

OFFICE OF THE CITY MANAGER

August 16, 2004

To: City Council  
From: City Manager  
Subject: PUBLIC HEARING: APPROVAL OF AMENDED INCLUSIONARY HOUSING IN-LIEU FEE SCHEDULE AND TRANSITION RULES

As requested by City Council at the July 26, 2004, public hearing on the above issue, attached are charts and maps showing the number of units contracted and the amount of fees collected under the 6 percent and 15 percent regulations.

During the time period of the 6 percent requirement, 60 affordable rental units were contracted, zero ownership units were contracted and \$1,220,605 in fees was contracted. If the in-lieu fee were not an option an additional 18 affordable units would have been contracted.

Under the 15 percent regulation, no affordable units (rental or ownership) were contracted and \$633,742 in fees was contracted. If the in-lieu fee were not an option 12 units would have been contracted during this time period.

In total, an additional 30 affordable units would have been contracted if the in lieu fee were not an option.

Respectfully submitted,

Cynthia J. Kurtz  
City Manager

**TABLE 1-A**

**INCLUSIONARY HOUSING PERFORMANCE REPORT CITY OF PASADENA**

**PROJECTS WITH AFFORDABLE UNITS UNDER CONTRACT AT 6% REQUIREMENT\***

8/16/04

PROJECT NAME & ADDRESS	DEVELOPER	STATUS	PROJECT TYPE	UNIT DISTRIBUTION					
				TOTAL	Market Rate	Afford Units	VERY LOW	LOW	MOD
1. Del Mar Station 252 S. Raymond Ave.	Keller CMS, Inc.	Construction July 2003, occupancy end 2004.	Rental	347	326	21	0	14	7
2. Trio Apartments 621 E. Colorado Blvd.	Shea Properties	Construction June 2003, occupancy Aug. 2005	Rental	304	286	18	0	12	6
3. Archstone 25 S. Knoll Ave. (Density Bonus)	Archstone Communities	Occupancy January 2004	Rental	120	110	10	10	0	0
4. Fountains at Pasadena 775 E. Union St. (Density Bonus)	Pacific Gulf Properties	Occupancy Jan. 2004	Rental	98	94	4	0	3	1
5. Walnut Place 712 E. Walnut St. (Density Bonus)	Essey Development Company	Open	Rental	28	25	3	3	0	0
6. 168 N. Wilson	The Hale Corporation	Occupancy 2004	Rental	23	22	1	0	1	0
7. Pasadena Place 169 W. Green St. (Density Bonus)	Essey Development Company	Occupancy 2004	Rental	38	35	3	3	0	0
<b>TOTAL</b>				<b>958</b>	<b>898</b>	<b>60</b>	<b>16</b>	<b>30</b>	<b>14</b>

**\*NOTE: THERE WERE NO AFFORDABLE UNITS UNDER CONTRACT WITH OWNERSHIP PROJECTS AT 6%.**

**TABLE 1-B**

**INCLUSIONARY HOUSING PERFORMANCE REPORT CITY OF PASADENA**

**IN-LIEU FEE PROJECTS AT 6% REQUIREMENT: AFFORDABLE UNITS THAT WOULD HAVE BEEN UNDER CONTRACT**

PROJECT NAME & ADDRESS	DEVELOPER	STATUS	PROJECT TYPE	UNIT DISTRIBUTION						
				TOTAL	Market Rate	Afford Units	VERY LOW	LOW	MOD	IN-LIEU FEE
8. Pasadena Collection 160 S. Hudson Av e.	Champion Development	In-lieu Fee Paid in full	Rental	72	68	4	0	3	1	\$250,708
9. The Lofts at Lake 820 E. Green St.	The Hanover Company	In-Lieu Fee first half paid	Rental	103	97	6	0	4	2	\$501,660
10. Artisan Square 433 N. Altadena Dr.	Province Group	In-lieu Fee Paid in full	Ownership	52	49	3	0	0	3	\$57,019
11. Vista Del Arroyo Bungalows 3 South Grand Ave.	IRP Vista Del Arroyo Associates, LLC	Construction Aug. 2004 In-lieu Fee First half paid	Ownership	30	28	2	0	0	2	\$288,372
12. Madison Walk 286 N. Madison	The Olson Company	In-Lieu Fee Paid in full	Ownership	48	45	3	0	0	3	\$122,846
<b>TOTAL</b>				<b>305</b>	<b>287</b>	<b>18</b>	<b>0</b>	<b>7</b>	<b>11</b>	<b>\$1,220,605</b>

**TABLE 1-C**

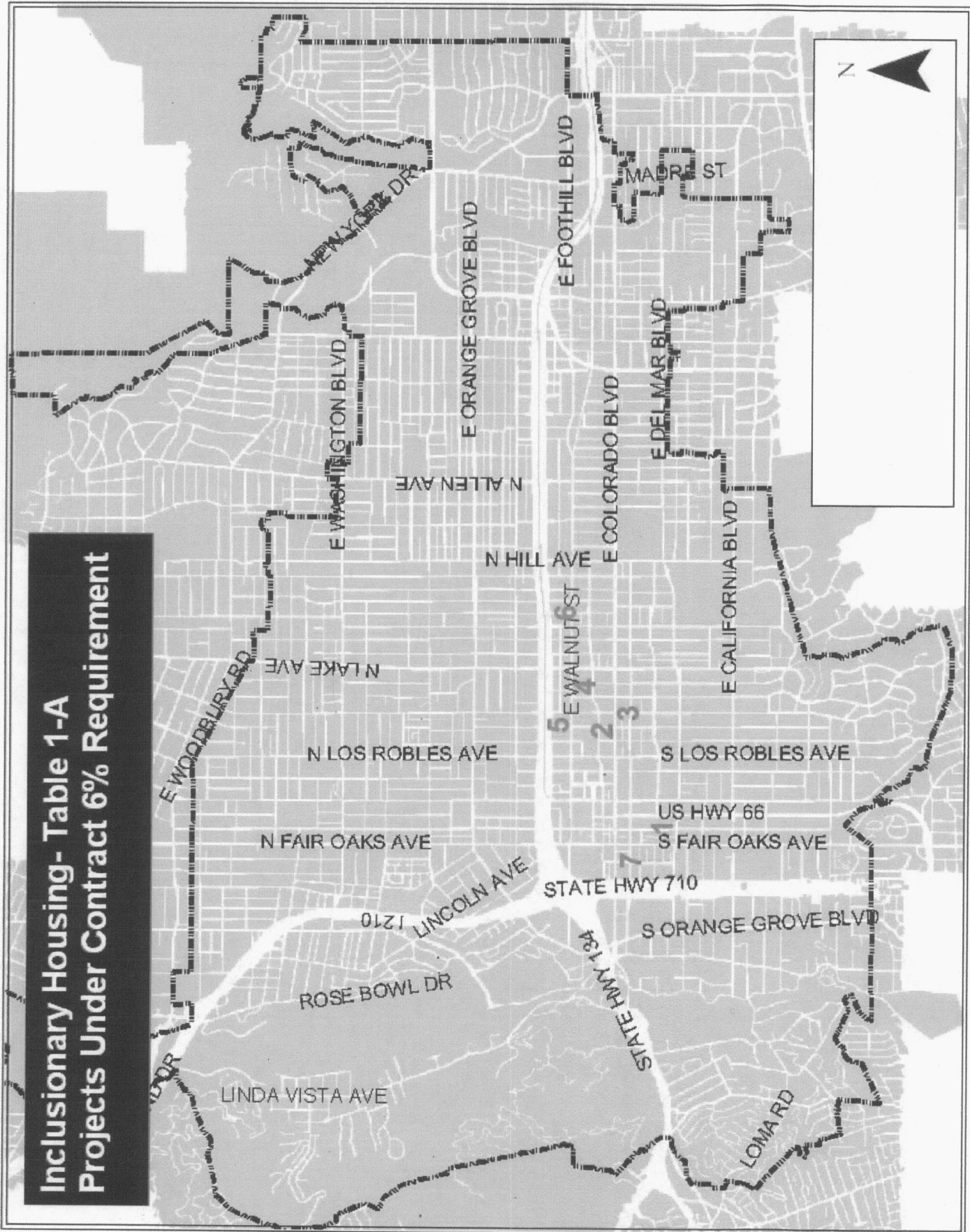
**INCLUSIONARY HOUSING PERFORMANCE REPORT CITY OF PASADENA**

**IN-LIEU FEE PROJECTS 15% REQUIREMENT: AFFORDABLE UNITS THAT WOULD HAVE BEEN UNDER CONTRACT**

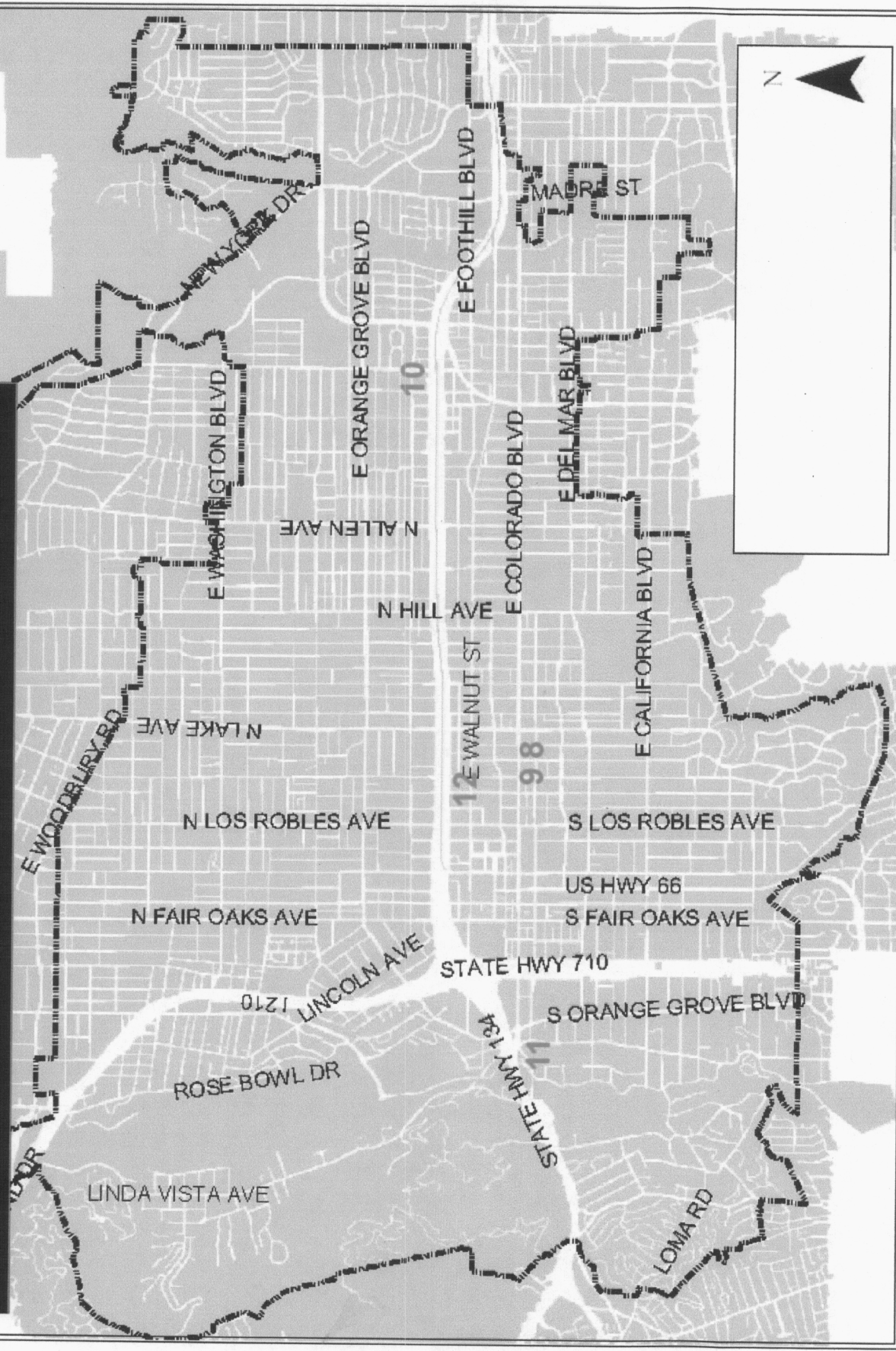
PROJECT NAME & ADDRESS	DEVELOPER	STATUS	PROJECT TYPE	UNIT DISTRIBUTION						
				TOTAL	Market Rate	Afford Units	VERY LOW	LOW	MOD	IN-LIEU FEE
13. Pasadena Coll. Lofts (Phase II)	Champion Development	In-Lieu Fee Paid in full	Rental	38	32	6	0	4	2	\$279,240
14. Granada Court 77 N. Oak Knoll Ave.	Mill Creek Development Co.	Construction Aug. 2004 First half paid	Rental	29	25	4	0	3	1	\$219,005
15. 264 E Glenarm	Cedar Management	In-Lieu Fee First half paid	Ownership	15	14	1	0	1	0	\$121,310
16. 480 Catalina	460 Catalina LLC	Seeking bank financing	Ownership	15	14	1	0	1	0	\$14,187
<b>TOTAL</b>				<b>97</b>	<b>85</b>	<b>12</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>\$633,742</b>

**THERE WERE NO AFFORDABLE UNITS UNDER CONTRACT AT 15% REQUIREMENT.**

**Inclusionary Housing- Table 1-A  
Projects Under Contract 6% Requirement**



**Inclusionary Housing- Table 1-B  
In Lieu Fee Projects Under Contract 6% Requirement**



**Inclusionary Housing- Table 1-C  
In Lieu Projects Under Contract 15% Requirement**

