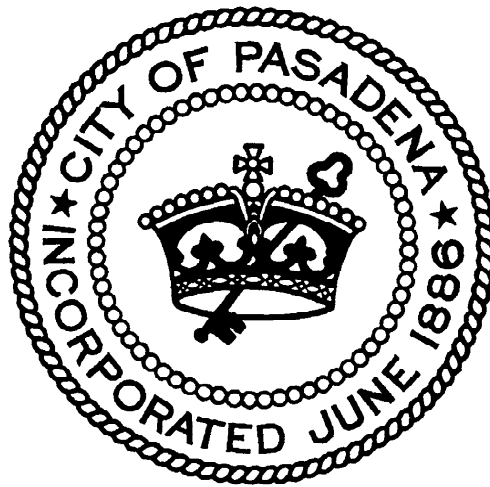


CITY OF PASADENA

DRAFT



Consolidated Annual Performance and Evaluation Report (CAPER)

2005-2006

CITY OF PASADENA

**CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER)**

2005-2006 Program Year

Bill Bogaard, Mayor

Steve Madison, Vice Mayor

***Steve Haderlein
Victor Gordo
Joyce Streator***

***Chris Holden
Sidney F. Tyler, Jr.
Paul Little***

**CITY MANAGER
*Cynthia J. Kurtz***

***Brian K. Williams, Assistant City Manager
Gregory Robinson, Housing and Community Development Administrator
Eunice Gray, Project Planner***

DRAFT

October 23, 2006

Mr. William G. Vasquez, Director
Office of Community Planning and Development
U.S. Department of Housing
and Urban Development
Los Angeles Area Office, Region IX
611 West Sixth Street, Suite 800
Los Angeles, CA 90017

Attention: Faye Barnes, Community Planning/Development Representative

**Subject: Consolidated Annual Performance and Evaluation Report (CAPER)
Program Year: 2005-2006**

Dear Mr. Vasquez:

Enclosed for your review and approval are the original and two (2) copies of the City of Pasadena's Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2005-2006.

The Pasadena City Council held a public hearing on Monday, October 23, 2006 to obtain comments from local citizens regarding the Draft CAPER.

If you have any questions or should you require additional information you may contact Eunice Gray, Project Planner at (626) 744-8300.

Sincerely,

Gregory Robinson
Housing/Community
Development Administrator

Enclosures
xc: CAPER File-2005/2006 PY

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
(CAPER) - 2005-2006 PY**

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**CITY OF PASADENA
FIVE YEAR CONSOLIDATED PLAN (2005-2010)**

**Consolidated Annual Performance and Evaluation Report (CAPER)
JULY 1, 2005 TO JUNE 30, 2006**

INTRODUCTION

The City of Pasadena Five Year Consolidated Plan provides a framework to identify housing, homeless, community and economic development needs and resources to tailor a Strategic Plan for meeting those needs. The Consolidated Plan consists of a five (5) year Strategic Plan and an Annual Action Plan. The Strategic Plan contains three (3) parts: 1) a housing, homeless, community and economic development needs assessment; 2) a housing market analysis; and 3) long-term strategies to meet priority needs. The Action Plan describes the specific projects and activities that Pasadena will undertake in the coming year with its federal funds from the U. S. Department of Housing/Urban Development (HUD) to address those priority needs. The Action Plan also contains certifications indicating that the City will follow certain requirements such as furthering fair housing.

The Five Year Consolidated Plan also functions as 1) a planning document for the City, which builds on the City's citizen participation process at the grassroots levels; 2) an application for federal funds under the U.S. Department of Housing and Urban Development's formula grant programs; 3) a strategy to be followed in carrying out HUD programs; and 4) an Action Plan that provides a basis for assessing performance.

Essentially, the Plan simplifies the steps needed to receive funding under four (4) HUD formula grant programs. These federal grants are:

Community Development Block Grant (CDBG): A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities. Over a one (1) year period, not less than 70 percent of a grantee's CDBG expenditures can be used for activities that benefit low- and moderate-income persons.

HOME Investment Partnership (HOME): A formula-based program that provides allocations to states and units of general local governments, known as participating jurisdictions. Its purpose is to retain and expand the supply of affordable housing principally for low- and extremely low-income families through housing rehabilitation, new construction, first-time homebuyer financing, and rental assistance.

Emergency Shelter Grant (ESG): A formula-based program that allocates funds to states, metropolitan cities, and urban counties to support emergency shelters for homeless individuals and families.

Housing Opportunities for Persons with HIV/AIDS (HOPWA): A grant program that addresses the needs of persons living with HIV or AIDS and their families.

Additionally, the Plan provides a basis for programming and allocating other federal funds including its Housing Choice Voucher Program, Continuum of Care Homeless Assistance Programs (Supportive Housing, Shelter Plus Care and Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings), etc., as well as local housing and development resources.

The overall goal of the federal community planning and development programs covered by the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector. The statutory program goals are:

DECENT HOUSING -- which includes:

- assisting homeless persons to obtain appropriate housing;
- assisting persons at risk of becoming homeless;
- retention of the affordable housing stock;
- increase the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families; particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services needed to enable persons with special needs (including persons with HIV/AIDS) to live with dignity and independence; and
- providing housing affordable to low-income persons accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT -- which includes:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through the spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating or deteriorated neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of energy resources.

EXPANDED ECONOMIC OPPORTUNITIES -- which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and

- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

CITY OF PASADENA

HOUSING VISION

Five Year Consolidated Plan (2005-2010)

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 City of Pasadena shall achieve this vision by utilizing its resources to:

- Support and provide fair and equal housing opportunities for all persons regardless of race, age, income, disability, sexual orientation, marital status, household size, ancestry, national origin, religion, or color.
- Provide for an adequate supply and range of housing opportunities throughout the City by assisting in the development of new housing, preservation of existing housing and being responsive to the special housing needs of certain resident populations.
- Reduce or mitigate governmental constraints which hinder the production, preservation, maintenance and improvement of housing, particularly affordable housing, for Pasadena residents.
- Ensure that Pasadena residents, especially those with extremely low to moderate incomes and special needs, are assisted in meeting their housing needs through the provision of assistance for rental, residential rehabilitation, homeownership, housing counseling, (and other housing support services);
- Conserve and improve the condition of the existing affordable housing stock, which may include ways to mitigate the loss of dwelling units.
- Preserve the existing assisted housing for lower income households.

CITY OF PASADENA

AFFORDABLE HOUSING STRATEGY (2005 – 2010)

HOUSING GOAL: To increase, improve and preserve the supply of quality affordable housing available for all segments of the community.

The objectives and policies identified to meet this goal include

GOAL: HOUSING PRODUCTION/AFFORDABLE HOUSING

The City will provide rental and ownership housing that is affordable to very low, low, and moderate –income households. Assistance will be provided to at least **640 households**.

Objective 1. Rental units will be affordable for very low, low, and moderate-income households. Five hundred and seventy (570) rental units will be constructed;

Objective 2. Ownership units will be affordable for very low, low and moderate income households. Eighty (80) ownership units will be constructed.

Needs of Public Housing - The City of Pasadena does not own any public housing units and is not involved in the management of public housing facilities.

Public Housing Strategy - The City of Pasadena does not own any public housing units and is not involved in the management of public housing facilities.

GOAL: HOMEOWNERSHIP HOUSING

The City will continue to use funding from the federal government and other sources to provide homeownership assistance to very low and low-income households in need of decent, safe and sanitary housing. Assistance will be provided to **145 households**.

Objective 1. The Homeownership Opportunities Program (HOP) leverages private resources to make homes affordable citywide for eligible low and moderate-income individuals by providing low interest second trust deed loans. **\$4 million will assist 70 low and moderate income homebuyers.**

Objective 2. The Cal Home Program (First-Time Homebuyers) provides funding to the City for the First-Time Homebuyer Mortgage Assistance Program. During the 2001 year, \$500,000 was awarded to the City. To date, 14 First-Time Homebuyers have been assisted. In 2004, the CalHome Program awarded an additional \$500,000 to the City. The City's sub-recipient, Pasadena Neighborhood Housing Services, Inc., (PMHS), a local non-profit housing organization, administers the program. **Fifteen (15) households will be assisted.**

- Objective 3. Mortgage Credit Certificate (MCC) Program is administered by the County of Los Angeles and provides first-time homebuyers with a federal income tax credit that increases their ability to qualify for a mortgage. **Twenty (20) households will be assisted.**
- Objective 4. The Lease to Purchase Program provides assistance to enable lessees to become home owners. **Five (5) low to moderate income households will be assisted.**
- Objective 5. The Family Self-Sufficiency Program (FSS) enables participating families to achieve economic independence and self-Sufficiency. **Thirty-five (35) families will be assisted.**

GOAL: HOUSING REHABILITATION

The City's homeowner rehabilitation programs will provide subsidies to qualified borrowers to obtain financing from conventional lenders for home improvement loans. **Assistance will be provided to 690 households.**

- Objective 1. Rental Rehabilitation Program provides rehab of property in disrepair and/or with outstanding code violations. **Forty (40) low-income households will be assisted.**
- Objective 2. The Pasadena Neighborhood Housing Services (PNHS) - Neighborhood Impact Program provides housing rehabilitation to properties owned/occupied by low-income homeowners, seniors and/or disabled. **One hundred (100) households will be assisted.**
- Objective 3. Maintenance Assistance Services to Homeowners (MASH) Program provides services to improve the condition of blighted residential properties in the CDBG Benefit Service Area for low-income seniors and disabled homeowners. **Five hundred (500) households will be assisted.**
- Objective 4. Rebuilding Together * Pasadena (a local non-profit group) provides minor housing rehabilitation activity for low-income households. **Fifty (50) households will be assisted.**
- Objective 5. The Exterior Accessibility Grants for Renters (EAGR) Program provides grants to property owners for exterior modifications and/or accessibility improvements to multi-family rental properties. The City received this grant from the State of California, Department of Housing/Community Development (H/CD). It is anticipated that approximately **50 households will be assisted.**

GOAL: SUPPORTIVE HOUSING

The City will provide a wide-range of supportive housing opportunities including rental assistance, shelters, and permanent housing. Assistance will be provided to 5,420 persons/households.

- Objective 1. Supportive Housing Programs will provide permanent housing with specialized case management services for residents. One hundred (100) households will be assisted annually.
- Objective 2. The Emergency Shelter Grant (ESG) Program will provide emergency shelter, essential services, administration and homeless prevention activities for 2,500 homeless individuals (at least 500 annually).
- Objective 3. Housing Opportunities for Persons with AIDS (HOPWA) will provide rental assistance and supportive services for individuals and families living with HIV/AIDS. Sixty-five (65) households will be assisted (15 annually).
- Objective 4. Shelter Plus Care will provide rental assistance and supportive housing for individuals with disabilities. Seventy-five (785) households will be assisted.
- Objective 5. Pasadena Bad Weather Shelter (BWS) provides emergency shelter during the winter season to homeless persons. Two thousand (2,000) individuals will be assisted (400 annually)
- Objective 6. The City's Transitional Housing Program will provide housing and case management services for individuals and families for up to two (2) years. Five hundred (500 Households will be assisted (100 annually).

GOAL: RENTAL ASSISTANCE

The City will continue to use funding from the federal government and other resources to provide rental assistance to very low, and low-income households in need of decent, safe and sanitary housing opportunities. Assistance will be provided to 5,410 households.

- Objective 1. The Housing Choice Voucher Program (HCVP), formerly known as the Section 8 Rental Assistance Program, will continue to be used to provide affordable housing through payments toward the rent of low-income (income less than 50% of area median income) households/individuals. \$35 million (\$7million annually) in HCVP funds shall assist 1,300 households.
- Objective 2. The HOME Tenant-Based Rental Assistance (TBRA) Program is also a federally funded affordable housing program for the provision of affordable rental housing to very low-income individuals and families with special circumstances. \$1.375 million (\$275,000 annually) will assist sixty (60) households.
- Objective 3. Rental Covenant Compliance Monitoring will ensure that owners of assisted units comply with requirements to provide housing to tenants that meet specified occupancy, income and rent guidelines.

PART 1

ANNUAL ACCOMPLISHMENTS

PART I

ANNUAL ACCOMPLISHMENTS

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**

2005-2006 PROGRAM YEAR

CITY OF PASAADENA

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

ANNUAL ACCOMPLISHMENTS (2005-2006 Program Year)

HOUSING

The following report provides the key objectives and annual accomplishments:

New Construction (2005-2010)

Utilize all available resources to promote the new construction of **2,186** housing units (ownership and rental).

Create **640** newly constructed affordable housing units.

New Construction:

Project Name	Tenure	Status	Total Units	Affordable Units
138 S. Bonnie Avenue	Ownership	<i>Completed</i>	10	1
252-284 E. Orange Grove Blvd. (Orange Grove Gardens)	Rental	<i>Completed</i>	38	37
252 S. Raymond Avenue (Del Mar Station)	Rental	<i>Completed</i>	347	21
456 E. Orange Grove Bl. (Renaissance Court)	Rental	<i>Completed</i>	31	5
265 N. Madison Ave., (Fuller Seminary)	Rental	<i>Completed</i>	179	169
Newly constructed affordable housing units completed this PY				233

Accomplishments: 233 Newly constructed affordable housing units completed during this program year.

**CITY OF PASADENA
AFFORDABLE HOUSING PRODUCTION (as of June 30, 2006)**

Projects	Tenure	Status	Total Units	Affordable Units	Workforce Housing
OWNERSHIP					
504-506 Cypress (Fair Oaks Ct)	Ownership	Construction	2	1	1
171 Carlton (Fair Oaks Ct)	Ownership	Construction	2	1	1
584-612 N. Fair Oaks/6-46 Peoria St. (Fair Oaks Ct)	Ownership	Construction	43	35	
502 Cypress (Cypress Town Homes)	Ownership	Construction	4	2	
1424 N. Fair Oaks Avenue	Ownership	Construction	12	2	
138 S. Bonnie	Ownership	Completed	10	1 *	
1703 N. Fair Oaks (Fair Oaks Summit)	Ownership	Construction	24	5	
215 S. Marengo Ave. (Cinema Lofts)	Ownership	Construction	37	6	
1350 N. El Molino Avenue (The Classics@Washington Square)	Ownership	Planning Phase	8	2	
252-284 E. Orange Grove (Orange Grove Gardens)	Rental	Completed	38	37 *	
252 S. Raymond Avenue (Del Mar Station)	Rental	Completed	347	21 *	
456 E. Orange Grove (Renaissance Court)	Rental	Completed	31	5 *	
33 S. Wilson Ave.	Rental	Construction	45	4	
265 N. Madison (Fuller Seminary)	Rental	Completed	179	169 *	
840 E. Green Street (Lofts at So. Lake)	Rental	Construction	103	6	
3360 E. Foothill (Pinnacle)	Rental	Construction	188	27	
77 N. Oak (Granada Ct.)	Rental	Planning Phase	29	4	
315 N. Hill (The Gardens on Hill) and 250 S. De Lacey (De Lacey Place)	Rental	Construction	68	11	
1299 E. Green Street (SRO)	Rental	Construction	89	89	
HOUSING REHABILITATION					
445 N. Garfield Avenue (Agape Court)	Rental	Financial Commitment Approved	44	12	
SENIOR/SPECIAL NEEDS RENTAL HOUSING					
270 Parke Street/Parke St. Apartments)	Rental	Legal docs approved	12	12	
730-790 N. Fair Oaks Ave. (Heritage Square) new construction	Rental	Planning Phase (project redesign)	104	104	
877 N. Orange Grove (New Revelation)	Rental	Planning Phase (Project Redesign)	7	6	
50 E. Green Street (Green Hotel)	Rental	Financial Agreement Approved	139	138	

New construction projects are subject to the City's Inclusionary Housing Ordinance and/or the Density Bonus Ordinance and will require affordability as part of the project. - *Affordable: Very low, low and moderate income households-up to 120% of AMI; Workforce Housing-121% - 180% of AMI.* (*) indicates units completed as of June 30, 2006 and are counted toward meeting the City's affordable housing goals under the 2005-2010 Five Year Consolidated Plan.

*** Accomplishments: 232 Affordable housing units completed as of June 30, 2006**

PROJECTS IN PROGRESS

Ownership Housing – New Construction Projects

The following projects are in various stages of progress. The following list reflects homeownership units underway as of June 30, 2006:

- 504-506 Cypress (Fair Oaks Court): 2 units - **1 affordable unit**; 1 workforce housing unit; the project is in the construction phase.
- 171 Cypress (Fair Oaks Court) 2 units - **1 affordable; 1 workforce housing unit.** The project is under construction.
- 584-612N. Fair Oaks Avenue and 6-46 Peoria Street (Fair Oaks Court): 43 units – **35 affordable.** The project is under construction.
- 1424 N. Fair Oaks Avenue: (Fair Oaks Terrace) 12 units - **2 affordable units.** The project is currently under construction.
- 1703 N. Fair Oaks Avenue: (Fair Oaks Summit) 24 units; **5 affordable units.** The project will consist of condominiums (2 and 3 story), parking, etc. The project is under construction.
- 215 S. Marengo Avenue: (Cinema Lofts) 37 unit complex; **6 affordable units.** The project is under construction.
- 1350 N. El Molino Avenue (Classics @ Washington Square): 8 unit complex (town homes) **2 units of affordable housing.** The project is in the planning phase.
- 1150 N. Allen Avenue: The City has acquired this site which was formerly a gas station. A Request for Proposal (RFP) was released (1/17/06) and a local developer has been selected for construction/development of townhomes in accordance with the guidelines established in the RFP. The RFP called for the development of a complex with landscaped, multi-family housing consisting of eight (8) for-sale affordable housing units for low and moderate income families. The approval of the Exclusive Negotiation Agreement (ENA) is pending.

PROJECTS IN PROGRESS

Rental Housing – New Construction:

The following projects are in various stages of progress. This list reflects information related to rental housing units as of June 30, 2006:

- 315 N. Hill Avenue: (*The Gardens on Hill*) - 34 units; **6 affordable units**. The project is in the planning phase.
- 250 S. De Lacey: (*De Lacey Flats*) 34 units; **5 affordable units**. The project is under construction.
- 33 S. Wilson Avenue: 45 units – **4 affordable**. The project is under construction.
- 1299 E. Green Street: (*Green Street SRO*) – 90 units - The project is under construction. 90 unit SRO complex; **90 units of affordable housing** (Single Room Occupancy-SRO).
- 840 E. Green Street: (*Lofts on South Lake*) - This project is under construction. 103 units; **6 affordable units**.

PROJECTS IN PROGRESS

Senior Housing – New Construction

The following is a senior rental housing project that is in the planning phase.

- 730 – 790 N. Fair Oaks Avenue: (New Construction of 104 affordable units) - Heritage Square - In March 2001, Pasadena Housing Investors, LP entered into a Disposition and Development Agreement (DDA) with the Pasadena Community Development Commission (PCDC) for the development of Heritage Square, a senior rental housing complex coupled with commercial space. The project will be built to meet handicap accessibility requirements. Project plans include the relocation and renovation of the historic Decker House for use as affordable housing. The developer's application for state tax credits was not successful (April 2004). The project is currently under review.