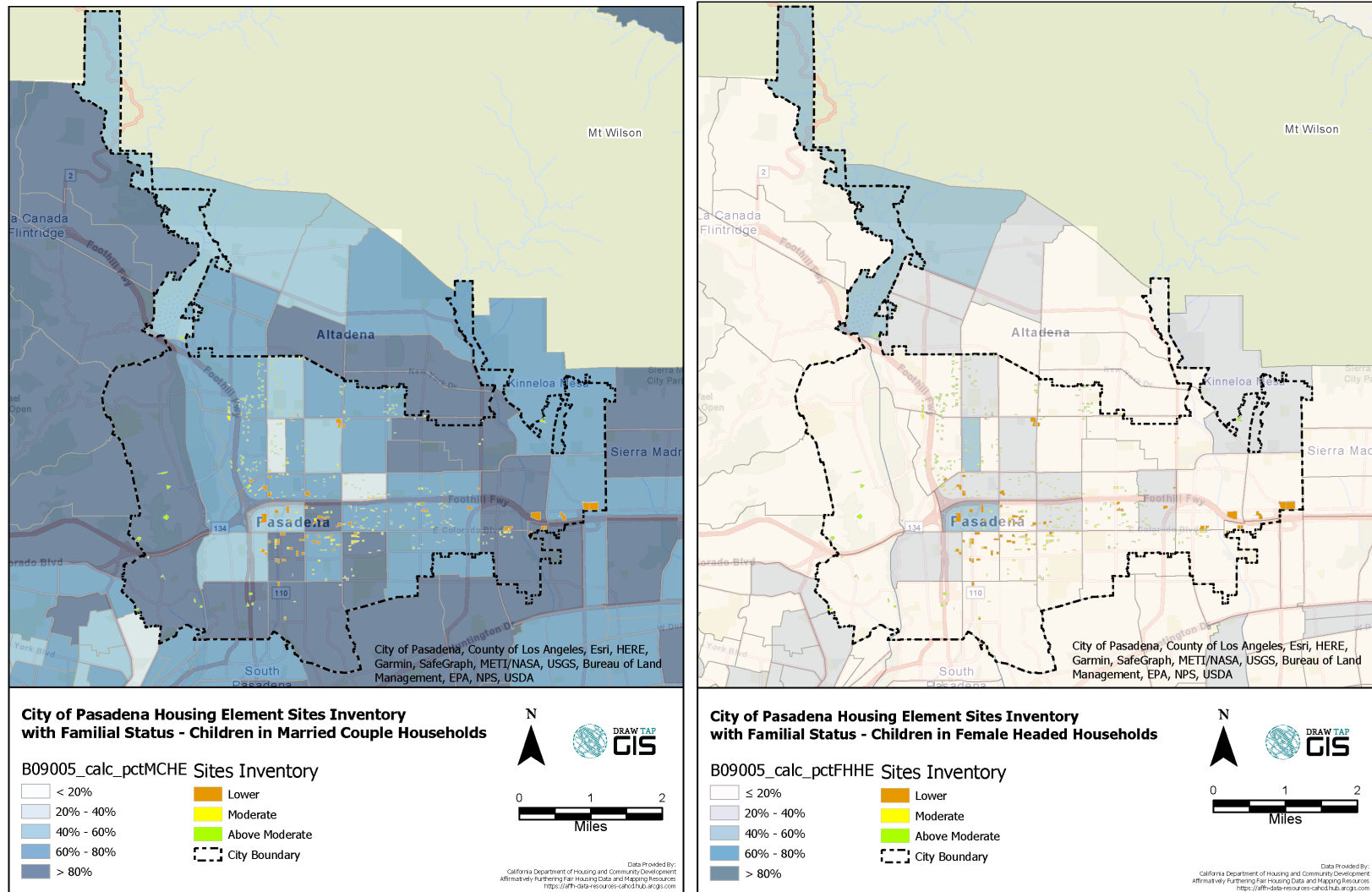
Table F-6: RHNA Units by Percent Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
20% - 40%	0.6%	7.8%	1.0%	2.9%
40% - 60%	13.8%	7.4%	23.2%	14.2%
60% - 80%	50.6%	40.2%	35.6%	43.6%
> 80%	35.1%	44.6%	40.2%	39.3%
Total Units	3,990	2,849	2,295	9,134

Table F-7: RHNA Distribution by Percent Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	67.2%	70.3%	70.6%	69.0%
20% - 40%	25.0%	21.7%	7.7%	19.6%
40% - 60%	7.8%	8.0%	21.7%	11.4%
Total Units	3,990	2,849	2,295	9,134

Figure F-2: Children in Married Households and Single Female-Headed Households and Sites Inventory



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Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure F-5 shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts in the center of Pasadena, along the northern City boundary, and southeast corner. A higher concentration of LMI households is located in the City of Los Angeles and the surrounding areas south of Pasadena.

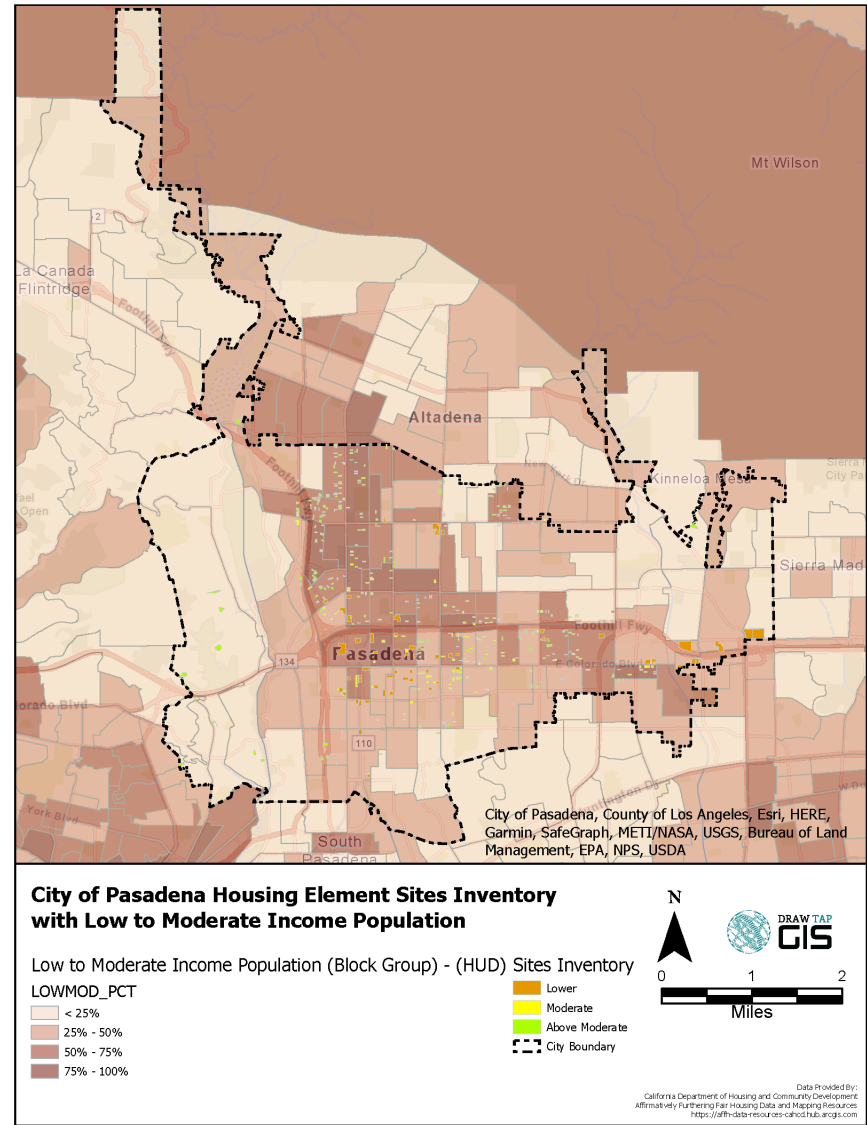
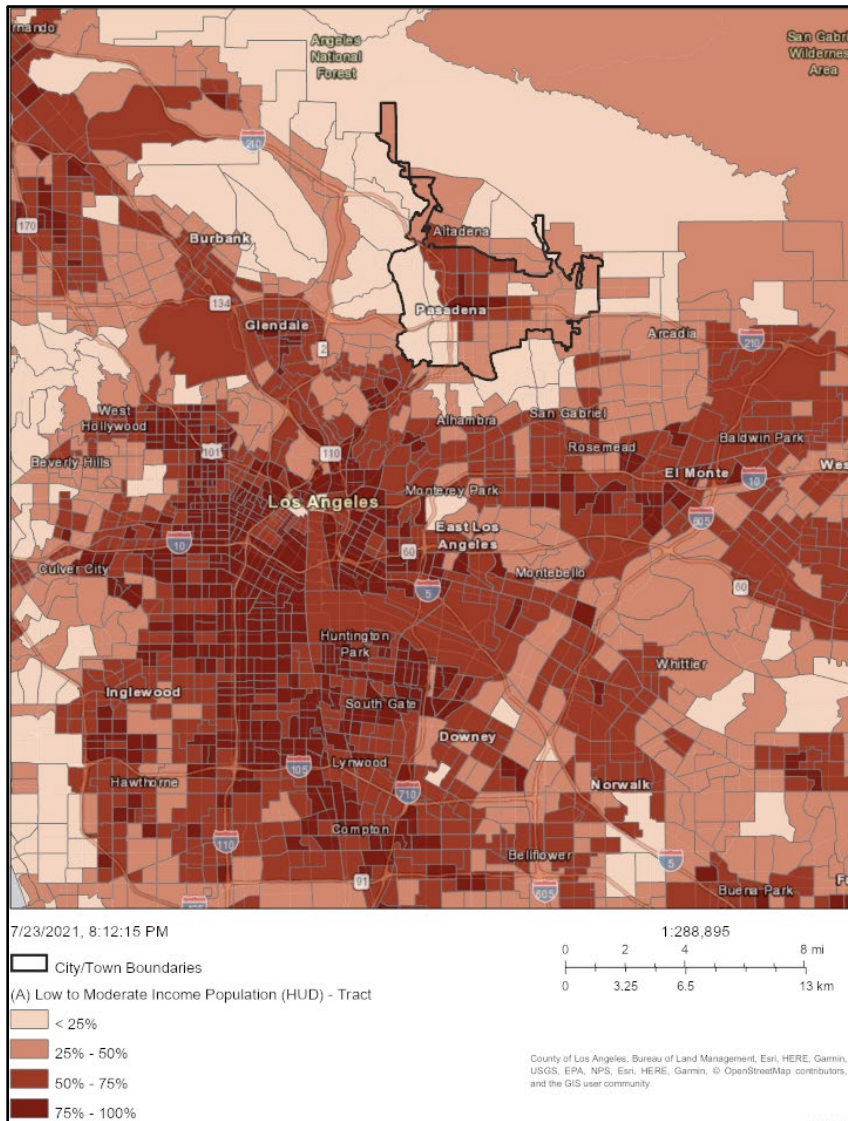
Distribution of RHNA Units by Percent Low and Moderate Income Population

About 46.6 percent of RHNA units are located in census tracts where LMI households make up 25 to 50 percent of the population. Approximately 11.5 percent of lower-income RHNA units, 13.5 percent of moderate-income units, and 5.5 percent of above moderate-income units are in tracts with a high concentration of LMI households, making up between 75 and 100 percent of the total population.

Table F-8: RHNA Unit Distribution by Percent LMI Households in Census Tract

% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	16.1%	3.3%	1.0%	8.3%
25% - 50%	45.0%	49.8%	45.7%	46.6%
50% - 75%	27.5%	33.4%	47.8%	34.5%
75% - 100%	11.5%	13.5%	5.5%	10.6%
Total Units	3,990	2,849	2,295	9,134

Figure F-5: Low- and Moderate-Income Household Distribution



3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

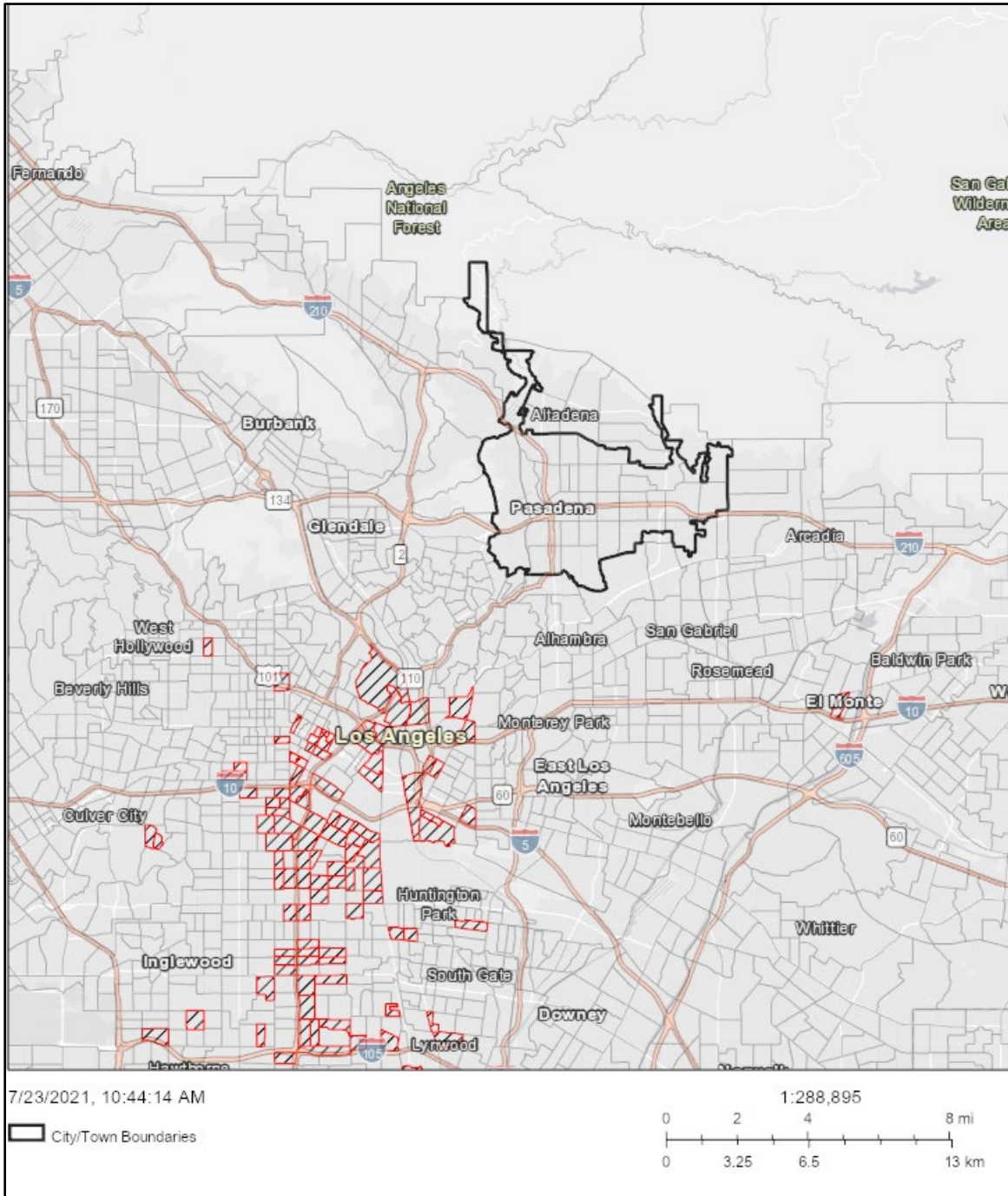
To identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAPs identified in Pasadena. The R/ECAPs closest are located in the City of Los Angeles southwest of Pasadena. Because of this, zero percent of RHNA units are located in R/ECAP sites.

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

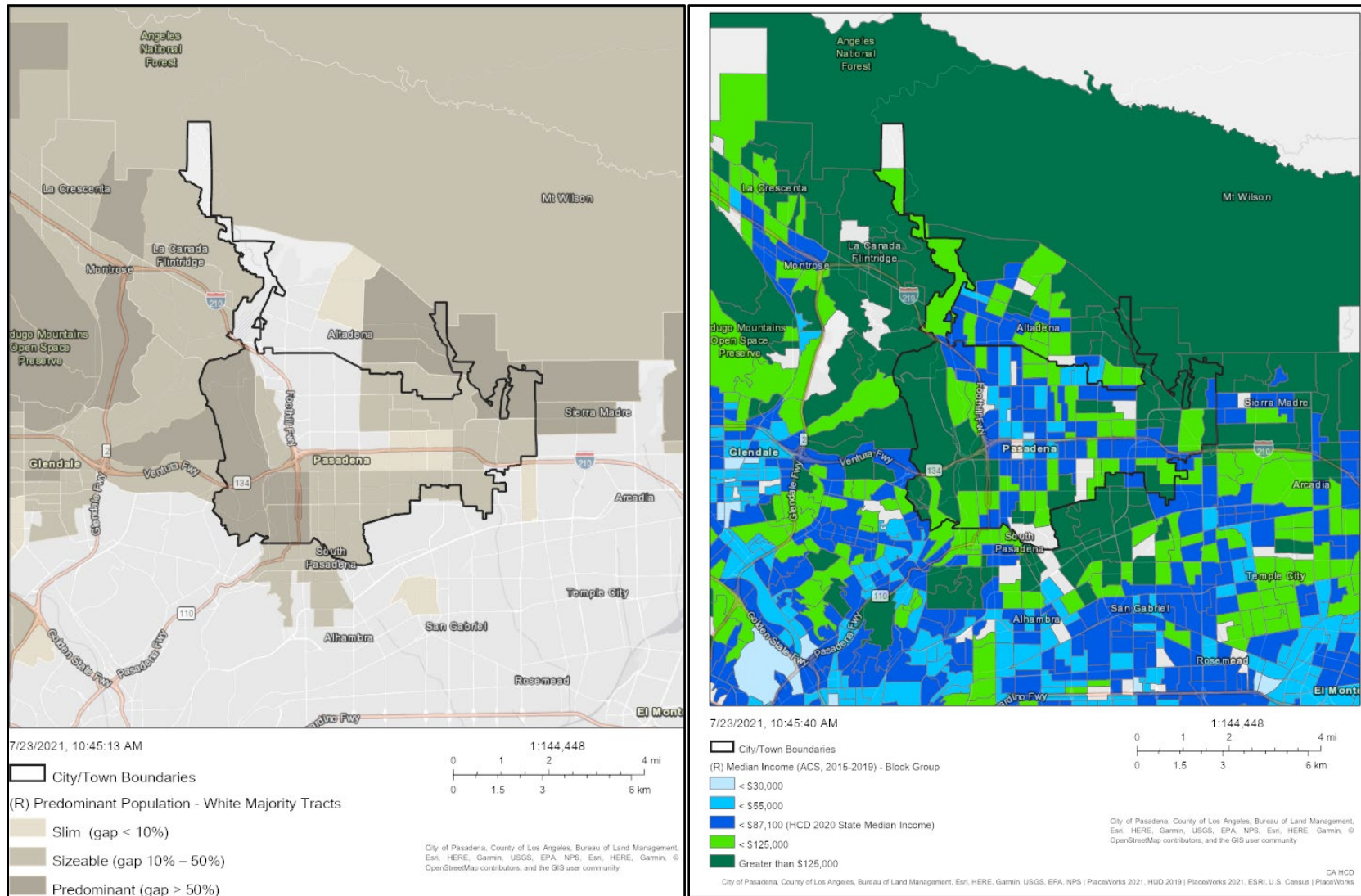
While HCD has created its own metric for RCAAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where: 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As discussed previously, there are no block groups in Pasadena with a racial/ethnic minority population below 20%. Therefore, none of Pasadena is considered an RCAA. Block groups with median incomes exceeding \$125,000 are most concentrated along the western City boundary and in the northeast corner of Pasadena. Most of the block groups in the center of the City have median incomes below \$55,000.

Figure F-3: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)



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Figure F-4: Racially Concentrated Areas of Affluence (RCAs)



4. Access to Opportunities

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table F-10 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table F-9: Domains and List of Indicators for Opportunity Maps

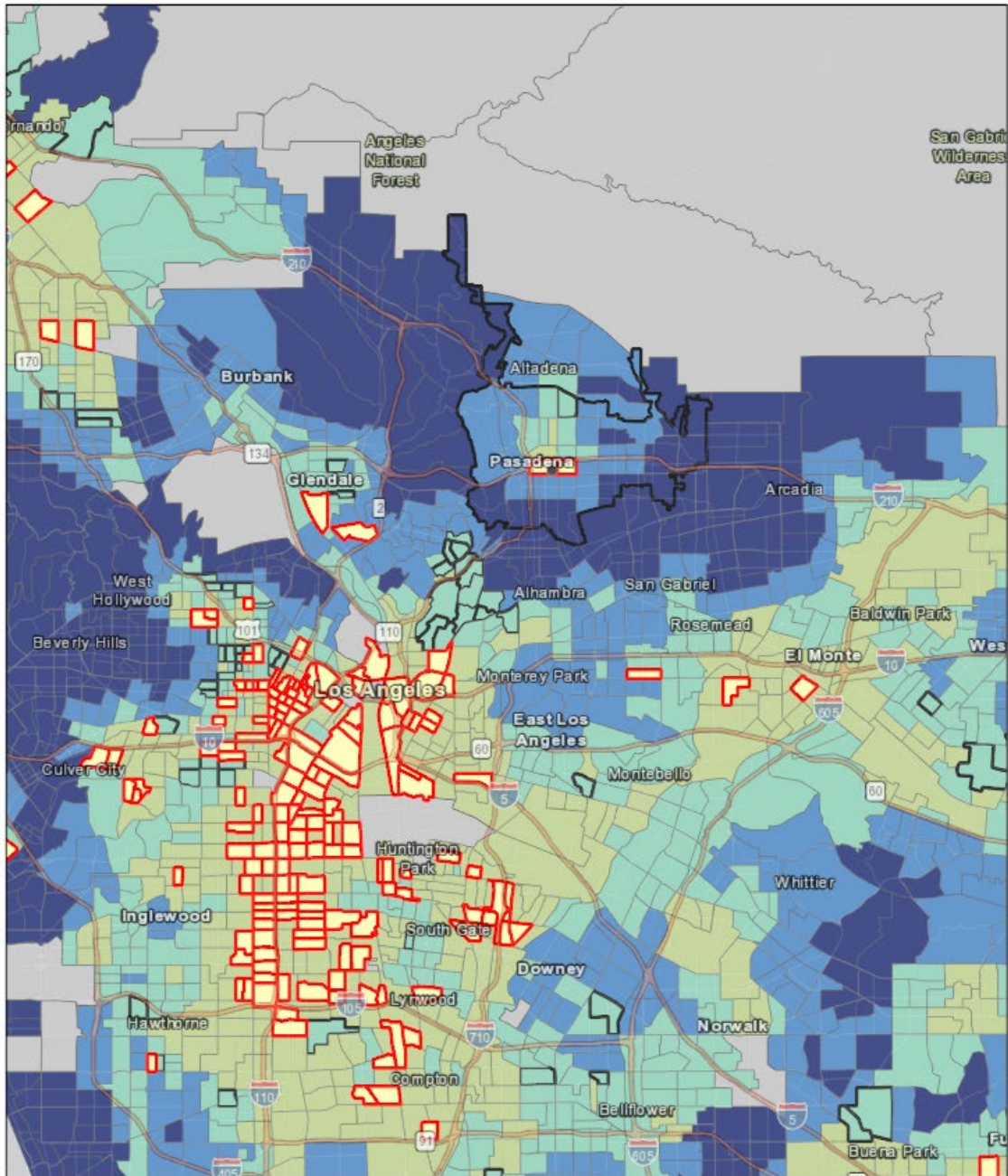
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

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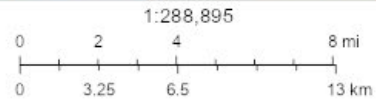
According to the 2021 TCAC/HCD opportunity area map, two census tracts or areas of high racial segregation and poverty exist in Pasadena (Figure F-8). These tracts are located south of the intersection of the I-210 and SR-134 freeways. The regional map in Figure F-8 identify most areas with high segregation and poverty in the downtown Los Angeles area and south of the downtown. The closest tracts to Pasadena with high segregation and poverty are in Glendale.

Figure F-5: TCAC Opportunity Areas in the Region



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- City/Town Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020

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According to the HCD/TCAC opportunity map (Figure E-9), Pasadena is made up of Census tracts with varying degrees of resources. Categorization is based on percentile rankings for census tracts within the Los Angeles Region. Locally, Northwest census tracts scored lower (as low and high concentration of poverty and segregation), indicating lower resources than other tracts within the City. Tracts adjacent to the low resources tracts in the Northwest region are moderate, and the tracts with the highest resources are located on the edges of the City.

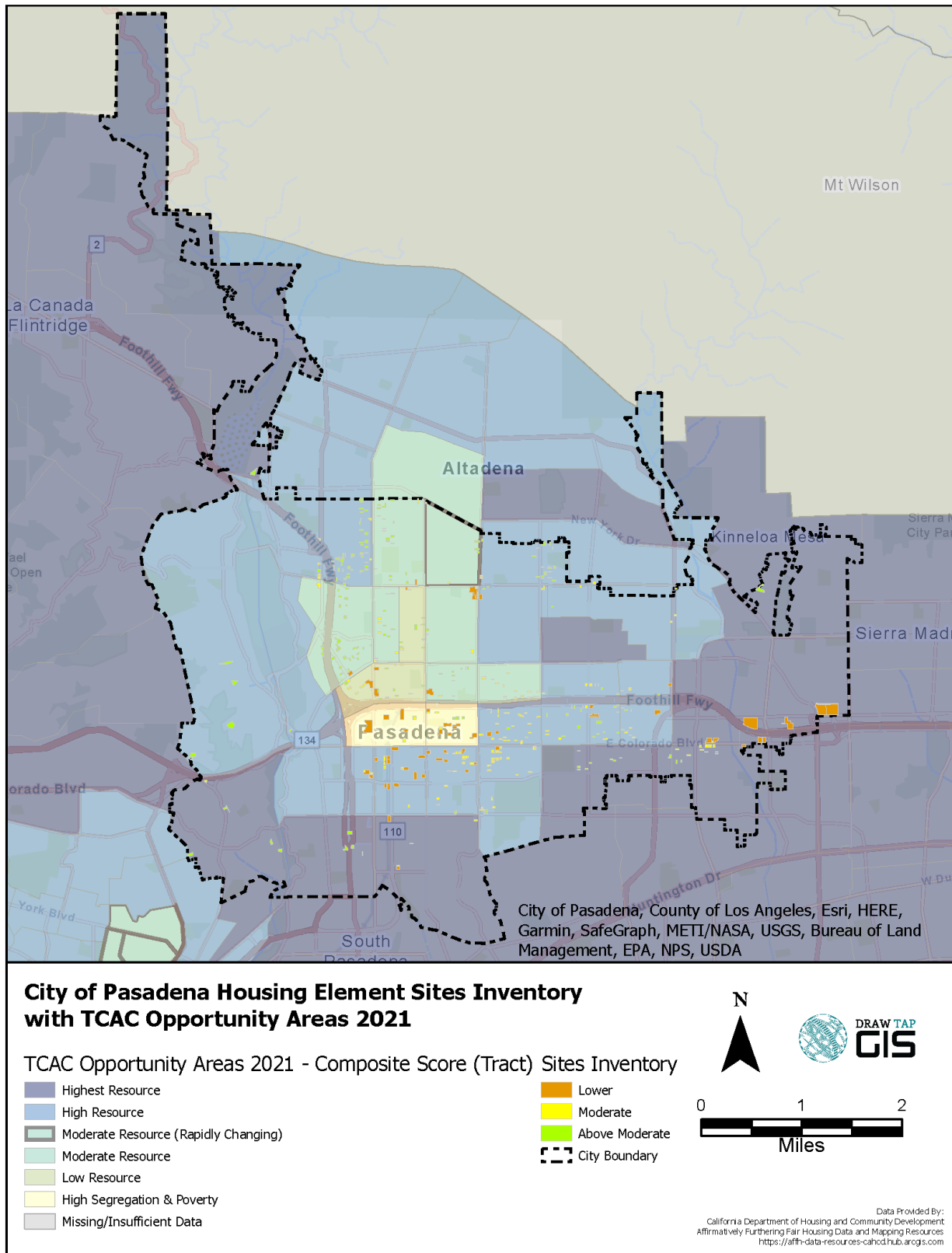
Distribution of RHNA Units by TCAC Opportunity Area

Figure E-9 also shows the distribution of RHNA sites across the TCAC opportunity areas. About 64 percent of all RHNA units are located in high or highest resource areas (Table F-11). Of the 3,990 lower-income RHNA units, 65 percent are in the high and highest resource tracts.

Table F-10: RHNA Units by TCAC Opportunity Areas

Opportunity Area	Very Low	Low	Mod	Above Mod	All Units
Highest	25.3%	0.0%	5.8%	34.0%	21.3%
High	40.3%	22.7%	59.9%	23.7%	42.2%
Moderate	10.2%	50.0%	10.6%	8.5%	10.1%
Moderate (Rapid Change)	0.0%	0.0%	0.4%	0.6%	0.3%
Low	8.2%	18.2%	3.2%	4.4%	5.7%
High Segregation & Poverty	16.1%	9.1%	20.0%	28.7%	20.5%
Total	3,946	44	2,849	2,295	9,134

Figure F-6: TCAC Opportunity Areas in Pasadena



Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Pasadena residents' access to key opportunity assets in comparison to the County. Table F-12 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area, or CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

In Los Angeles County, Black and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, lower labor participation, lower jobs proximity, and lower environmental health scores. For population living below the federal poverty line, scores decreased for among all races, though Blacks and Hispanics continued to score the lowers.

Within Pasadena, Blacks and Hispanics were more likely (scored lowest) to be impacted by poverty, limited access to proficient schools, lower job participation, and lower jobs proximity. Unlike the County trends, Pasadena Hispanics and Blacks did not score lowest among the race/ethnic groups in the environmental health index. Like the County, the Pasadena population living below the poverty line scored lower than the population at large across most indices, except for the transit index and the job proximity index.

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Table F-11: Opportunity Indicators by Race/Ethnicity

City of Pasadena	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	62.03	60.77	80.84	88.69	78.00	74.98	17.67
Black, Non-Hispanic	39.76	50.89	58.97	88.77	78.76	69.34	20.58
Hispanic	40.41	49.66	58.06	89.37	79.59	72.04	19.09
Asian or Pacific Islander, Non-Hispanic	59.40	60.23	79.73	89.92	81.80	79.45	17.04
Native American, Non-Hispanic	47.95	55.90	67.34	89.57	80.15	75.03	17.95
Population below federal poverty line							
White, Non-Hispanic	52.64	55.06	73.14	89.90	82.11	76.06	17.17
Black, Non-Hispanic	31.63	43.03	54.60	90.54	81.60	73.81	18.83
Hispanic	33.34	45.00	50.17	89.95	81.45	75.01	18.20
Asian or Pacific Islander, Non-Hispanic	50.90	52.90	70.94	91.67	85.09	82.37	16.72
Native American, Non-Hispanic	25.21	39.13	38.27	93.88	81.88	78.25	17.02
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See narrative for index score meanings. Table is comparing the total Pasadena and County population, by race/ethnicity, to the Pasadena and County population living below the federal poverty line, also by race/ethnicity.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Education

School proficiency scores are indicators of school system quality. In Pasadena, school proficiency indices ranged from 50 to 61 across all races and from 39 to 55 across all races living below the federal poverty line (Table F-12). The differences in scores among the races indicate a dissimilar access to schools, where Blacks and Hispanics scored the lowest. However, Black and Hispanic residents at-large and those living below the poverty level had access to higher quality schools in Pasadena compared to the County overall, where school proficiency scores were in the 30s. The higher the score, the higher the quality of schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 indicates “average,” and 7-10 means “above average.”¹ Figure F-10 shows that Pasadena elementary, middle, and high schools mostly rate as below average and average, with the exception of a few schools on the north western edges of the City. Lower educational opportunities across the City is shown in TCAC’s Education Score2 map (Figure F-11). Census tracts in the Northwest region had the lowest education scores, while Census tracts in the edges have greater scores (meaning more positive education outcomes).

¹ For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

² Education scores are a composite of different indicators including: math proficiency, reading proficiency, high school graduation rates, student poverty rates

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Figure F-7: GreatSchools Ratings

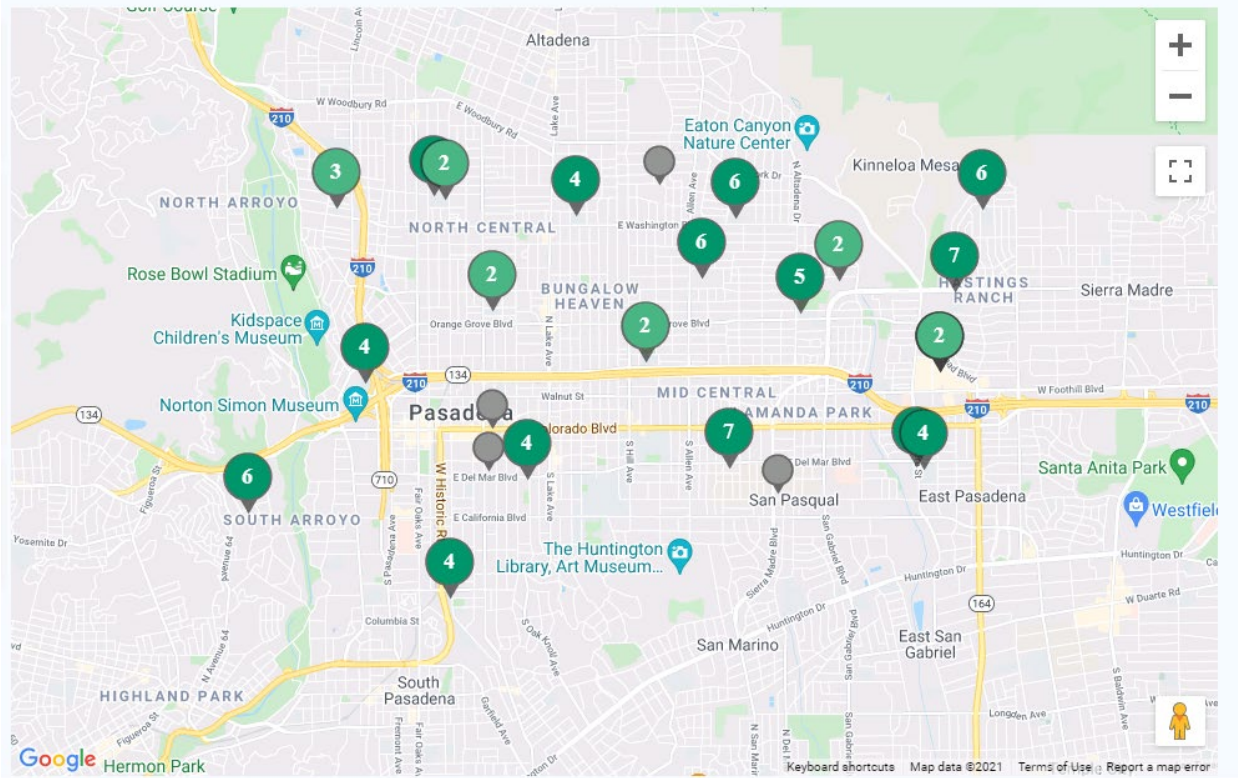
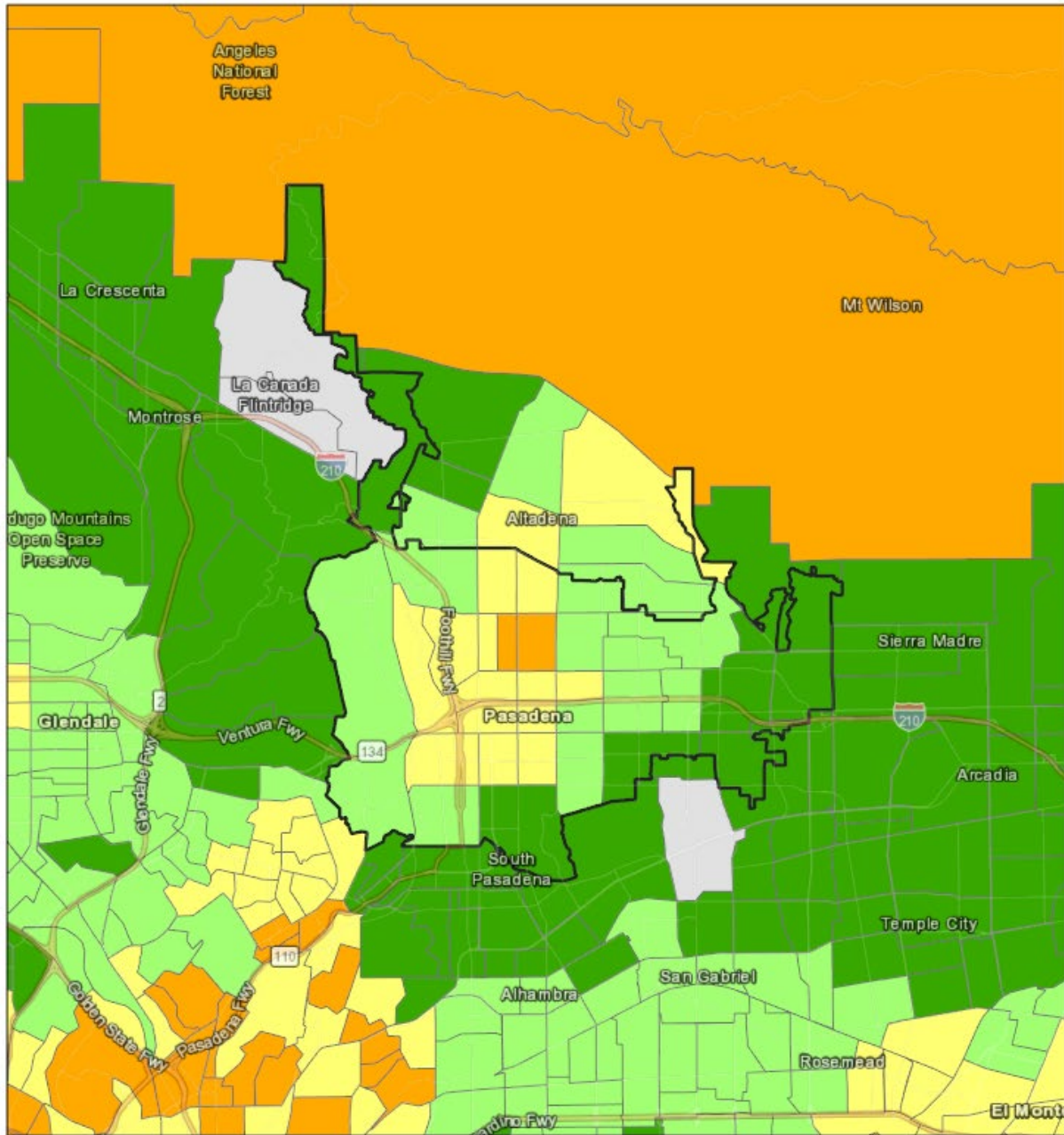


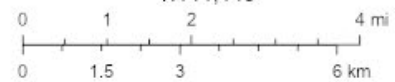
Figure F-8: TCAC Education Score Map



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score - Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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Transportation

HUD's opportunity indicators have two categories to describe transportation- transit index and low transportation cost. Transit index scores did not differ significantly between races or between the total population and the population living in poverty. Transit index scores fell in the between 89 and 94 across all races. Low transportation cost scores were lower but had similar range (78 to 81) between all races in the entire population and were slightly higher for the population living below the poverty line (81 to 85). Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Pasadena's lower income population has better access to transit compared to the entire population.

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Pasadena has an AllTransit Performance Score of 8.3 (Figure F-12). This is a relatively high score and the shows that most of the City has similarly high scores, with scores in the eastern part of the City being slightly lower. Figure F-13 shows that the number of transit stops within one-half mile is greatest in the Census tracts along I-210 but does not differ across the greatly across most of the City.

Figure F-9: AllTransit Performance Score

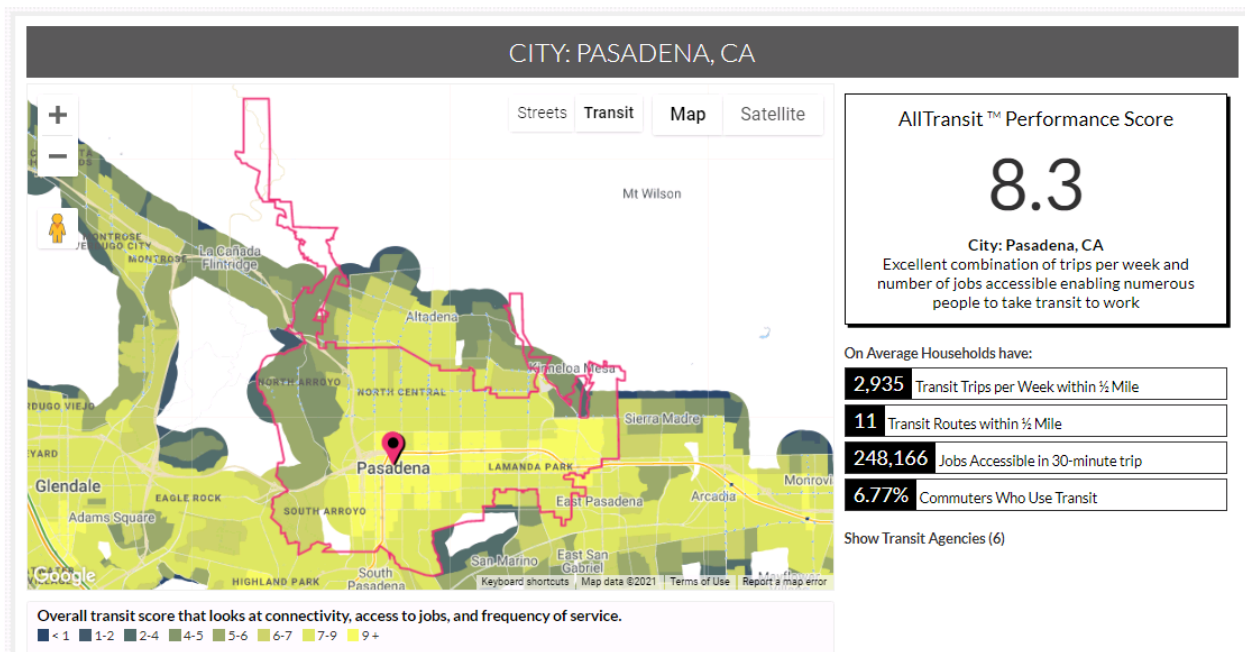
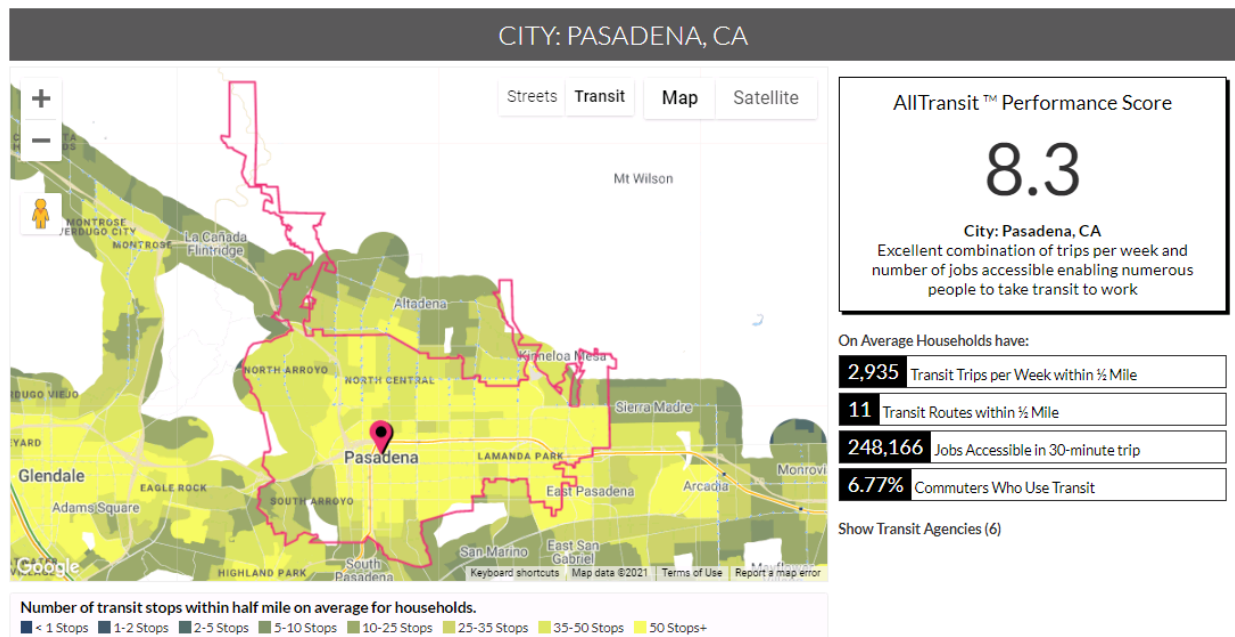


Figure F-10: Number of Transit Stops within One-half Mile of Households



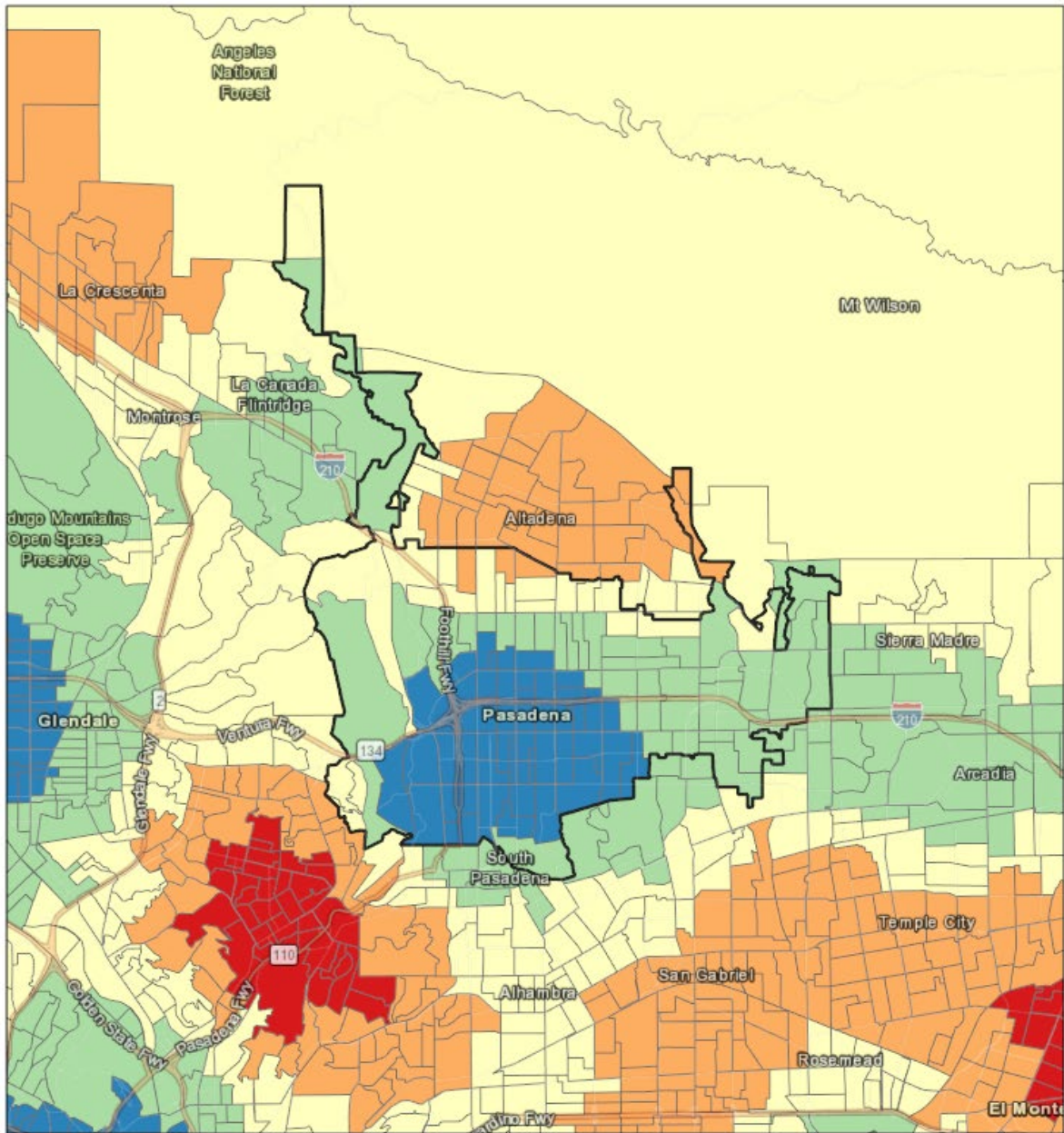
Economic Development

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Pasadena had higher labor market index scores (58 to 80) than the County overall (33 to 65), indicating a higher labor force participation and human capital in a neighborhood. However, within the large range of labor market index scores in the City, Whites and Asians scored the highest, and Blacks and Hispanics scored the lowest.

The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Pasadena scored higher (64 to 79) than the County overall (40-56). Within the City, higher job proximity scores are located near downtown, mostly south of I-210 along the I-710 freeway stub. Some tracts north of I-210 also scored among the highest in jobs proximity within the City.

TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. The areas surrounding Pasadena and in the southern census tracts of Pasadena have the highest economic scores among the northeastern Los Angeles region. The census tracts with the lowest scores within the City and the surrounding region are located within Pasadena in the Northwestern census tracts.

Figure F-11: Jobs Proximity Index

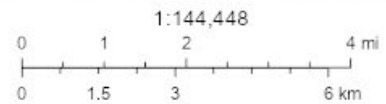


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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

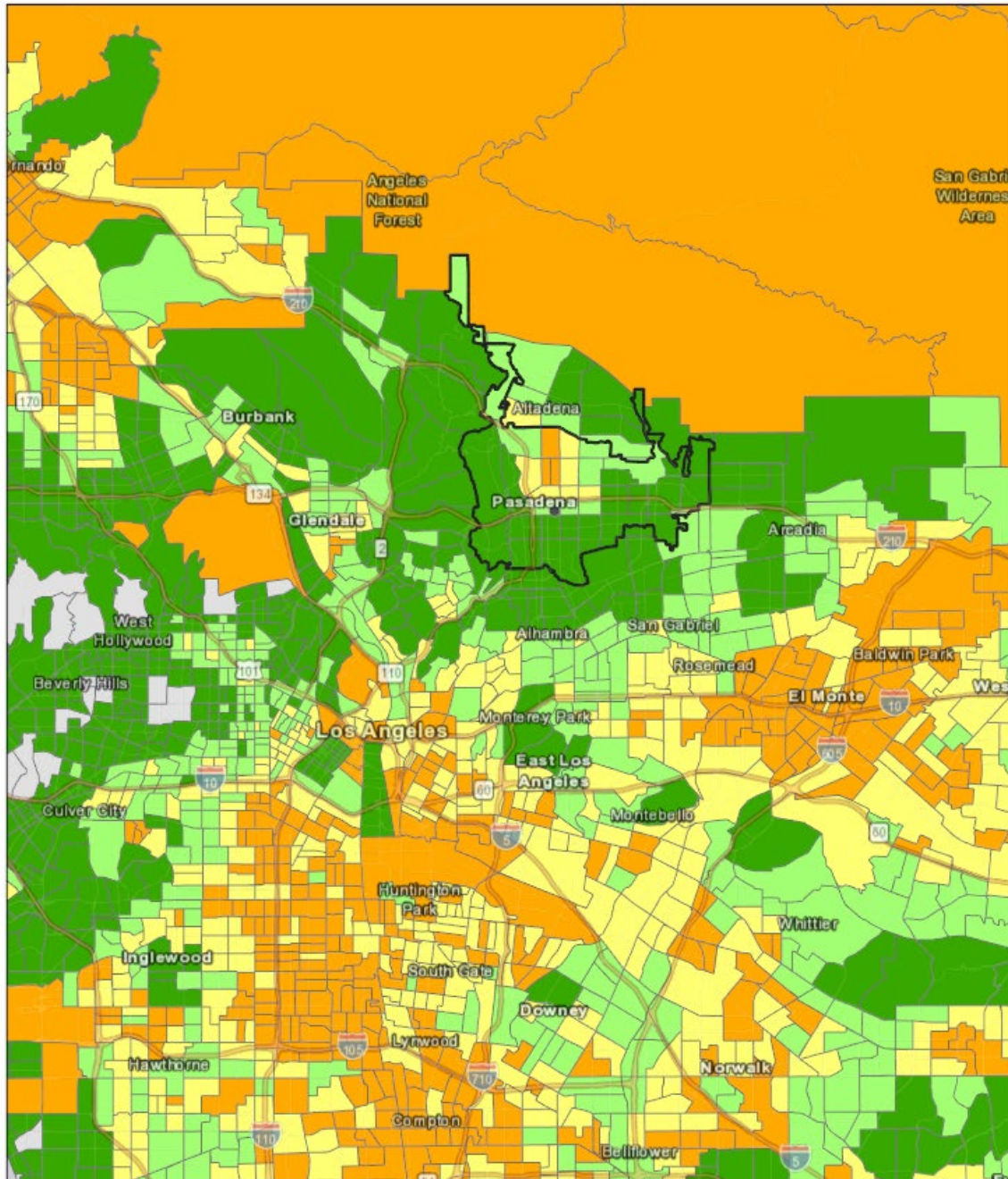


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Figure F-12: TCAC Economic Score



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

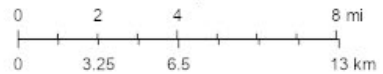
< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)

No Data



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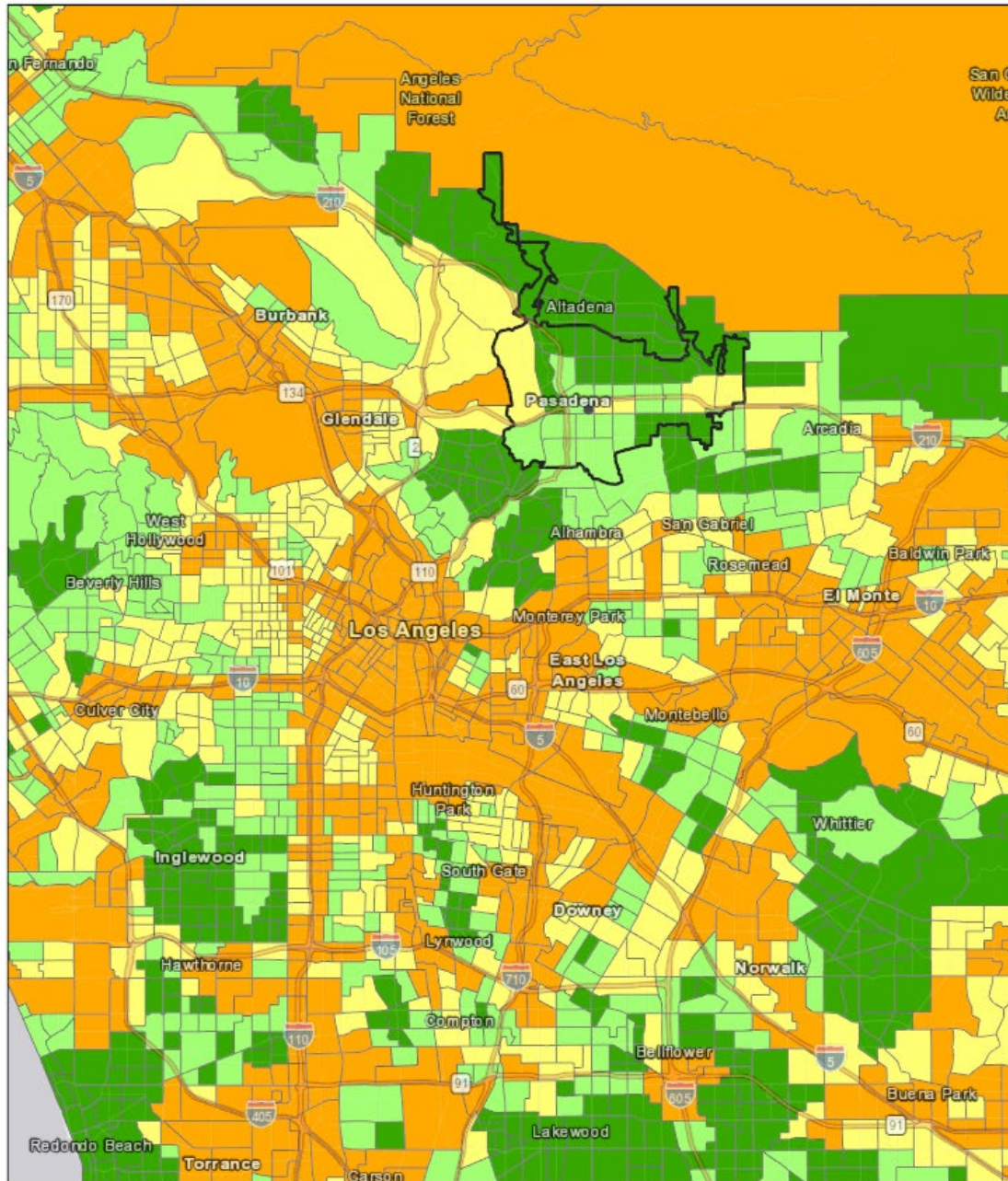
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Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC's environmental scores were highest near and within part of Pasadena when compared to the immediate surrounding region and downtown Los Angeles. However, within the City, the lowest environmental scores were concentrated along I-210 and south of it. The westernmost and easternmost census tracts along that transect scored the lowest (0.25 to 0.50).

Figure F-13: TCAC- Environmental Score



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City/Town Boundaries

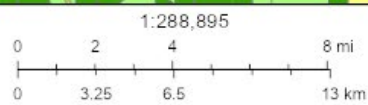
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)



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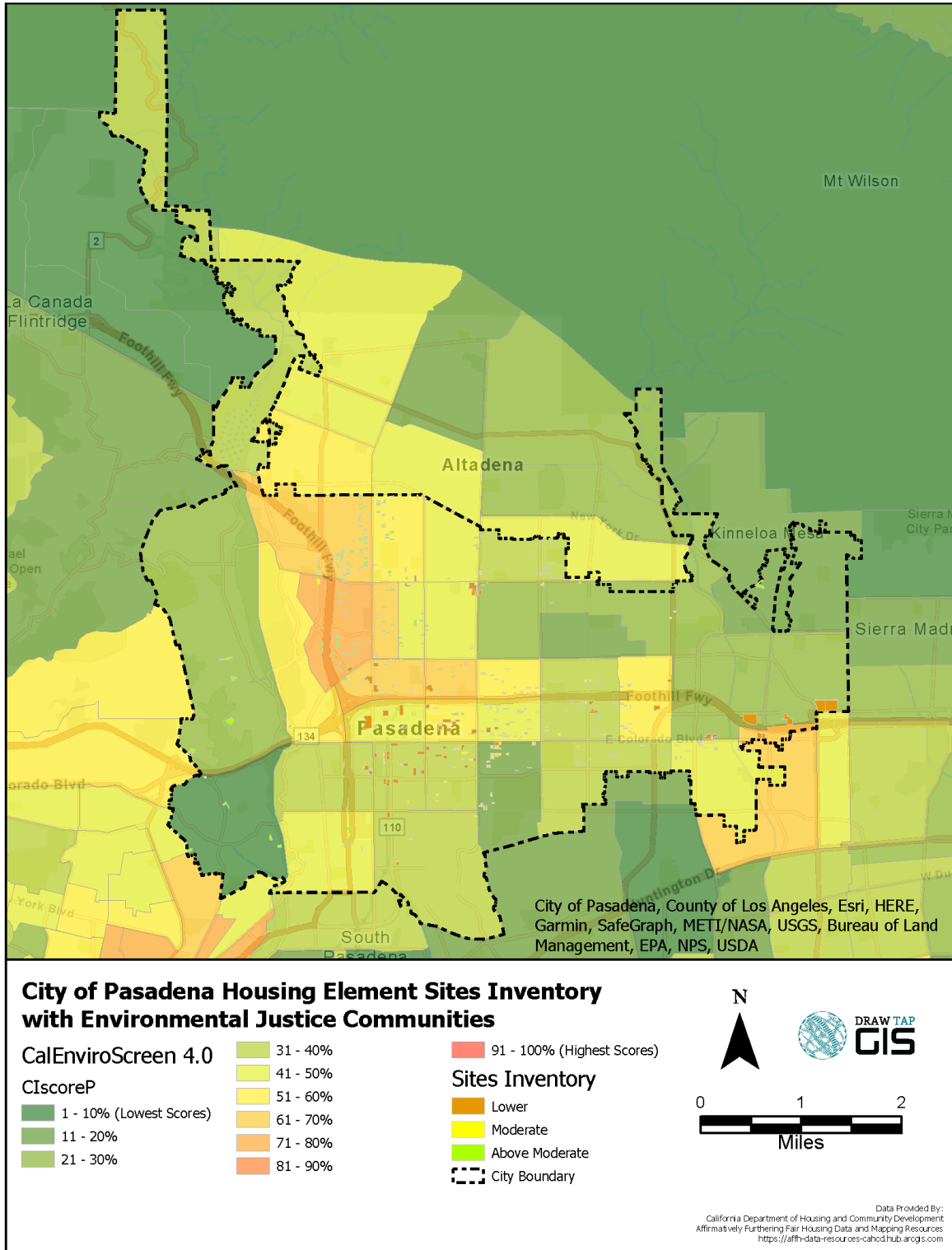
Distribution of RHNA Units by CalEnviroScreen Scores

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation in CalEnviroScreen scores and shows that the Northwestern census tracts of the City have the highest (worst) scores (Figure F-17). These census tracts fall between the 60 and 80 percentile of scores relative to other census tracts. Only 18 percent of lower-income RHNA units are located in the lowest scoring tracts (61-80 percentile). Overall, only 15 percent of all RHNA units are located in these tracts.

Table F-12: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score (Percentile)	Very Low Income RHNA	Low Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.1%	0.2%	0.1%
11 - 20%	0.9%	22.7%	17.6%	0.2%	6.1%
21 - 30%	24.8%	0.0%	5.1%	36.0%	21.3%
31 - 40%	31.1%	0.0%	30.2%	14.2%	26.4%
41 - 50%	14.7%	0.0%	16.2%	22.6%	17.1%
51 - 60%	10.6%	9.1%	21.9%	10.9%	14.2%
61 - 70%	17.4%	68.2%	7.8%	11.5%	13.1%
71 - 80%	0.5%	0.0%	1.1%	4.4%	1.7%
81 - 90%	0.0%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%	0.0%
Total Units	3,946	44	2,849	2,295	9,134

Figure F-14: RHNA Unit Distribution by CalEnviroScreen 4.0 Score³



³ The results for each indicator range from 0-100 and represent the percentile ranking of census tract relative to other census tracts

5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Pasadena. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

Pasadena households experience housing problems (46 percent) and cost burdens (42 percent) at lower rates than the County overall (52 percent and 46 percent) (Table F-14). As shown in Table F-14, households of all Black, American Indian, and Hispanics race experience housing problems at a higher rate than White and Asian households and all households in the City (46 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households in Pasadena. Renters are also cost burdened at higher rates than owners, independent of race. Similar trends are seen in Los Angeles County, where Black and Hispanic households experience cost burdens and housing problems at higher rates than other races and the County overall, and renters experience problems at a higher rate than owners.

Elderly and large households may also be subject to disproportionate housing problems. Table F-14 shows that renter-elderly and large households experience housing problems and cost burden at greater rates than all renter-households and all households in the City. More than two thirds of elderly renter-households experience housing problems and cost burdens. Large renter households experience housing problems and cost burden at the highest rates (80 percent). Among owner households, large households also have the highest rates of housing problems and cost burdens (45 percent and 37 percent, respectively).

In the County, renter and owner large households experience the greatest rates of housing problems, compared to all households in the City and other household types of the same tenure. However, elderly households are more likely to experience cost burdens and renter elderly households are most affected (66 percent).

Table F-13: Housing Problems by Race, Pasadena vs. Los Angeles County (2017)

Pasadena	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	29.3%	40.8%	33.5%	50.0%	0.0%	45.4%	28.9%	33.9%
Renter-Occupied	49.2%	66.3%	42.5%	66.7%	33.3%	64.6%	50.9%	54.5%
All Households	39.0%	58.1%	38.3%	55.0%	22.2%	58.2%	43.8%	45.5%
With Cost Burden >30%								
Owner-Occupied	28.8%	38.3%	32.4%	14.3%	0.0%	41.1%	27.7%	32.4%
Renter-Occupied	45.9%	64.7%	37.9%	83.3%	33.3%	57.2%	49.1%	50.1%
All Households	37.1%	56.2%	35.4%	35.0%	22.2%	51.8%	42.2%	42.4%
Los Angeles County	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	39.0%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%
All Households	41.4%	56.3%	46.8%	49.4%	50.2%	62.3%	48.4%	51.6%
With Cost Burden >30%								
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.8%	47.9%	58.3%	50.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2013-2017).

Table F-14: Housing Problems, Elderly and Large Households, Pasadena vs Los Angeles County

Pasadena	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	69.0%	80.9%	54.5%	35.5%	45.0%	33.9%	45.5%
Cost Burden > 30%	66.6%	59.1%	50.1%	35.1%	36.7%	32.3%	42.4%
Los Angeles County							
Any Housing Problem	66.1%	84.8%	62.3%	36.8%	54.6%	39.0%	51.6%
Cost Burden > 30%	63.0%	55.9%	54.2%	36.2%	33.5%	35.0%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).

Between 2014 and 2017, the share of cost burdened households in the City has increased by less than one percent (42.0 percent in 2014). However, only renter households had an increase in cost burden rates (from 47 percent to 50 percent). Owner cost burden rates decreased from 35 percent in 2010 to 32 percent in 2017. While cost burdens have increased slightly between 2010 and 2017 for renters, the distribution of cost-burdened households has not changed significantly across the City. Figure F-18 shows the concentration of renter cost-burdened households remaining concentrated in the Northwestern neighborhoods. However, some of the westernmost census tracts increased in their concentration of cost burdened households from 60 to 80 percent to over 80 percent in the five-year time period mapped. By contrast, many tracts in the southwestern part of the City decreased their concentration of cost burdened owner households (Figure F-19). Cost burdened owner households remain present in the central tracts north to south and east to west in the City.

Figure F-15: Change in Cost-Burdened Renter Households, 2014 to 2019

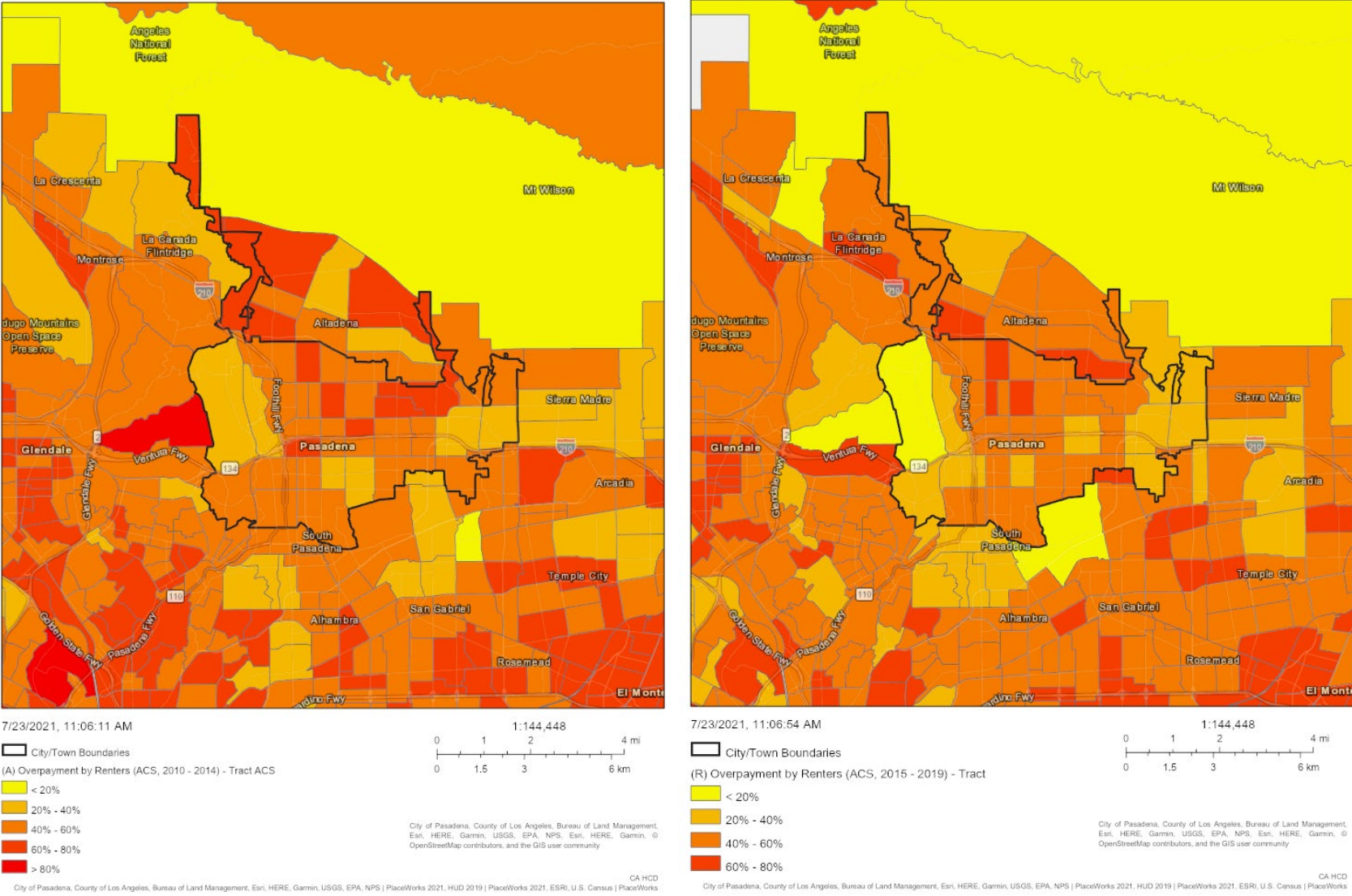
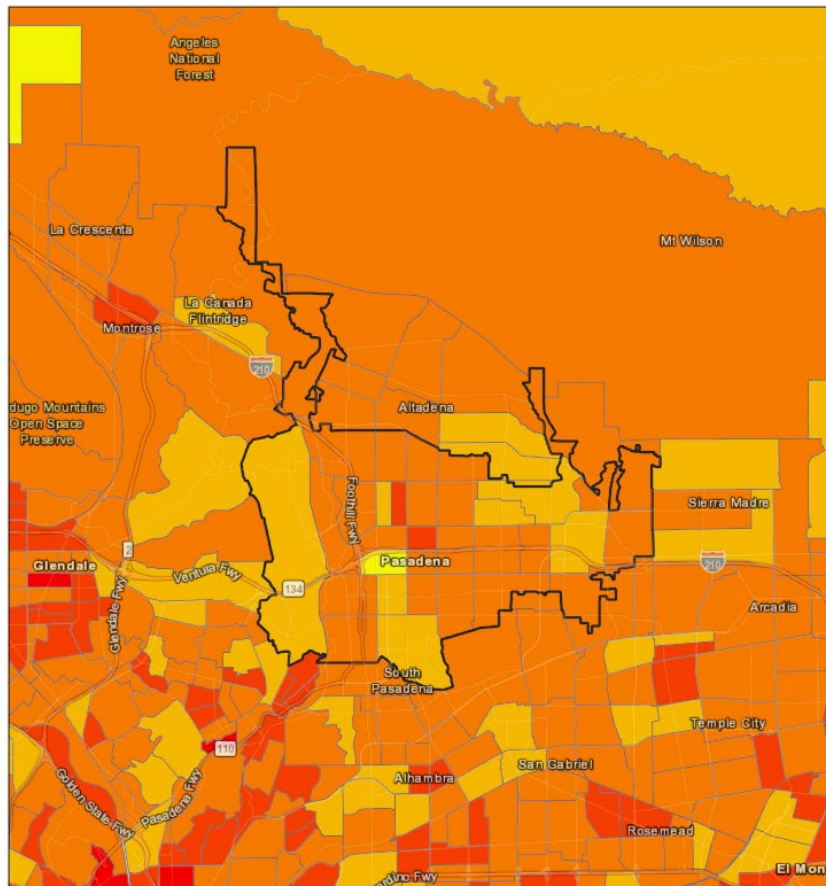


Figure F-16: Change in Cost-Burdened Owner Households, 2014 to 2019



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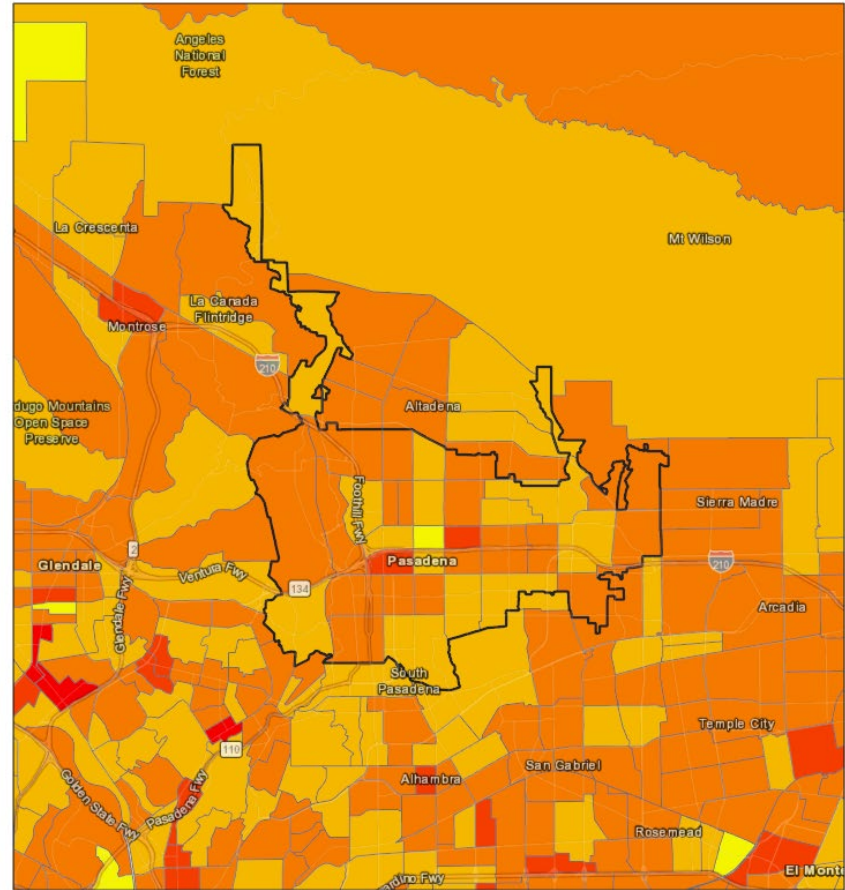
City/Town Boundaries
 (A) Overpayment by Home Owners (ACS, 2010 - 2014) - Tract
 < 20%
 20% - 40%
 40% - 60%
 60% - 80%
 > 80%

1:144,448
 0 1 2 4 mi
 0 1.5 3 6 km

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City/Town Boundaries
 (R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
 < 20%
 20% - 40%
 40% - 60%
 60% - 80%
 > 80%

1:144,448
 0 1 2 4 mi
 0 1.5 3 6 km

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Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2019 five-year ACS estimates, a lower percentage of households in Pasadena (5.8 percent) are living in overcrowded conditions than the County (11.3 percent) (Table F-16). Renter households are also more likely to live in overcrowded condition in both Pasadena and Los Angeles County. Figure F-20 shows that overcrowding is more prevalent in downtown Los Angeles and its surrounding areas but low in the cities adjacent to Pasadena. Pasadena has the highest concentration of overcrowded households among its neighboring cities. Within the City, overcrowded households are concentrated in the north central part of the City, north of I-210.

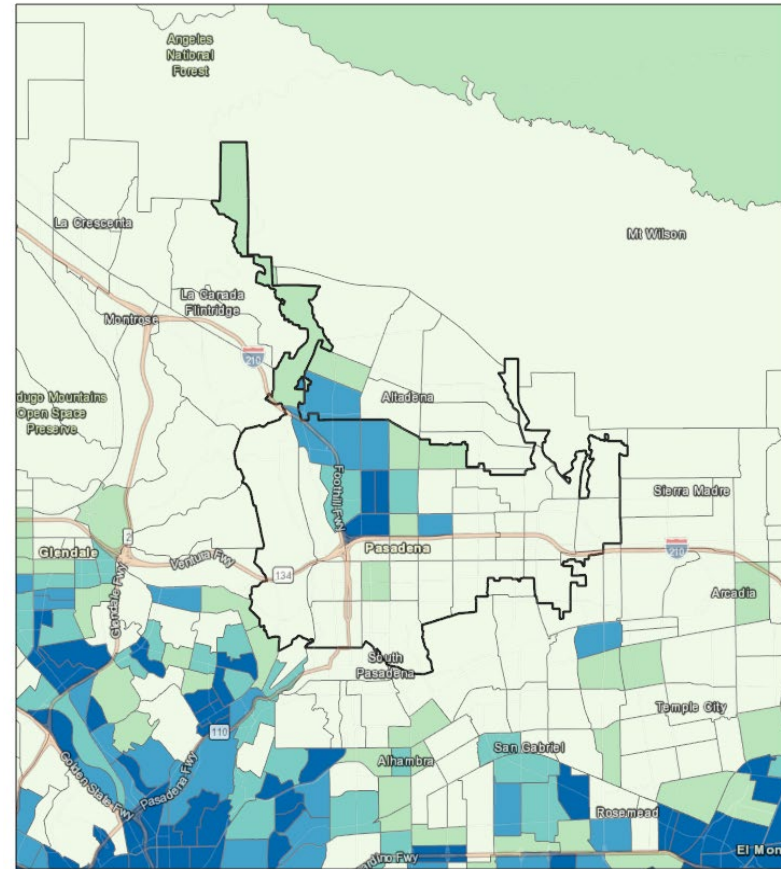
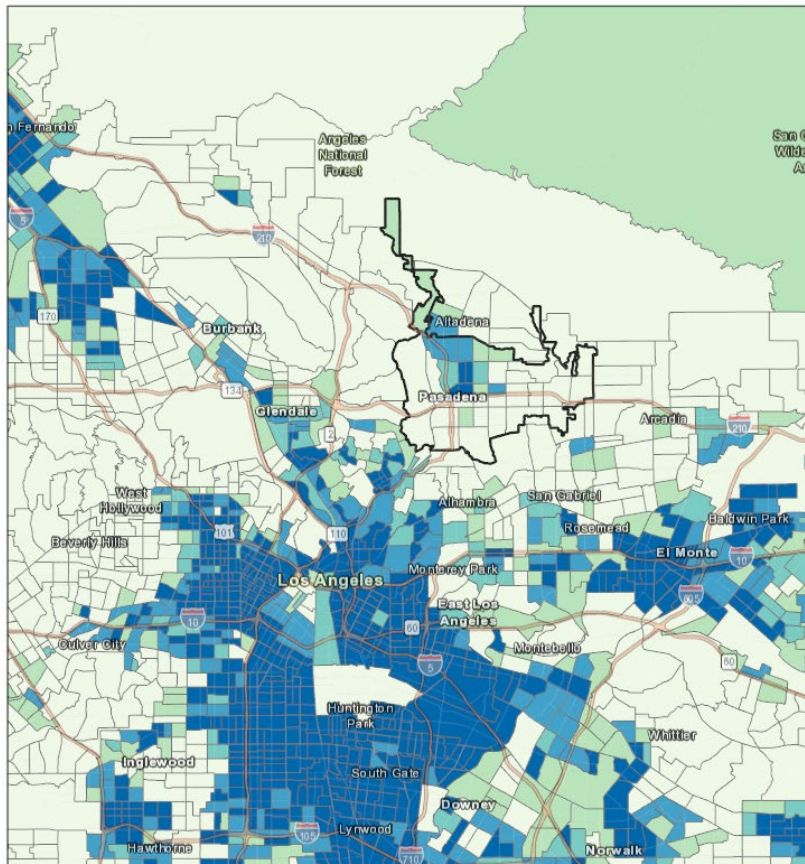
Table F-16: Overcrowded Households, Pasadena vs Los Angeles County

Overcrowded	Pasadena		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	1.9%	8.6%	5.5%	16.2%
Severely Overcrowded (>1.5 persons per room)	0.6%	3.7%	1.5%	7.5%
Total Overcrowded Households (>1 person per room)	5.8%		11.3%	

Source: 2015-2019 ACS (5-Year Estimates).

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Figure F-17: Overcrowded Households

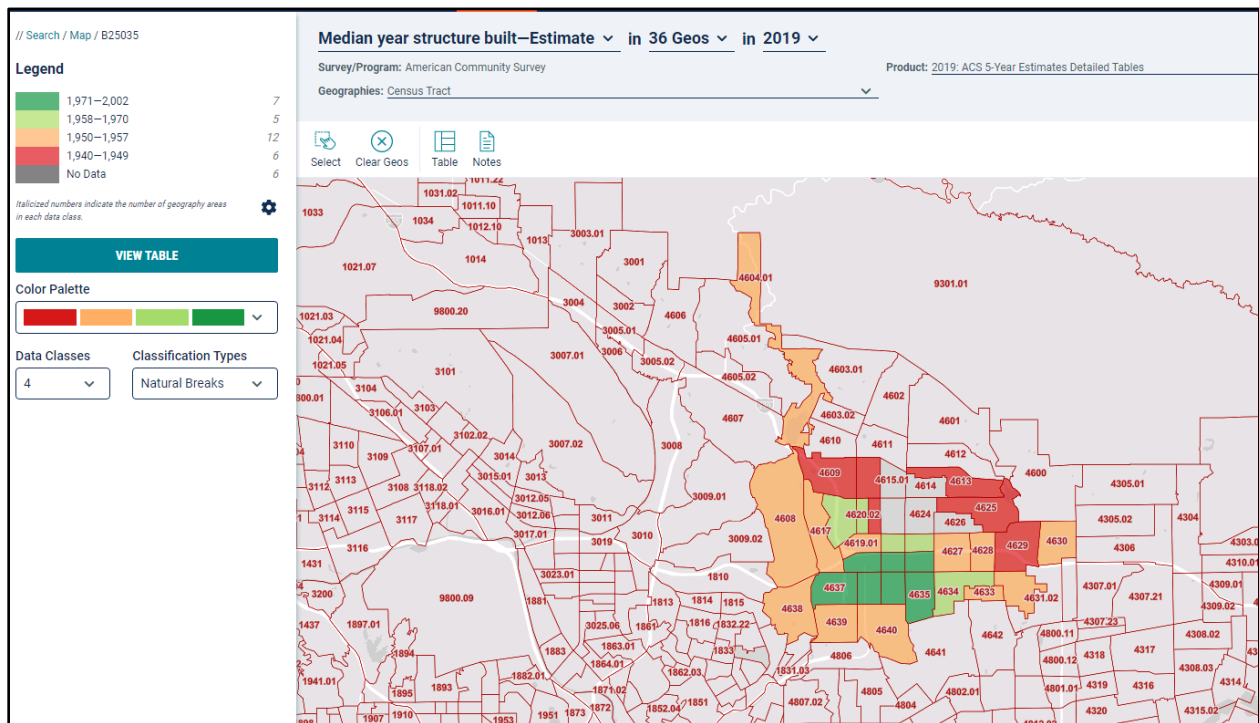


Substandard Conditions

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Pasadena’s housing stock is similarly aged to the County’s; 85 percent of the City’s housing stock was constructed prior to 1990 (and thus over 30 years old), compared to 86 percent of the County’s housing stock.

Nearly 91 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure F-21, the median year of housing built varies across the City. Housing in the central census tracts has been built more recently (after 1971, 50 years ago) while the housing by the City edges tends to be older.

Figure F-18: Median Year Housing Built



Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

UCLA's displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the UCLA team has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low-income residents per tract and other criteria, including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities are concentrated in downtown Los Angeles and adjacent to major freeways, with the highest concentrations south and west of downtown (Figure F-22). East of Downtown and in the Pasadena area, only Pasadena had census tracts identified as sensitive communities (Figure F-23). These census tracts were concentrated in the north central area of the City, north and west of I-210.

Figure F-19: Sensitive Communities Map, Regional

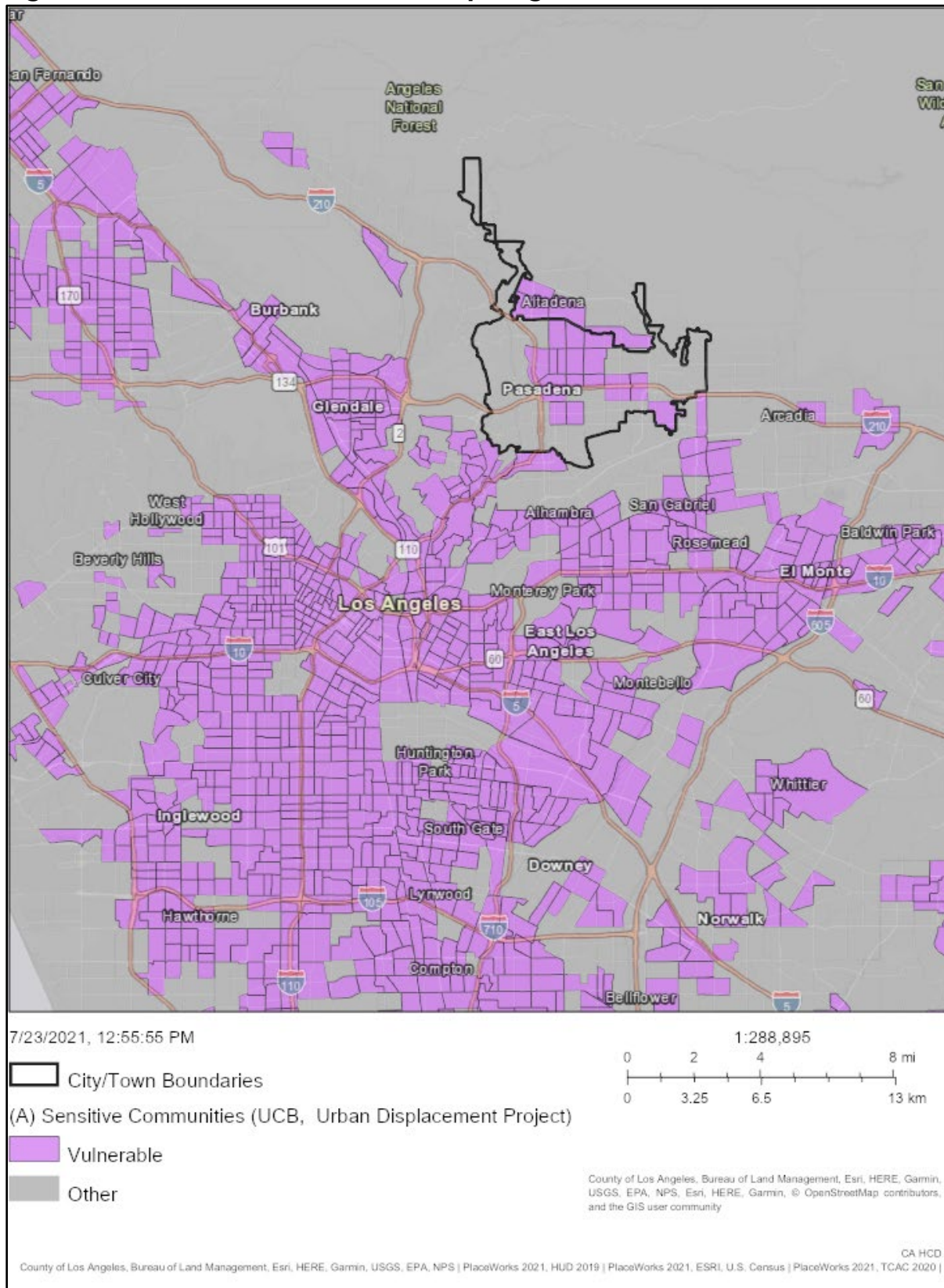
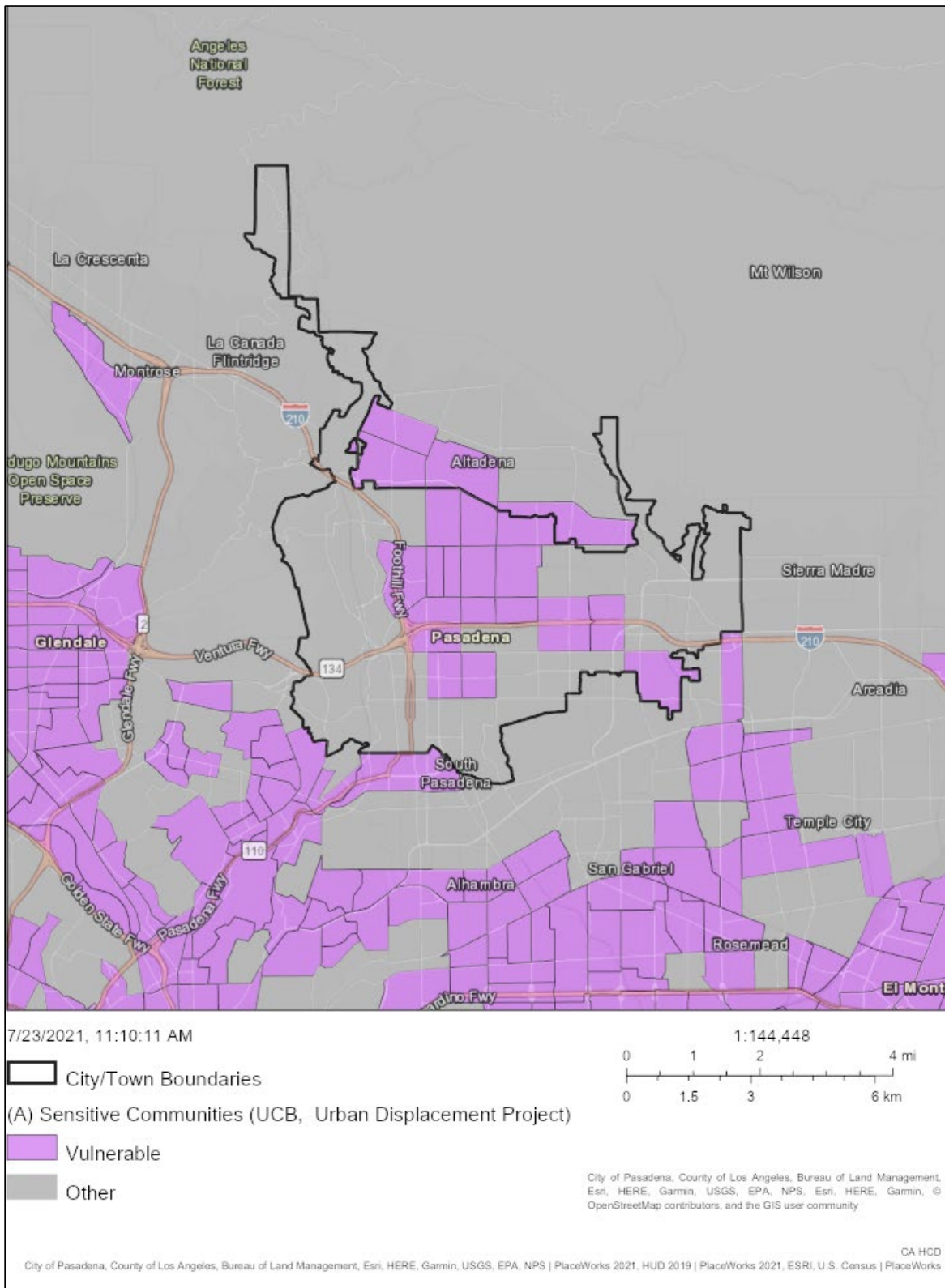


Figure F-20: Sensitive Communities, City of Pasadena



6. Other Relevant Factors

Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table E-16 examines detailed 2017 HMDA data for Pasadena and the County.

The 2020 Pasadena Analysis of Impediments to Fair Housing Choice identified access to financing as an impediment to Fair Housing choice. All racial/ethnic groups had lower approval rates for home mortgage financing than non-Hispanic Whites and Asian (Table F-17). Approval rates ranged between 40 percent (American Indian and Alaska Natives) to 64 percent (Whites and Asian). The Citywide approval rating was 58 percent. The AI further broke down approval rates by race and income level. Approval rates for loans tend to increase as household income increases; however, lending outcomes should not vary significantly by race/ethnicity among applicants of the same income level. The AI found that while approval rates were lower for lower income applicants, White applicants had the highest approval ratings at all income levels and Hispanics and Blacks had the lowest⁴.

Hispanics were the most under-represented in the applicant pool, making up only 11 percent of the City’s applicant pool but 34 percent of the City’s population in 2017. Other minority groups (Blacks, Hawaiian Native/Pacific Islanders, American Indian and Alaska Native) were also underrepresented.

In the County, approval rates were also lowest for Black, Hispanics, and American Indian/Alaska Natives. These groups were approved at lower rates than Whites, Asians, and the County overall. Like in Pasadena, Hispanics were the most underrepresented in the applicant pool, making up 11 percent of the County applicant pool but 26 percent of the County’s population.

⁴ The AI analysis only showed the approval ratings by race and income for Whites, Hispanics, Blacks, and Asian applicants.

Table F-17: Loan Applications and Approval by Race (2017)

	Pasadena			Los Angeles County		
	% Applicant Pool	% Pop	Approval	% Applicant Pool	% Pop	Approval
Non-Hispanic White	39%	37%	64%	33%	26%	63%
Black	5%	10%	54%	7%	8%	53%
Hispanic	11%	34%	56%	25%	48%	59%
Asian	15%	16%	64%	13%	14%	67%
Hawaiian / P.I.	1%	0.1%	49%	1%	0.2%	57%
Am. Ind./Alaska Native	0%	16%	40%	1%	0.2%	47%
Other	3%	1%	64%	2%	2%	65%
Total	5,970		58%	303,275		62%

Source: www.lendingpatterns.com, 2019. 2013-2017 ACS 5-Year Estimates.

Displacement and Gentrification

Urban Renewal and Redevelopment

Northwest Pasadena has history of discriminatory real estate practices and planning, followed by decades of underinvestment, that created neighborhoods in need of focused attention. In the 1950s, central and Northwest Pasadena was a racially diverse community of working-class Whites, African Americans, Mexican Americans, and Japanese Americans living in both single-family and multi-family homes of varying sizes. However, federal officials and the local Chamber of Commerce classified the area as “blighted” in the late 1950s, allowing City officials to use federal funds to redevelop the area through the 1949 US Housing Act. While 20 percent of the redevelopment funds were supposed to be allocated to affordable housing, Pasadena passed a law to use instead the funds for Police and Fire pensions. During this time, redlining and racially restrictive covenants were also allowed and in place. Northwest Pasadena residents were unable to obtain loans to rehabilitate their homes or purchase new homes. In the end, though redevelopment funds were able to rebuild and revive Old Pasadena and other neighborhoods, many residents were displaced by these investment practices. According to A Voice Within⁵, “by the late 1960s, an estimated 299 families had been displaced by urban renewal projects in Pasadena, 91 percent of which were families of color.” In 1968, the Fair Housing Act allowed Blacks to move to other areas outside of Northwest Pasadena, which opened a disinvestment vacuum that led to gentrification in the Northwest area.

Gentrification

As the areas surrounding Northwest Pasadena improved and experienced increased investment, Northwest Pasadena was largely disinvested and

⁵ A Voice Within, “Black History in Pasadena.” <https://www.anoisewithin.org/black-history-in-pasadena/>

became a neighborhood for low-income families. However, with the improvements in the surrounding areas that connected Pasadena to major work hubs and transit networks, many people have begun moving back into Northwest Pasadena. This has led to further displacement as homes are remodeled and sold, apartments are converted to condos, or landlords increase their rents and displace existing residents.

I-210 Freeway Construction

Construction of the I-210 freeway in 1970s also displaced communities of color, especially Black communities. During freeway construction, southeast Pasadena residents (a majority White community) were able to keep freeway construction from affecting their neighborhoods. However, this meant diverting the freeway through the African American business district on North Lincoln and the mixed-income, racially diverse neighborhoods of Northwest Pasadena. Displaced individuals were offered \$75,000 for their homes despite no homes in Pasadena costing less than \$85,000 at the time, worsening the displacement.

Zoning Laws

Published sources⁶ point to zoning laws as a tool to prevent mixed-income communities in the City. In the 1970s, local no-growth and slow-growth movements led to downzoning and large lots only zoned for single-family homes. Also, for many years the City's ADU ordinances made it impossible to build ADUs, having requirements for two-car garages, a minimum 15,000-square-foot lot size requirement, and other restrictions. Between, 2001 and 2017 only one ADU was built.

Existing Ordinances and Programs to Combat Displacement and Gentrification

The City has taken great steps to address previous discriminatory practices and affirmatively further fair housing.

Northwest Pasadena

The City of Pasadena has long directed enhanced efforts at improving conditions in Northwest Pasadena. Through community building efforts and enhanced community participation, the City continues to make substantial investments in this area. Prior to the dissolution of redevelopment in California, funds were available for significant investment in housing. Without that resource, the City has had to use federal and State funding sources more creatively to improve the existing housing stock and bring new homes to the Northwest community.

- **Community Building.** Pasadena supports for-profit, nonprofit, and faith-based organizations that are committed to implementing community-building efforts in Northwest Pasadena. These include, but are not limited to, Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other

⁶ Jill Shook, "Pasadena's Racialized History" <https://makinghousinghappen.net/2020/06/23/pasadenas-racialized-history/>

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nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.

- **Northwest Commission and Programs.** Working in conjunction with the Northwest Commission, the City's Northwest Program office works specifically to maintain a healthy business environment and facilitate housing maintenance and production. These include updating the Fair Oaks/Orange Grove and Lincoln Avenue Specific Plans, monitoring of capital improvement projects, improvements to Robinson Park, police department activities to address neighborhood safety, and ongoing liaison activities with neighborhoods associations.

Local Priority Preference

The Local Preference and Priority System Guidelines ("Local Preference Guidelines") were adopted by City Council in 2006 to determine the order in which eligible applicants receive priority to rent or purchase available affordable housing units, including units developed with City subsidy and units created under the Inclusionary Housing Ordinance. Under the 2006 Ordinance, applicants who live and work in the City currently received the highest priority, followed by applicants who live in the City, those who work in the City, and those who were involuntarily displaced from Pasadena by government action, improper termination of tenancy, domestic violence, participation in the Witness Protection program, hate crimes, inaccessibility issues or substandard housing, and homelessness. All other applicants are considered after those who meet the priority category criteria.

However, there has been a recognition among policy makers, stakeholders, and housing advocates that the 2006 local preference policies, while perhaps successful in achieving their stated purposes, did not address the impacts of housing displacement created by high housing costs and gentrification. In 2021, the City adopted changes to the Local Preference Ordinance which created a new priority category (Over-Housed Priority) and a new set-aside.

Over-House Priority, which is an uncapped priority category that gives preference to residents of deed restricted affordable housing units in Pasadena who are currently considered over-housed (e.g., a single-person household residing in a three-bedroom unit). This new "Over-Housed" priority is intended to address inefficiencies in the match between household size and unit size (which occur over time as dependents in larger households move out) and will allow such households the opportunity to move to smaller units and pay a lower rent, while freeing up larger units for larger eligible households.

Former Resident Set-Aside (20 percent) creates an additional set-aside of up to 20 percent of the units to be available to former Pasadena residents ("Former Resident Set-Aside"). This modification is meant to provide

households who were unable to remain in Pasadena, whether due to rising housing costs or gentrification, with the opportunity to return to the City. This set-aside applies to developments with five or more affordable housing units. Under the set-aside, up to 20 percent of the units would be available to households who can demonstrate that they had maintained a primary residence in Pasadena sometime in the five years prior to their application for available housing. In addition, to be eligible for this set-aside, a household must have maintained a primary residence in Pasadena for at least two years. Within this set-aside, households will receive priority based on length of tenure in Pasadena. This means, for example, that a household who had lived in Pasadena for five years prior to application would receive priority over a household who had lived in Pasadena for two years during the same time period. Table F-18 summarizes the new local preference categories.

Table F-1815: Local Preference Categories (2021)

Set-Aside	
First	Former Resident Set-Aside (capped at 20 percent)
Priority	
First	Over-Housed Priority
Second	Resides and works in Pasadena
Third	Resides (but does not work) in Pasadena
Fourth	Works (but does not reside) in Pasadena
Fifth	involuntarily displaced from Pasadena
Sixth	All other applicants

Tenant Protection Ordinance (TPO)

The ordinance, adopted in 2004 and amended in 2017, requires landlords to provide relocation benefits to tenants who are displaced under specific circumstances. In 2019, the City amended the Ordinance to strengthen tenant protections. The modified TPO now covers situations in which a change in property ownership has occurred within 18 months prior to the tenant being issued a notice of eviction, tenancy termination, or rent increase which exceeds five percent plus the percentage annual change in the Consumer Price Index. Other circumstances which require landlords to pay relocation benefits to displaced tenants are: demolition, conversion to condominium, or permanent removal of the unit from the rental market; occupancy by the landlord or landlord’s family member; government order to vacate; or the displacement of tenants from housing owned by educational institutions under certain situations. Multi-family rental properties with two or more units on a single parcel are subject to TPO. Single-family homes and condominium units are exempt from TPO. In late 2020, the City provided funding to the Housing Rights Center to enhance tenant protection and legal services.

ADU Units

The City has gone above the State-mandated efforts to promote ADU construction and rental to low- and moderate-income residents through:

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Second Unit Pilot Program: The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a “Section 8” housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households.

Pre-Approved Plans: City has initiated a program to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.

Reduced Residential Impact Fees: The City offers reduced impact fees for units 750 square or larger if the unit is rented to a lower income household, to a City’s rental assistance client, or a family member.

The City has a dedicated page with ADU information on its City website:

<https://www.cityofpasadena.net/planning/planning-division/community-planning/accessory-dwelling-units/>

<https://www.cityofpasadena.net/housing/second-unit-adu-program/>