

Agenda Report

DATE: FEBRUARY 24, 2003

TO: CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CITY MANAGER/CHIEF EXECUTIVE OFFICER

SUBJECT: JOINT ACTION: APPROVAL OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND FAIR HOUSING PLAN (2000-2005)

RECOMMENDATIONS:

It is recommended that City Council and Community Development Commission take the following actions:

- A. Approve the submission of the Analysis of Impediments to Fair Housing Choice (2000 – 2005) to the U. S. Department of Housing and Urban Development (Exhibit A) and;
- B. Approve the Fair Housing Plan (2000 – 2005) (Exhibit A, Chapter 5).

ADVISORY BODY:

This item was reviewed and approved by the Community Development Committee (CDC) on Thursday, February 13, 2003.

The Northwest and Accessibility and Disability Commissions participated in early discussions that helped frame the final document.

COMMUNITY OUTREACH:

To further the outreach effort a wide range of community stakeholders were invited to give their input concerning fair housing issues. Four public workshops were held by staff and CBA. While each of these workshops was aimed at a particular constituent group, the public at large was welcome and encouraged to attend any meeting. The public workshops were as follows:

Lending/real estate/property management firms	March 26, 2002
Human and social services providers	March 27, 2002
General public workshop	April 3, 2002

To encourage participation at the workshops they were advertised on KPAS (Channel 55) the City's public access television station and in the Journal, a Pasadena newspaper. Staff also mailed notices of the meetings to over 150 groups and individuals.

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) requires “actions to affirmatively further fair housing” of all jurisdictions which receive funds through the Consolidated Submission. HUD requires each jurisdiction to certify that it “will engage in fair housing planning” by:

- (1) conducting at the beginning of each five-year cycle an Analysis of Impediments to Fair Housing Choice;
- (2) carrying out actions to overcome the effects of identified impediments;
- (3) maintaining records and making available information and reports, including the Analysis of Impediments, and document actions undertaken to eliminate identified impediments.

Fair Housing

HUD defines fair housing as follows:

Fair housing is a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor.

The development of the Analysis of Impediments to Fair Housing Choice is guided by this definition; however, the Analysis itself is a comprehensive assessment of a wide range of conditions, actions and omissions in which fair housing operates.

Analysis of Impediments to Fair Housing Choice

The City of Pasadena, after a competitive selection process, contracted with Cotton/Bridges/Associates (CBA), Urban Planning and Environmental Consultants to complete the Analysis and update the Fair Housing Plan (2000 – 2005). The Fair Housing Plan addresses fair housing issues identified in the Analysis and is incorporated within the document itself. CBA has extensive experience and has prepared Analysis of Impediments to Fair Housing Choice reports for over 25 jurisdictions.

The Analysis is a comprehensive review of the policies, procedures, and practices within the City of Pasadena that affect the location, availability, and accessibility of housing and the current community conditions related to fair housing.

To effectively develop recommendations that ensure and enhance the condition of fair housing within the community, it is essential that a thorough examination of community conditions be done. To achieve this, the Analysis involves the review of a wide range of potential impediments to fair housing choice in both the public and private sectors. The City’s Analysis of Impediments to Fair Housing Choice has been prepared consistent with HUD’s suggested format.

FINDINGS AND RECOMMENDATIONS:

Findings

Community Profile: In the past 10 years, Pasadena's population has remained relatively stable at approximately 134,000 residents. However, there are notable changes in community demographics. Most notable is a decline in Whites and African Americans and an increase in Latinos and Asians. The median household income has risen to \$46,000. This represents a 31% increase over the 1990 census. During this same period the median purchase price of a home has risen from \$286,000 to \$320,000. Also, of particular note is the decline in the vacancy rate of rental housing to 2.9% of available units, well below the optimal rate of 5-6 %, which is believed necessary to avoid undo price increases.

Analysis of Public Policy: Development standards generally do not unduly constrain the development of affordable housing. However, there are public policies that need to be examined with respect to their impact on fair housing. Most notable are Zoning Code restrictions regarding "Residential Care" and emergency shelter uses. Efforts to address these issues are currently underway.

Rental Assistance: Based on Pasadena's changing demographics, the Section 8 Housing Choice Voucher Program preferences need to be carefully reviewed and perhaps reprioritized.

Distribution of Community Services: In the areas of public facilities and public transportation the report points to the necessity for continuous examination of these needs and the exploration of ways to address service deficiencies when identified.

Housing Conditions: Pasadena has a relatively high level of older housing stock. The City is addressing the issue of deterioration of older housing through a vigorous code enforcement effort and numerous housing rehabilitation programs. However, the Analysis suggested that the City conduct a housing conditions survey citywide to better target housing rehabilitation resources where most needed.

Housing Accessibility: There is a continuing and growing need for accessible housing. The report suggested a number of measures that could be taken to address accessible housing needs.

Recommendations

Key recommendations to be included in the Fair Housing Plan are as follows:

- update the Zoning Code, particularly as it impacts the special needs population
- examine Section 8 voucher preferences
- continue to provide Supportive Housing Assistance for persons with special needs or those experiencing adverse circumstances;
- maintain and expand efforts to implement homeownership programs;
- enhance and expand Continuum of Care Programs to assist the homeless;
- increase efforts to preserve housing "at risk" of losing its affordability, particularly project-based Section 8 housing developments;

- continue efforts to implement community improvements, especially in Northwest Pasadena;
- take steps to increase housing for persons with disabilities;
- enhance and expand housing rehabilitation programs;
- continue to provide and improve fair housing services;
- review development standards, particularly as they impact density bonus projects;
- examine city policies which effect the delivery of community services, particularly as they relate to fair housing;
- advocate for the expansion of transit services and the resources to better serve the mobility need of persons reliant on public transportation;
- take steps to improve housing accessibility for disabled persons.

GOALS ACHIEVED AND EFFORTS UNDERWAY:

Many of the recommendations noted within the Analysis and the Fair Housing Plan have already been addressed by recent actions or may be addressed in anticipated actions of the City. For example, the Zoning Code has been under review and an update is expected to be adopted in the fall of 2003 that will address a number of concerns identified in the Analysis. The City of Gardens Ordinance development standards are currently under review. This action may expand the range of housing choice for many Pasadena households of modest incomes. In the effort to create a more suitable living environment the City has also retained Cotton/Bridges/Associates to research sites in Pasadena that potentially could be developed as additional neighborhood and community parks. In the area of transportation, the City has recently rerouted and expanded its ARTS bus system to enhance access to public facilities, particularly parks. Among the parks on the ARTS bus routes are Central Park, Memorial Park, Jefferson Park, Washington Park and La Pintoresca Park. In addition, there is a pending route change that will take patrons to the Brookside Park/Rose Bowl recreation area.

Of special note, recently the City has initiated a number of efforts to address the critical need for affordable housing. It has adopted the Inclusionary Housing Ordinance, which requires new residential and mixed-use developments of 10 units or more to provide no less than 15 percent of the units for low and moderate income households. The City Council has convened the Housing Affordability Task Force to develop strategies to increase the supply of affordable housing in Pasadena. Upon the completion of the work of the Task Force, any recommendations that are germane to the Fair Housing Plan and approved by Council, will be incorporated into the Plan. The City has also leveraged funds from the State of California (Cal Home Program and the Housing Enabled by Local Partnerships Program) and the Federal National Mortgage Association (American Communities Fund). These initiatives will significantly increase affordable housing opportunities for very low, low and moderate income households in Pasadena. All of these efforts will enhance the opportunities for fair and affordable housing in Pasadena.

CONSOLIDATED PLAN AND FAIR HOUSING:

When the Analysis adopted, the City is required to certify that it represents its conclusions as to the impediments to fair housing choice and that it will take actions necessary to address any identified impediments. Upon acceptance by HUD, the Analysis of Impediments to Fair Housing Choice and Fair Housing Plan are incorporated into the City's Five-Year Consolidated Plan.

PUBLIC REVIEW OF DRAFT ANALYSIS OF IMPEDIMENTS:

Although not required, HUD recommends that a draft of the Analysis and the Fair Housing Plan be made available for public review and comments. Public notice was placed in the Pasadena Star-News on October 24, 2002 announcing the availability for review of the Analysis from October 25, 2002 until November 25, 2002. Copies of the draft document were available for review at the Planning and Development Department, Housing and Community Development Division, all branches of the Pasadena Public Library and various other community facilities throughout the City. No public comment was received.

HOUSING IMPACT:

The update of the Analysis to Impediments to Fair Housing Choice and the Fair Housing Plan are required of jurisdictions which receive federal funding through its Consolidated Submission (Consolidated Plan) process. The City of Pasadena receives approximately over \$16 million annually for the following programs covered under this process: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Section 8 Housing Choice Voucher and the Supportive Housing Program. The majority of these funds are used for housing and housing related activities that benefit very low, low and moderate income persons.

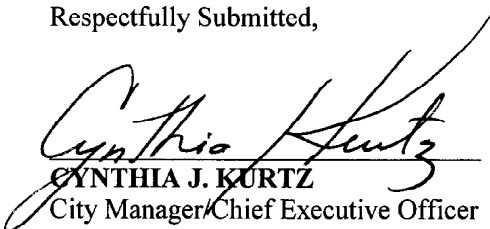
CHILDREN, YOUTH AND FAMILY IMPACT:

A community committed to the tenets of fair housing will clearly enhance the housing prospects for all its citizens, including children, youth and families.

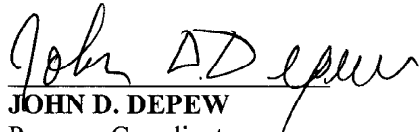
FISCAL IMPACT:

Approval of the Analysis of Impediments to Fair Housing Choice and the Fair Housing Plan (2000 – 2005) are essential to the City's continued receipt of funding from the U. S. Department of Housing and Urban Development, which is approximately \$16 million annually.

Respectfully Submitted,



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Prepared by:



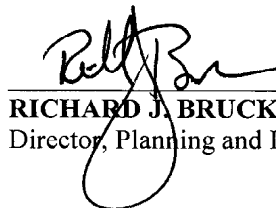
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