

# Agenda Report

**DATE:** JUNE 25, 2001

**TO:** CITY COUNCIL

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** INCLUSIONARY HOUSING CODE AMENDMENT REGULATIONS, IN-LIEU FEE SCHEDULE AND AFFORDABLE HOUSING COST CHARTS

**RECOMMENDATION:**

For information only; no action required at this time.

**BACKGROUND:**

Attached for City Council's review are the draft Inclusionary Housing Program Regulations, In-Lieu Fee Schedule and Affordable Housing Cost Chart. These items shall be presented to the Planning Commission for review and comment on June 27, 2001 and resubmitted to City Council for approval on July 9, 2001 at the second reading of the Inclusionary Housing Ordinance. The following is a brief overview of each item.

REGULATIONS (Exhibit I)

The Regulations augment and give further detail to the Inclusionary Housing Ordinance. The Regulations are designed to (1) set forth the procedures for implementing the Inclusionary Housing Program and (2) fully define the following key components of the Inclusionary Housing Program including the specific criteria/standards for their application.

- Inclusionary Housing Plan – application required with requested land use entitlement
- Inclusionary Housing Agreement – recorded covenant of inclusionary requirements
- Incentives – density bonus, fee waivers, financial assistance, unit credit, etc.
- Inclusionary Unit Standard – type, location and affordability of unit
- Alternatives – in-lieu fee, off-site development, land dedication
- Sale/Rental of Inclusionary Units – eligible occupants, selection & future occupancy
- Inclusionary Housing Trust Fund – allocation and use of in-lieu fees

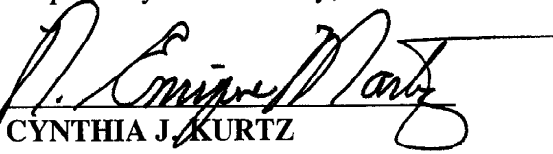
IN-LIEU FEE SCHEDULE (Exhibit II)

The In-lieu Fee Schedule provides for payment in lieu of constructing the inclusionary units. The In-lieu Fee Schedule is displayed by tenure (ownership & rental), geographic area and project size (small projects - 10-50 units; large projects - 51+ units). The In-lieu Fee Schedule was derived from the In-lieu Fee Analysis, dated April 2, 2001, prepared by Keyser Marston Associates, Inc. (KMA). KMA employed a methodology that divided the city into sub areas to reflect the varying land values and development characteristics. Based on KMA's survey of the market housing prices/rents in each sub area and the computation of the estimated maximum affordable housing cost payable by low and moderate-income households, affordability gaps (differential between market cost and affordable cost) were calculated utilizing the proposed 15% inclusionary housing requirement for both rental (10% low & 5% moderate) and for-sale (15% moderate) units. The affordability gaps were determined by development type, income group and sub area then converted to the applicable in-lieu fees. Upon review of the fees charged by other California localities, the proposed in-lieu fees were reduced to 75% of the calculated amount. The resultant fees are set forth in the attached In-lieu Fee Schedule.


AFFORDABLE HOUSING COST (Exhibit III)

The Affordable Housing Cost Charts identify the Household Income Limits, Rent Limits and Purchase Price Limits by unit size (number of bedrooms) and maximum permitted household size in accordance with the Los Angeles County Area Median Income and the California Health and Safety Code Section 50052.5. The Affordable Housing Cost Charts will be used to determine income eligible occupants of the inclusionary units and the associated affordable purchase prices or rents.


Respectfully Submitted By,

*for*   
CYNTHIA J. KURTZ  
City Manager

Prepared By:

  
GREGORY ROBINSON  
Housing Administrator

Approved By:

  
RICHARD J. BRUCKNER  
Director, Planning and Development

**EXHIBIT I**

**INCLUSIONARY HOUSING REGULATIONS**

**CITY OF PASADENA**

**INCLUSIONARY  
HOUSING REGULATIONS**

Adopted July \_\_, 2001

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## **INCLUSIONARY HOUSING REGULATIONS**

### **I. INTRODUCTION**

These regulations augment and give further detail to the Inclusionary Housing ordinance adopted by the City Council and codified at Chapter 17.71 of the Pasadena Municipal Code.

Unless expressly defined herein, capitalized terms herein shall have the same meaning as in Chapter 17.71 or in Chapter 17.12 of the Municipal Code. In the event of any conflict, the definitions in Chapter 17.71 shall control.

### **II. IMPLEMENTATION PROCESS**

Chapter 17.71 is implemented primarily through two documents: the Inclusionary Housing Plan, and the Inclusionary Housing Agreement. The Inclusionary Housing Plan, described in Section "A" of this Part II, provides the basis for determining how the provisions of Chapter 17.71 will be satisfied. The Inclusionary Housing Agreement, described in Section "B" of this Part II, sets forth the ongoing affordability and other restrictions applicable to the Inclusionary Units once they have been completed.

#### **A. Inclusionary Housing Plan**

**1. Submittal of Inclusionary Housing Plan.** Concurrent with the Developer's first application for a Discretionary Approval for a Residential Development, the Developer shall submit to the Director an Inclusionary Housing Plan (the "Plan") for review and approval. The Plan shall be accompanied by a processing fee in an amount prescribed by resolution of the City Council. No Discretionary Approval shall be granted without submission of the Plan.

**2. Contents of Inclusionary Housing Plan.** The Inclusionary Housing Plan shall contain the following information:

a. A brief description of the Residential Development including the number of Market Rate Units and Inclusionary Units proposed, and the basis for the calculation of the number of Inclusionary Units.

b. The unit-mix, location, structure type, and size of the Market Rate and Inclusionary Units, and whether the Residential Development is an ownership or rental project;

c. The income level of the Inclusionary Units;

d. In the event the Developer proposes a phased project, a phasing plan that provides for the timely development of the Inclusionary Units as the

Residential Development is built out. The phasing plan shall provide for development of the Inclusionary Units concurrently with the Market Rate Units

e. A description of the specific incentives being requested of City.

f. If the Developer intends to satisfy the Inclusionary Unit requirement by payment of an in-lieu fee, a statement to that effect, and a calculation of the total In-Lieu Fee payment required.

g. If a conveyance of land or an off-site Inclusionary Units alternative is proposed, information necessary to establish compliance with Part IV.B or C of these Regulations.

### **3. Review and Approval of Inclusionary Housing Plan.**

a. The Director shall approve, conditionally approve or reject the Inclusionary Housing Plan within 21 days of its receipt. If the Plan is rejected for incompleteness or if the Director requires further information, the Plan shall be returned to the Developer along with a list of the deficiencies or the information required. At any time during the review process, the Director may require additional information from the Developer.

b. Approval of the Plan by the Director, and implementation of the approved Inclusionary Housing Agreement, shall be a condition of approval of any Discretionary Approval or building permit for the Residential Development.

## **B. Inclusionary Housing Agreement**

1. **Requirement.** Except for those cases where the requirements of Chapter 17.71 are satisfied by payment of an in-lieu fee or the conveyance of land to the City, all Developers whose projects are not exempt from Chapter 17.71 shall enter into an Inclusionary Housing Agreement (the "Agreement") with the City. The City's standard form(s) of Agreement may be obtained from \_\_\_\_\_. The Director is hereby authorized to execute the Agreement on behalf of the City. No building permit shall be issued for all or any portion of the Residential Development unless the Agreement has been recorded in accordance with this Section "B".

2. **Contents.** The form of the Agreement will vary, depending on the manner in which the provisions of Chapter 17.71 are satisfied for a particular Residential Development. All Agreements shall include, at minimum, the following information:

a. Indicate whether the Residential Development is an ownership or rental project;



b. The number and size of Very Low, Low or Moderate-income units, location of units, square-footage of units;

c. The inclusionary incentives (if any), including the nature and amount of local public funding;

d. Provisions for resale or rental restrictions, monitoring affordability of the units, and the determination of eligible households.

### 3. Recordation of Agreement.

a. The Inclusionary Housing Agreement must be executed and recorded prior to the issuance of a building permit for all or any portion of the Residential Development. The Agreement shall be recorded as a covenant running with the land against the real property of the Residential Development. Except as set forth in paragraph "b", the Agreement shall be recorded in first position, superior to other liens and encumbrances, except for (i) liens to secure payment of real estate taxes and assessments, not delinquent; and (ii) non-monetary matters affecting the title which, in the discretion of the Director, do not unreasonably impact the security of the Agreement.

b. In order to facilitate the ability of the Developer to obtain construction financing, the City will agree to subordinate the Inclusionary Housing Agreement to a deed of trust securing construction financing. In that event, however, the Agreement must be superior to all liens and deeds of trust, except as set forth in paragraph "a", prior to issuance of a certificate of occupancy for all or any portion of the Residential Development.

c. In the case where the requirements of Chapter 17.71 are satisfied through the development of off-site Inclusionary Units, the Agreement shall simultaneously be recorded on title to the property where the off-site Inclusionary Units are to be developed.

### III. INCENTIVES

The Developer may request that the City provide one or more of the following incentives:

**A. Density Bonus.** A density bonus pursuant to procedures set forth in Section 17.70.030 of the Municipal Code.

**B. Fee Waivers.** Fee waivers for Inclusionary Units pursuant to the procedures set forth in Section 4.32.050 of the Municipal Code.

**C. Expedited Processing.** Expedited processing for applications that include the construction of Inclusionary Units.

**D. Marketing of For-Sale Inclusionary Units.** Marketing of for-sale Inclusionary Units through the Pasadena Community Development Commission.

**E. Financial Assistance for Purchase or Rental of Units.** Financial assistance to Low and Moderate Income Households.

**F. Financial Assistance for Excess Units.** Financial assistance to the Developer for units in excess of the 15% Inclusionary Unit requirement or to make Low-Income units affordable to Very Low-Income households.

**G. Reduction in Inclusionary Unit Requirement.** A reduction in the total Inclusionary Unit requirement as set forth in Section 17.71.040 of Chapter 17.71. The reduction of Inclusionary Units is calculated as follows:

1. If Very Low Income units are provided in lieu of the required Low-Income units, a credit of 1.5 units to every 1 unit shall be provided.
2. If Low-Income units are provided in lieu of the required Moderate-Income units, a credit of 1.5 units to every 1 unit shall be provided.
3. If Very Low-Income units are provided in lieu of the required Moderate-Income units, a credit of 2 units to every 1 unit shall be provided.

**EXAMPLE:** If the Residential Development consists of 29 for-sale units, the inclusionary requirement is 4 Moderate-Income units [29 units x 15% = 4.35]. If the Developer proposes 2 Low-Income units, a credit of 1.5 units for every 1 unit is provided. In this case the Developer receives a credit for 3 units for building 2 Low-Income Units [2 x 1.5 = 3]. Accordingly, the Developer's Inclusionary Unit requirement will consist of two (2) Low-Income units and (1) Moderate-Income unit.

**H. Additional Incentives.** In its sole discretion, the City Council may consider, on a case-by-case basis, the provision of other incentives consistent with state law and the City's General Plan.

#### **IV. ALTERNATIVES**

##### **A. In-Lieu Fee Alternative**

**1. Payment of In-Lieu Fee.** At the discretion of the Developer, the Developer may pay a fee in lieu of developing the Inclusionary Units on-site. The amount of the in-lieu fee is set forth in the fee schedule adopted by the City Council. One-half of the in-lieu fee shall be paid prior to issuance of a building permit for all or any part of the Residential Development. With approval from the Director, the Developer may post a letter of credit. The remainder of the fee, or if applicable, the

entire fee, shall be paid before a certificate of occupancy is issued for any unit in the Residential Development. The fees collected shall be deposited in the Inclusionary Housing Trust Fund.

**2. Refund of In-Lieu Fee.** If a building permit or certificate of occupancy is never issued for the Residential Development and the in-lieu fee has already been paid, the Developer may be eligible for a refund from the City. The right to a refund of the in-lieu fee will expire as follows: if a building permit is never issued, upon the expiration of the first Discretionary Approval for the Residential Development; if a certificate of occupancy is never issued, upon the expiration of the building permit for the Residential Development. In order to obtain a refund, the Developer must send a notarized statement to the Director requesting a refund, and stating, on penalty of perjury, the following: (a) the amount of the In-Lieu Fee actually paid; (b) the payment receipt number; (c) whether any Discretionary Approval or building permit has expired and, if so, the expiration date; (d) if any or all Discretionary Approvals or building permits have not expired, a statement that the Developer (on behalf of itself and its successors and assigns) thereby relinquishes all rights granted by such Discretionary Approval or building permit; and (e) that the Developer (on behalf of itself and its successors and assigns) does not intend to proceed with the Residential Development.

#### **B. Off-Site Inclusionary Units Alternative**

Upon application by the Developer and at the discretion of the Director, the Developer may satisfy the requirements of providing Inclusionary Units on-site, in whole or in part, by constructing the required Inclusionary Units off-site. If the off-site proposal is approved, the relevant elements of the Inclusionary Housing Plan shall be included in the Inclusionary Housing Agreements for both the Residential Development and the off-site development project where all or part of the Inclusionary Unit requirement will be provided. If the off-site proposal is rejected, the Inclusionary Units shall be provided on-site or the Developer may pay the In-Lieu Fee.

**1. Application.** As part of the submission of the Inclusionary Housing Plan, the Developer shall: (i) identify the proposed off-site location and the number of proposed units to be credited to its Inclusionary Unit requirement; (ii) provide evidence of site control of the off-site location; and (iii) demonstrate that the proposed off-site location satisfies the requirements of Chapter 17.71 and this Part IV.B. The Director may approve, conditionally approve or reject the proposal to construct the required Inclusionary Units off-site.

#### **2. Entitlement Schedule.**

a. Before or at the same time a Residential Development receives a building permit for all or any portion of the Residential Development, the off-site land shall have received all the necessary project-level approvals and/or entitlements necessary for development of the Inclusionary Units on such land.

b. Notwithstanding paragraph (a) above, upon the discretion of the Director, an alternative schedule for entitlement of the off-site land and/or the completion of infrastructure necessary for the off-site land, may be approved if the Developer: (i) demonstrates that the alternative schedule is necessary due to financial hardship; (ii) posts a bond, in a form satisfactory to the City Attorney, to ensure the development of the off-site land and/or completion of infrastructure necessary for the off-site land.

**3. Site Suitability.** The land proposed for the off-site Inclusionary Units must be suitable from the perspective of size, configuration, physical characteristics, physical and environmental constraints, access, location, adjacent use, and other relevant planning criteria. The site must allow development of Inclusionary Units in a manner that complies with the provisions of Chapter 17.71 and the Revised Zoning Code.

a. **Eligible Land.** Only land parcels meeting the following minimum characteristics shall be eligible for off-site construction of Inclusionary Units:

(i) **Zoning.** The parcels shall be located where the City zoning permits residential use at the density to achieve the Inclusionary Unit requirement.

(ii) **Infrastructure.** The parcels shall be served with the infrastructure necessary for residential development on that property (i.e. sewer, utilities, water, streets and sidewalks).

(iii) **Environmental.** The parcel must be free of characteristics that would make it difficult or impossible to develop (i.e., irregular shape, excessive sloping, land-locked or otherwise inaccessible, soil or other contamination, adjacent to incompatible land use). The Developer shall submit a Phase I environmental evaluation report before any parcel can be considered.

(iv) **Clear Title.** The parcel must be free of any monetary liens, or any other liens, encumbrances or easements that adversely affect the parcel's title. All property taxes and special taxes must be current before title is transferred to the City.

(v) **Overconcentration.** The proposed construction of the Inclusionary Units on the land proposed for dedication shall not result in an overconcentration of low-income housing in any specific neighborhood.

(vi) **Neighborhood Character.** The proposed construction of the Inclusionary Units on the off-site parcels shall not adversely affect the character, historical or architectural integrity of any existing structure or neighborhood in which the Inclusionary Units will be located.

b. **Proximity Requirement.** In addition to the requirements set forth in paragraph “a”, the land proposed for off-site Inclusionary Units must be located within one-quarter mile of the Residential Development. The maximum one-quarter mile radius requirement may be waived by the Director based upon substantial evidence demonstrating that the location of land more than one-quarter mile from the site of the Residential Development, but still within the City limits, better accomplishes the goals of the City's General Plan, including maximizing affordable housing production and dispersing affordable housing throughout the City. In no event, however, shall the location of the land proposed for dedication be located more than three-quarters of a mile from the Residential Development.

(i) The Developer shall have the burden of demonstrating why a proposed site more than one-quarter mile from the Residential Development better accomplishes the City's affordable housing objectives as set forth in the City's General Plan. An application for an exception to the one-quarter mile radius shall be submitted as part of the Inclusionary Housing Plan.

(ii) By way of example, but not by limitation, factors that may justify the special exception include:

(a) **No Available Sites.** There are no suitably zoned parcels within the strict boundaries of the one-quarter mile radius that can accommodate the required number of Inclusionary Units.

(b) **Dispersal of Affordable Units.** The alternative location makes it possible to locate the Inclusionary Units throughout the City.

(c) **More Affordable Units.** The size, price or other characteristics of the location of the land proposed for dedication could result in a project that yields more affordable units than the project would yield if it were located within the strict limits of the one-quarter mile radius.

(d) **Deeper Level of Affordability.** The size, price or other characteristics of the location of the land proposed for dedication makes it possible to offer the Inclusionary Units to households at a lower household income level than would be possible within the strict limits of the one-quarter mile radius.

**4. Standards for Off-site Inclusionary Units.** The proposed off-site Inclusionary Units are comparable with the design or use of the base units of the Residential development in terms of size, appearance, materials and finished quality.

## **5. Implementation.**

a. The Developer shall demonstrate to the Director that the off-site location is and will remain committed to the timely development of the

Inclusionary Units as provided in the Inclusionary Housing Plan prior to the issuance of the building permit for the Residential Development. This commitment may be demonstrated through ownership of the off-site location, or through evidence of site control of the off-site location through joint ownership, joint venture or other contractual means (i.e. copies of purchase or option Agreements, etc.). The Director may also condition the Residential Development or occupancy of the Residential Development on development or occupancy of the off-site Inclusionary Units, and the Inclusionary Housing Agreement must apply to and be recorded against both the Residential Development and the off-site project.

b. If necessary to ensure that Inclusionary Units are developed contemporaneously with the Market Rate Units, the Director may require that the Developer provide evidence of site-control of the land for the off-site Inclusionary Units as early as the first Discretionary Approval for the Residential Development.

### **C. Conveyance of Land Alternative**

Upon application by the Developer and at the discretion of the Director, the Developer may satisfy the requirements of providing Inclusionary Units on-site, in whole or in part, by a conveyance of land to the City. If the conveyance proposal is rejected, the Inclusionary Units shall be provided on-site or the Developer may pay an In-Lieu Fee.

1. **Application.** The application process shall be as set forth in paragraph B.1 of this Part IV.

2. **Entitlement Schedule.**

a. Prior to the issuance of any building permit for all or portion of the Residential Development, the land to be conveyed to the City shall be fully served with the infrastructure necessary for residential development on that property.

b. Notwithstanding paragraph (a) above, upon the discretion of the Director, an alternative schedule for the completion of infrastructure necessary for the land to be conveyed to the City may be approved if the Developer: (i) demonstrates that the alternative schedule is necessary due to financial hardship; (ii) posts a bond, in a form satisfactory to the City Attorney, to ensure the completion of infrastructure necessary for the land to be conveyed.

3. **Site Suitability.** The standards for site suitability shall be the same as those set forth in paragraph B.3 of this Part IV. In addition, the fair market value of the parcel(s) shall be at least equal to the amount of the applicable In-Lieu Fee that would otherwise apply were the Developer to elect that alternative. The fair market value of the parcel shall be supported by an estimate of value prepared by a qualified real estate appraiser, subject to the City's reasonable review of the appraisal.

**4. Number of Inclusionary Units Credited to the Property to be Conveyed.** The number of Inclusionary Units credited to the property to be conveyed shall consist of the number of Inclusionary Units which can with reasonable degree of certainty be developed on the land, given (1) the mix of Inclusionary Unit sizes and type of structure set forth in the Inclusionary Housing Plan; (2) densities permitted by applicable planning and zoning designations; and (3) site, infrastructure, environmental and other physical and planning constraints.

**5. Implementation.** Title to the land shall be conveyed to the City before a building permit is issued for all or any portion of the Residential Development.

## **V. INCLUSIONARY UNIT STANDARDS**

**A. Unit Type and Location.** All Inclusionary Units shall be reasonably dispersed throughout the Residential Development and shall be proportional, in number, bedroom size and location, to the Market-rate Units. If the Residential Development offers a variety of unit plans with respect to design, materials and optional interior amenities, the Inclusionary Units shall be comparable with the Residential Development's base-plan in terms of design, appearance, materials, finished quality and interior amenities.

**B. Construction Schedule.** All Inclusionary Units in a Residential Development shall be constructed concurrently with or prior to the construction of the Market-rate Units. In the event the City approves a phased project, the Inclusionary Units shall be provided within each phase of the Residential Development as it is built out. With the approval of the Director, the phasing plan may be adjusted away from strict concurrency where necessary in order to account for the different financing and funding environments, economies of scale, and infrastructure needs applicable to development of the Market Rate Units and the Inclusionary Units.

## **VI. SALE AND RENTAL OF INCLUSIONARY UNITS**

### **A. General**

**1. Persons Ineligible to Occupy an Inclusionary Unit.** The following individuals, by virtue of their position or relationship, are ineligible to rent or purchase an Inclusionary Unit:

a. All employees and officials of the City or its agencies, authorities, or commission who have, by virtue of their position, policy-making authority or influence over the implementation of the inclusionary housing program, as well as the immediate relatives of such employees or officials, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister in-law and brother-in-law.

b. The immediate relatives of the Developer or owner, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister in-law and brother-in-law.

## **2. General Standards.**

a. Inclusionary Units are reserved for either Low- or Moderate-Income Households at an Affordable Housing Cost. The Director shall annually adopt the income levels and the maximum allowable rents and sale prices for the Inclusionary Units (household income cap).

b. Any person who occupies a rental Inclusionary Unit shall occupy that unit as his or her principal residence. An initial owner who purchases a for-sale Inclusionary Unit shall occupy that unit as his or her principal residence.

## **B. Ownership Units**

**1. Initial Eligibility.** As a condition of the close of escrow of the Inclusionary Unit to the initial purchaser, the Developer of a for-sale Inclusionary Unit shall certify the income of the initial purchase. The certification shall be on a form provided by the City

**2. Resale to an Income Eligible Person.** After the initial sale of the Inclusionary Unit, the for-sale unit shall remain affordable to subsequent income-eligible buyers pursuant to a resale restriction with a term of thirty years. The owner of an Inclusionary Unit may sell that unit to an income-eligible initial owner at an Affordable Housing Cost.

**3. Resale to an Above Moderate-Income Purchaser.** After the initial sale of the Inclusionary Unit, the for-sale unit may be sold to an above Moderate-Income purchaser provided that the sale results in a recapture by the City or its designee of a financial interest in the unit equal to: (1) the difference between the initial affordable sales price and the appraised value at the time of the initial sale, plus (2) twenty percent of any appreciation. The Director may allow for forgiveness of all or some of the recapture amount if the resale value of the Inclusionary Unit falls below the market value of the unit at its last sale.

**4. Penalty for Ineligible Resale.** The Inclusionary Housing Agreement shall require that for a period of no less than thirty (30) years, the Inclusionary Unit may not be resold except to an income-eligible purchaser or an above Moderate-Income purchaser as described in the Ordinance and these Regulations. The full principal amount and interest will be due on sale to any non-income-eligible purchaser; due on change of use from an owner-occupied residential unit to any other use or if the Inclusionary Unit is rented; and due on any refinance of the Inclusionary Unit



without approval from City. City shall apply all recaptured funds to subsidize other for-sale Inclusionary Units.

**C. Rental Units**

**1. Eligibility of Tenants.** The Developer<sup>1</sup> of rental Inclusionary Units shall be responsible for certifying the income of the tenant to the Director at the time of initial rental and annually thereafter on a form approved by the City.

**2. Selection of Tenants.** The Developer of rental Inclusionary Units is required to fill vacant units in either one of two ways:

a. Selecting income-eligible households themselves as long as the Developer complies with the publication requirements set forth in paragraph 3 of this Section.

b. Selecting income-eligible households from the City's Section 8 Housing Choice Voucher Waiting List.

**3. Publication of Availability of Units.** Whenever an Inclusionary Unit(s) becomes available, the Developer shall publish notices of the availability of Inclusionary Units in newspapers circulated widely in the City of Pasadena, including newspapers that reach minority communities, of the availability of Inclusionary Units. At least one notice shall be published in a Spanish language newspaper of general circulation. Examples of appropriate newspapers include the Star News, Pasadena Weekly, Pasadena/San Gabriel Valley Journal and La Opinion. The notice should briefly explain what inclusionary housing is, state the applicable income requirements, indicate where applications are available, state when the application period opens and closes, and provide a telephone number for questions. Applications may require name, address, telephone number, number of persons occupying the household, and any other information relevant to determine whether the applicant is eligible to occupy an Inclusionary Unit. The Developer shall submit proof of publication to the Director.

**4. Notification to City.** Whenever an Inclusionary Unit(s) becomes available, the Developer shall immediately notify, in writing, the Director of the availability of the unit.

**5. Subsequent Rental to Income-Eligible Tenant.** The Developer of rental Inclusionary Units shall apply the same rental terms and conditions (except rent levels, deposits and income requirements) to tenants of Inclusionary Units as are applied to all other tenants, except as otherwise required to comply with Chapter 17.71 and/or government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited.

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<sup>1</sup> As used in this section "Developer" includes any subsequent owner of a Residential Development that contains rental Inclusionary Units.

**6. Notice of Non-Compliance.** Except as otherwise provided herein, if it is determined that a Developer and/or tenant is renting or subleasing the Inclusionary Unit at a rent exceeding the maximum allowed under Chapter 17.71 or to a household not qualified under Chapter 17.71, the Director shall issue a notice of non-compliance and require the Developer and/or tenant to cure the violation within 30 days, unless a different period is provided at the Director's discretion.

**7. Changes in Income of Tenant.** If after moving into an Inclusionary Unit the tenant's income eventually exceeds the income limit for that unit, the tenant may remain in the unit (the "original unit") as long as his/her income does not exceed 140% of the income limit for the original unit. Once the tenant's income exceeds 140% of the income limit for the original unit, the following shall apply:

a. If the tenant's income does not exceed the income limits of other Inclusionary Units in the Residential Development, the Developer may, at the Developer's option, allow the tenant to remain in the original unit as long as the next vacant unit is re-designated for the same lower income category applicable to the original unit. If the Developer does not want to re-designate the next vacant unit, the tenant shall be given one year's notice to vacate the unit. If during the year, an Inclusionary Unit becomes available and the tenant meets the income eligibility for that unit, the Developer shall provide the tenant with the opportunity to submit an application for that unit.

b. If there are no units designated for a higher income category within the Residential Development that may be substituted for the original unit, the tenant shall be given one year's notice to vacate the unit. If within that year, another unit in the Residential Development is vacated, the Developer may, at the Developer's option, allow the tenant to remain in the original unit and raise the tenant's rent to market rate and designate the newly vacated unit for the original unit at the applicable Affordable Housing Cost. The newly vacated unit must be comparable in size (i.e. number of bedrooms, bathrooms, square-footage, etc.) and location (i.e. same floor, same view, etc.) as the original unit.

## **VII. INCLUSIONARY HOUSING TRUST FUND**

The Inclusionary Housing Trust Fund is a separate City fund established for the specific purpose of providing the City with funds to assist in the development of housing that is affordable to Low and Moderate Income Households. All In-Lieu fees collected pursuant to Chapter 17.71, all penalties and other monies generated by Chapter 17.71, and all interest generated by monies in the Fund, shall be deposited in the Fund. Monies in the Fund shall be used solely for the development of housing affordable to Low and Moderate Income Households.

**EXHIBIT II**

**IN-LIEU FEE SCHEDULE**

**CITY OF PASADENA**

**PASADENA COMMUNITY DEVELOPMENT COMMISSION**

**INCLUSIONARY HOUSING PROGRAM**

**IN-LIEU FEE SCHEDULE**

<b>Rental Units<sup>1</sup></b>			
<b>Sub Areas</b>	<b>Number of Units</b>		
	<b>&lt; 10</b>	<b>10 - 49<sup>3</sup></b>	<b>50+<sup>4</sup></b>
Downtown	Exempt	\$11	\$15
Northwest	Exempt	\$0	\$0
South Central	Exempt	\$10	\$13

<b>For Sale Units<sup>2</sup></b>			
<b>Sub Areas</b>	<b>Number of Units</b>		
	<b>&lt; 10</b>	<b>10 - 49<sup>3</sup></b>	<b>50+<sup>4</sup></b>
Downtown	Exempt	\$5	\$6
West	Exempt	\$14	\$19
North	Exempt	\$4	\$6
Northwest	Exempt	\$0	\$0

The In-Lieu Fee Schedule is set by a Resolution of the City Council. The Fees may be adjusted periodically by the City Council to reflect changes in market and other conditions in the City. To calculate the total fee owed, multiply the total residential development floor area by the applicable in-lieu fee.

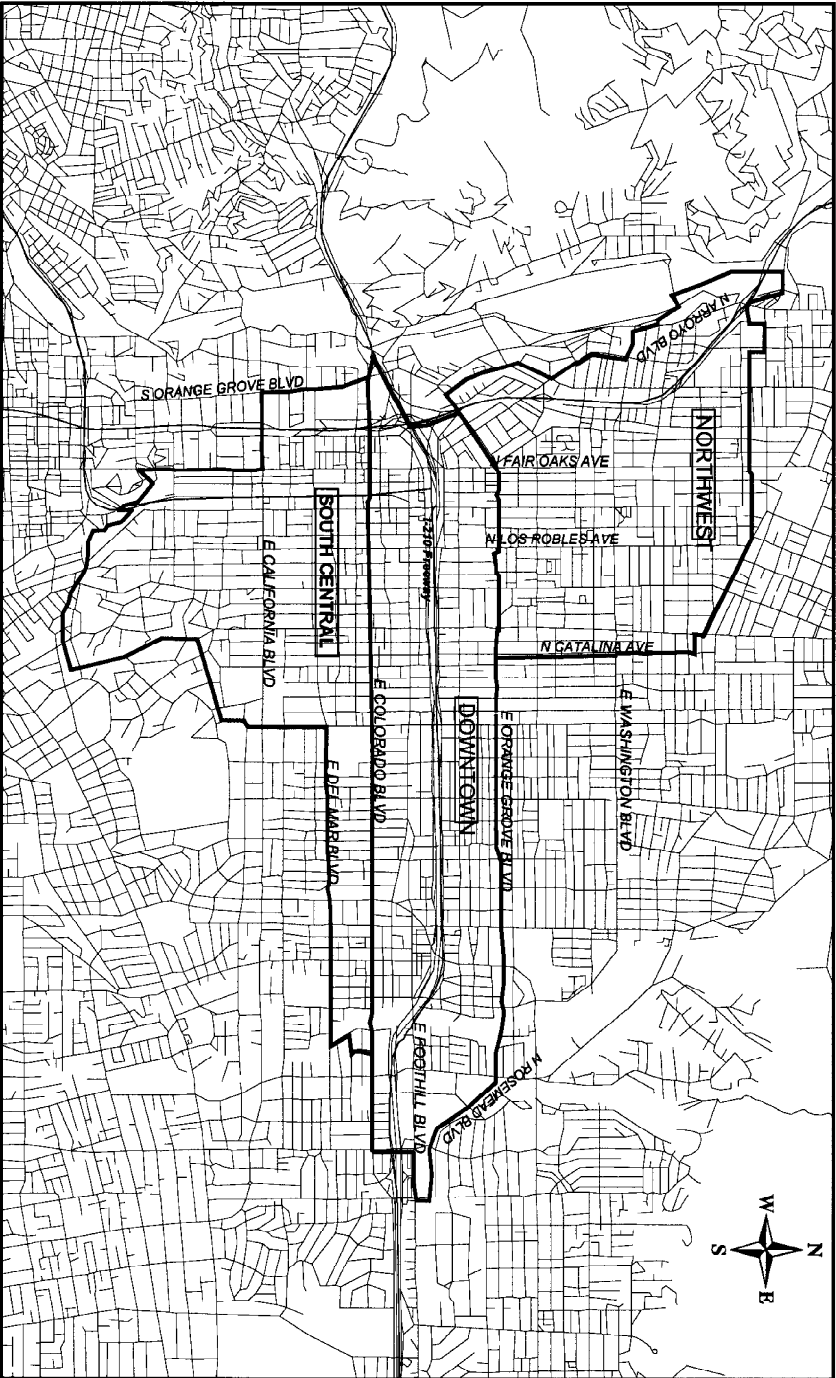
<sup>1</sup> Assumes average rental unit is 900 square feet.

<sup>2</sup> Assumes average ownership unit is 1500 square feet.

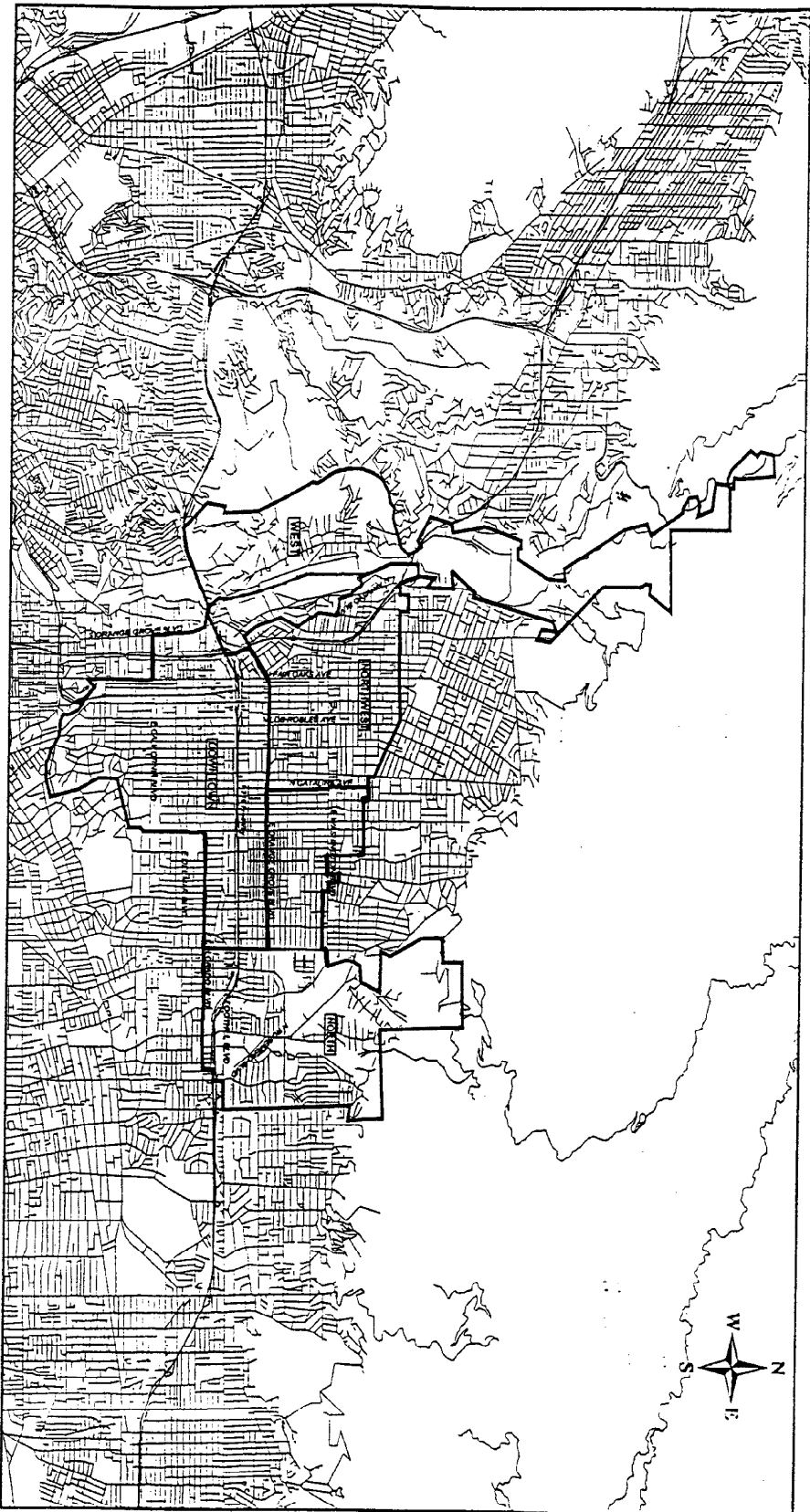
<sup>3</sup> Based on supplementary analysis prepared on June 4, 2001 using 75% cost recovery.

<sup>4</sup> Based on original study prepared on March 8, 2001 using 75% cost recovery.

CITY OF PASADENA  
PASADENA COMMUNITY DEVELOPMENT COMMISSION  
INCLUSIONARY HOUSING PROGRAM  
RENTAL SUBAREAS



CITY OF PASADENA  
PASADENA COMMUNITY DEVELOPMENT COMMISSION  
INCLUSIONARY HOUSING PROGRAM  
FOR-SALE SUBAREAS



**EXHIBIT III**

**AFFORDABLE HOUSING COST CHARTS**

**CITY OF PASADENA**  
**PASADENA COMMUNITY DEVELOPMENT COMMISSION**  
**INCLUSIONARY HOUSING PROGRAM**  
**AFFORDABLE HOUSING COST**  
**HOUSEHOLD INCOME LIMITS**  
**(JULY, 2001)**

<u>Household Size</u>	<u>Median Income</u>	<u>Very Low Income (50% Median)</u>	<u>Low Income (80% Median)</u>	<u>Moderate Income (120% Median)</u>
1	\$38,150	\$19,100	\$30,500	\$45,800
2	43,600	21,800	34,900	52,300
3	49,050	24,550	39,250	58,850
4	54,500	27,250	43,600	65,400
5	58,850	29,450	47,100	70,650
6	63,200	31,600	50,550	75,850
7	67,600	33,800	54,050	81,100
8	71,950	35,950	57,550	86,350

Area Median Income for Los Angeles County is \$54,500.

Based on currently effective median income of Los Angeles County, as set forth in 25 Cal. Code Regs. Section 6932, operative as of May 2001. These median income numbers are revised annually.



**CITY OF PASADENA**  
**PASADENA COMMUNITY DEVELOPMENT COMMISSION**  
**INCLUSIONARY HOUSING PROGRAM**  
**AFFORDABLE HOUSING COST**  
**RENT LIMITS**  
**(July, 2001)**

	<u>Very Low Income</u>	<u>Lower Income</u>	<u>Moderate Income</u>	<u>Utility Allowance</u>
0-Bedroom (studio)	\$ 477	\$ 763	\$ 1,144	\$ 55
1-Bedroom	545	872	1,308	63
2-Bedroom	613	981	1,471	78
3-Bedroom	681	1,090	1,655	94
4-Bedroom	736	1,177	1,765	103
5-Bedroom	790	1,264	1,896	132

Basis for Calculation of Affordable Rent Limits

Very Low Income: 30% times 50% of the area median income adjusted for family size appropriate to the unit.

Lower Income: 30% times 80% of the area median income adjusted for family size appropriate to the unit.

Moderate Income: 30% times 120% of the area median income adjusted for family size appropriate to the unit.

Household Size Appropriate to the Dwelling Unit (Health and Safety Code Section 50052.5)

Unit Size:	<u>0-Br</u>	<u>1-Br</u>	<u>2-Br</u>	<u>3-Br</u>	<u>4-Br</u>	<u>5Br</u>
No. of Persons:	1	2	3	4	5	6

Utility Allowances

Deduct the monthly Utility Allowance amount from the Affordable Housing Rent Limit if the tenant pays for gas, electricity, and water.

Annual Adjustment of Rent Limits

The rent limits indicated above will be adjusted on an annual basis in accordance with changes in the Los Angeles County Area Median Income level, as published by the State of California Housing and Community Development Department.

**CITY OF PASADENA**  
**PASADENA COMMUNITY DEVELOPMENT COMMISSION**  
**INCLUSIONARY HOUSING PROGRAM**  
**AFFORDABLE HOUSING COST**  
**PURCHASE PRICE LIMITS**  
**(JULY, 2001)**

	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>
<b>1-Bedroom Unit</b>	<b>\$56,000</b>	<b>\$ 94,000</b>	<b>\$178,000</b>
<b>2-Bedroom Unit</b>	<b>\$62,000</b>	<b>\$105,000</b>	<b>\$199,500</b>
<b>3-Bedroom Unit</b>	<b>\$68,000</b>	<b>\$115,500</b>	<b>\$221,000</b>
<b>4-Bedroom Unit</b>	<b>\$73,500</b>	<b>\$124,000</b>	<b>\$238,500</b>
<b>5-Bedroom Unit</b>	<b>\$76,500</b>	<b>\$131,500</b>	<b>\$253,500</b>

Affordable Purchase Prices are based on the following assumptions and factors

- 1) Mortgage: 30-year, 8.00% fixed rate
- 2) Downpayment: 5% of purchase price
- 3) Property Tax and Hazard Insurance: 1.5% of purchase price
- 4) Private Mortgage Insurance: 0.5% of mortgage
- 5) Utility Allowance (monthly): 1-BR - \$63, 2-BR - \$78, 3-BR - \$94, 4-BR - \$103, 5-BR - \$132
- 6) Affordable Housing Cost (monthly):

<u>Unit Size</u>	<u>Household Size (persons)</u>	<u>Very Low Income*</u>	<u>Low Income*</u>	<u>Moderate Income*</u>
1-Bedroom Unit	2	\$545	\$ 872	\$1,598
2-Bedroom Unit	3	\$613	\$ 981	\$1,798
3-Bedroom Unit	4	\$681	\$1,090	\$1,998
4-Bedroom Unit	5	\$735	\$1,177	\$2,157
5-Bedroom Unit	6	\$790	\$1,264	\$2,317

Very Low Income: 30% times 50% of the area median income  
Lower Income: 30% times 80% of the area median income  
Moderate Income: 40% times 110% of the area median income

Affordable Housing Costs (monthly) are constant figures, but will be adjusted on an annual basis in accordance with changes in the Los Angeles County Area Median Income.