

ATTACHMENT #2

**AFFORDABLE HOUSING PROJECTS COMPLETED
FY 2003-2004 to Present**

Project Name and/or Address	Developer or Owner	Housing Activity	Tenure	Total Units	Restricted Units	City Program	FY Completed
Gardens on Hill 315 N. Hill	Toledo Homes	New Construction	Owner	68	11 Affordable	Inclusionary	FY 2008
Meridian Apartments 64 N. Mar Vista Ave	Nevis Homes	Affordability Preservation	Owner	98	20 Affordable	Subsidized	FY 2008
Cinema Lofts 215 S. Marengo Ave	Green Street Management LLC	New Construction	Owner	37	6 Affordable	Subsidized	FY 2008
173-175 Carlton	Heritage Hsg Partners		Owner	2	2 Affordable	Subsidized	FY 2008
HOP Loans (non-project) 504-506 Cypress		Down payment Assistance	Owner	2	2 Affordable	Subsidized	FY 2008
Orange Grove Gardens 252 E. Orange Grove	Heritage Hsg Partners L. A. Community Design Center	New Construction	Owner	2	2 Affordable	Subsidized	FY 2007
33 S. Wilson Ave.	Koba Properties	New Construction	Rental	38	37 Affordable	Subsidized	FY 2007
Pasadena Place 169 W. Green	Richard Kim	New Construction	Rental	45	4 Affordable	Inclusionary	FY 2007
Renaissance Court 456 E. Orange Grove	Renaissance Court Inc.	New Construction	Rental	38	3 Affordable	Inclusionary	FY 2007
Trio Apartments 621 E. Colorado	Shea Properties	New Construction	Rental	31	5 Affordable	Inclusionary	FY 2007
			Rental	304	18 Affordable	Inclusionary	FY 2006

Project Name and/or Address	Developer or Owner	Housing Activity	Tenure	Total Units	Restricted Units	City Program	FY Completed
Del Mar Station 252 S Raymond Ave	Archstone-Smith	New Construction	Rental	347	21 Affordable	Inclusionary	FY 2006
255 N. Madison Ave	Fuller Theological Seminary	New Construction	Rental	179	169 Affordable	Inclusionary	FY 2006
Walnut Place 712 E. Walnut St.	Archstone-Smith	New Construction	Rental	28	3 Affordable	Inclusionary	FY 2005
168 N. Wilson Ave.	Weissman- Renolds Inc.	New Construction	Rental	23	1 Affordable	Inclusionary	FY 2005
1191-1193 Summit	Heritage Hsg Partners		Owner	2	2 Affordable	Subsidized	FY 2005
HOP Loans (non-project)		Down payment Assistance	Owner	8	8 Affordable	Subsidized	FY 2005
Archstone 25 S. Oak Knoll	Archstone Communities	New Construction	Rental	120	10 Affordable	Density Bonus	FY 2004
Fountain Glen 775 E. Union	Pacific Gulf Properties	New Construction	Rental	98	4 Affordable	Inclusionary	FY 2004
Rose Court 1890 N. Fair Oaks	Southern California Presbyterian Homes	New Construction	Rental	65	65 Affordable Senior	Subsidized	FY 2004
Kings Villages 1141 N. Fair Oaks		Rehabilitation	Rental	313	313 Affordable	Subsidized	FY 2004
HOP Loans (non-project)		Down payment Assistance	Owner	8	8 Affordable	Subsidized.	FY 2004

AFFORDABLE HOUSING PROJECTS IN THE PIPELINE

Project Name and/or Address	Developer or Owner	Housing Activity	Tenure	Total Units	Restricted Units	City Program	Status	Comments
Fair Oaks Summit 1701-1705-1711-1715 N. Fair Oaks	Fair Oaks Summit LLC	New Construction	Owner	24	5 Affordable	Inclusionary	Under Construction	Completion in 12/07
Agape Court 445 N. Garfield Ave.	Beacon Housing	Rehabilitation	Rental	46	11 Affordable	Subsidized	Under Construction	Completion in 12/07
Cypress Townhomes 537-545 Cypress	Affordable Housing Consolidated	New Construction	Owner	4	2 Affordable	Subsidized	Under Construction	Completion in 1/08
Fair Oaks Court Fair Oaks/Peoria	Heritage Housing Partners	New Construction & Rehabilitation	Owner	43	33 Affordable 4 Workforce	Subsidized	Under Construction	Completion in 1/08
1299 E. Green St.	Ron Dalah	New Construction	Rental	89	89 Affordable SRO units	Inclusionary	Under Construction	Completion in 9/08
Del Mar Garden 240 E. Del Mar Blvd	Del Mar Garden Apartments LLC	New Construction	Rental	31	4 Affordable	Inclusionary	Under Construction	Completion in 11/08
636 N. Holliston	Susan Lin Living Trust	New Construction	Rental	10	1 Affordable	Inclusionary	Under Construction	Completion in 7/08
770 E. Walnut St.	Nevis Homes LLC	New Construction	Rental	71	8 Affordable	Inclusionary	Under Construction	Completion in 3/08
1350 N. El Molino	Trademark Development LLC	New Construction	Owner	8	2 Affordable	Subsidized	Under Contract Construction Pending	Developer preparing plan check submittal
Haskett Court 824-834 California	Heritage Housing Partners	New Construction & Rehabilitation	Owner	70	6 Affordable	Inclusionary	Under Contract Construction Pending	Construction to start in 12/07
Fair Oaks Terrace 1424 N. Fair Oaks	Fair Oaks Terrace LLC	New Construction	Owner	12	2 Affordable	Inclusionary	Under Contract Construction Pending	Construction on hold

Project Name and/or Address	Developer or Owner	Housing Activity	Tenure	Total Units	Restricted Units	City Program	Status	Comments
Parke Street Apts 270 E. Parke St.	Affordable Housing Services	New Construction & Rehabilitation	Rental	12	12 Affordable Homeless	Subsidized	Under Contract In Plan Check	Developer to request add'l City subsidy.
1150 N. Allen Ave.	Trademark Development LLC	New Construction	Owner	6	1 Affordable 2 Workforce	Subsidized	Contract Approval Pending	
Lamanda Park 2490 S. Mohawk St. 97-105 S. Altadena	CBG Builders	New Construction	Rental	18	18 Affordable	Subsidized	Contract Approval Pending	
Green Hotel 50 E. Green St.	Green Hotel, LP and Goldrich & Kest	Covenant Purchase	Rental	139	138 Affordable Senior	Subsidized	Contract Approval Pending	
Ambassador West 168, 172 & 232 Orange Grove Blvd.	Sunrise Senior Living, Inc.	New Construction & Rehabilitation	Rental	200	18 Affordable	Inclusionary	Contract Approval Pending	
Ambassador West 176 & 232 Orange Grove Blvd.	Standard Pacific Homes	New Construction & Rehabilitation	Rental	70	7 Affordable	Inclusionary	Contract Approval Pending	
Westgate Pasadena 144 W. Valley St.	Sares-Regis Group	New Construction	Rental	820	96 Affordable	Inclusionary	Contract Approval Pending	
Livingston Hotel 123 S. Los Robles	Los Robles LLC	New Construction	Owner	34	5 Affordable	Inclusionary	Contract Approval Pending	
Nehemiah Court 877 N Orange Grove	New Revelation and ACOF	New Construction	Rental	6	6 Affordable Homeless (12 persons)	Subsidized	Contract Approval Pending	L.A. County funding application submitted
390-412 N Chester 395-401 N. Holliston	LINC Housing	Acquisition & New Construction	Rental	43	43 Affordable	Subsidized	Developer proposal under staff review	Developer has site control.

Project Name and/or Address	Developer or Owner	Housing Activity	Tenure	Total Units	Restricted Units	City Program	Status	Comments
1267 N Hudson Ave.	L.A. Community Design Center	Acquisition & Rehabilitation	Rental	46	45 Affordable Senior	Subsidized	Developer proposal under staff review	Developer has site control.
1622 N. Lake Ave.	Avesyan	Acquisition & Rehabilitation	Owner	4	To Be Determined	Subsidized HARP	Due diligence activities	
136 Howard St.	Rahman	Acquisition & New Construction	TBD	2	To Be Determined	Subsidized HARP	Due diligence activities	
306 S El Molino Ave 675-693 Del Mar Bl.	Field Family LP	Acquisition & Rehabilitation	Rental	34	To Be Determined	Subsidized HARP	Due diligence activities	
1303 N Summit Ave.	JC Holdings LLC	Acquisition & Rehabilitation	Rental	22	To Be Determined	Subsidized HARP	Due diligence activities	
1414 E. Washington	Valencia	Acquisition & New Construction	TBD	TBD	To Be Determined	Subsidized HARP	Due diligence activities	

ATTACHMENT #3

STATUS OF COMPONENTS OF AFFORDABLE HOUSING PLAN (HOUSING AGENDA FOR ACTION)

1. Housing Acquisition, Rehabilitation & Preservation Program

Allocation of \$9 million from the Housing Opportunity Fund for three primary areas of affordable housing activities: a) \$5 million for the Housing Rehabilitation Fund to implement the immediate acquisition and rehabilitation of multi-family units for the purpose of providing additional affordable housing opportunities; b) \$2 million to expand Affordable Housing Preservation efforts through the extension of existing and purchase of new affordability covenants (first-time homebuyers), the provision of assistance to housing projects that preserve at-risk properties including affordable/workforce units and/or properties requiring maintenance and rehabilitation; and c) \$2 million to establish a Land Banking Program for the purpose of purchasing land and partnering with other entities for the development of affordable rental housing. These three activity areas are implemented through the Housing Acquisition, Rehabilitation & Preservation (“HARP”) Program. Through HARP, staff identified over 46 real properties available on the local market that were deemed to have potential for affordable housing. Pursuant to further staff evaluation and City Council direction, the HARP property list is currently comprised of the sites shown below. Acquisition efforts have commenced with staff performing due diligence (inspections, appraisals, etc.):

- a) 1622 N. Lake Ave. (4-unit bungalow property)
- b) 136 Howard St. (vacant, burnt-out store)
- c) 306 S. El Molino Ave. / 675-693 E. Del Mar Blvd. (34-unit rental complex)
- d) 1303 N. Summit Ave. (22-unit rental property)
- e) 1414 E. Washington Blvd. @ Hill St. (vacant gas station at southeast corner)

2. Other housing projects/efforts underway that relate to Affordable Housing Plan

- 390-412 N. Chester Ave. and 395-401 N. Holliston Ave. Acquisition and construction project with LINC Housing. The proposed project would provide 43 affordable rental housing units for families. Staff has commenced evaluation of the Housing Development Funding Application submitted by LINC Housing on November 16, 2007.
- 1267 N. Hudson Ave. Acquisition and rehabilitation project with the Los Angeles Community Design Center. The proposed project would provide 45 affordable rental units for seniors. Staff has commenced evaluation of the

Housing Development Funding Application submitted by LACDC on November 12, 2007.

- Initiated discussions with sub divider regarding the apartment conversion and construction of condominiums at 139 S. Los Robles (Livingston Apts.); purchase of affordability covenants to be pursued upon sub divider's completion of the entitlement process.
- Pasadena Neighborhood Housing Services continues to provide homeownership counseling and loan underwriting for prospective homebuyers; 385 persons attended homebuyer classes during FY 2006-07, 20 loans approved.

3. Inclusionary Housing In-Lieu Fee Waiver for Projects with Workforce Housing

Direct the City Attorney to prepare an ordinance, and return within 90 days, establishing a policy to waive a portion or all Inclusionary Housing In-Lieu Fees for development projects that include at least 30% workforce housing constructed on or off-site.

- Keyser Marston Associates is finalizing a financial analysis to determine appropriate amount of In-Lieu Fee waiver for 30% on-site workforce housing units.
- Preparation of Ordinance pending with City Attorney.

4. Implementation of the Ten-Year Strategy to End Homelessness - Homeless Prevention Program (with appropriation of \$25,000 from the Housing Opportunity Fund)

- The Homeless Prevention Program is operational at First Methodist Church with 44 clients served to date.

5. Include in the recommended Fiscal Year 2008 operating budget funding in the amount of \$450,000 to implement the Ten Year Strategy to End Homelessness - Homeless Prevention Program, and \$100,000 to expand the Emergency Rental Assistance Deposits (ERAD) Program.

- The Homeless Prevention Program is operational.
- Meetings with local business to be convened to solicit donations.
- Applications for additional funding from the County of Los Angeles have been prepared and submitted.

- Casa Maria sale pending for a net \$900,000 of which \$450,000 (\$350,000 general; \$100,000 PUSD) will be allocated to the Homeless Prevention Program.
- Ongoing meetings with PUSD to discuss homeless prevention activities.
- The ERAD Program is operational, with 48 households assisted. Program regulations have been revised to include moderate income households.

6. Support legislation to provide tax and other benefits to owners of properties who participate in the City's federal rental assistance programs, as consistent with the 2007 Legislative Platform

- Eligible property owners solicited/encouraged to apply for the City's low interest rate Rental Rehabilitation Loans to address code/safety and accessibility concerns.
- Discussions with California Housing Partnership Corporation being pursued regarding housing preservation bill to be introduced by Representative Maxine Waters, Chair of the Housing Subcommittee.
- Discussions have been initiated with the Finance Department regarding the feasibility for reduction in business license fee for property owner/landlord who leases rental units to lower income households receiving federal subsidies.

7. Affordable Housing Plan - Mid Term Initiatives

A. Work with the San Gabriel Valley Council of Governments to initiate the establishment of a Trust Fund.

- San Gabriel Valley Council of Governments has initiated discussion regarding the establishment of the Trust Fund.
- City Manager/Assistant City Managers requested to attend next meeting to determine commitment of affected localities and strategy for proceeding.

B. Adopt a policy to utilize limited equity cooperatives as a tool to facilitate affordable homeownership opportunities among the City's low, moderate and workforce income residents.

- Further research on this item is pending.

8. Affordable Housing Plan - Long Term Initiative

Pursue the establishment of a Nonprofit Housing Development Corporation to allow for greater leveraging of funds, solicitation of land donations and management of future City/Commission housing projects.

- Initial discussions held with local lenders regarding formation of a non-profit development corporation.
- Further discussions on this matter to be scheduled before the Economic Development Technology Committee.

ATTACHMENT #4

WORKFORCE HOUSING DEFINITION

Workforce housing is a comparatively new term that has increasingly been adopted by planners, housing activists and policymakers. Even homebuilders, lenders and developers have now adopted this term to describe the ever expanding household population that requires assistance in order to reside within the community in which employment is located. Workforce housing can refer to a variety of housing types but it is most often associated with affordable housing.

Having loosely defined workforce housing, it should be noted that affordable workforce housing is difficult to define as the term itself has become diluted since first introduced. One finds many terms in the affordable housing vocabulary but the definition for workforce housing is imprecise at best. In researching for the definition of workforce housing only confusion, misleading and conflicting statements were found since there is no “absolute” or universally accepted definition.

As an example, Fannie Mae defines affordable workforce housing as “Moderately priced dwelling units that families earning 60 to 120 percent of the area median income (AMI) can purchase.” The Urban Land Institute defines workforce housing as “Affordable to households of low, moderate and above moderate income in a range of 60 – 120% of AMI.” And, the workforce housing definition provided by the Housing Land Trust Fund of San Francisco is “Housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers.”

The generally accepted definition of affordable housing, as provided by the U.S. Department of Housing and Urban Development (HUD) is as follows: Very Low Income: 60% and below of AMI; Low Income: 60% to 80% of AMI; and, Moderate Income: 80% to 120% AMI. HUD does not provide a specific definition for workforce housing.

Even the purported housing experts continue to debate the definition of affordable versus workforce housing. Although, the general consensus among the experts seems define workforce housing as those households with incomes at 70% to 120% of area median income. And, for the general public any reference to affordable and/or workforce housing is interpreted as housing for the poor and not acceptable for development within the community.

Since there is no accepted definition of workforce housing by HUD, the major funding source for affordable housing, and for purposes of this report, it was determined that the definition might be found locally and thus a review was conducted for a workforce housing definition with the State of California, the County and City of Los Angeles and the Southern California Association of Governments.

The State of California does not define affordability limits or workforce housing but rather leaves this determination to each local jurisdiction. Both the County and City of Los Angeles define moderate housing as 80% to 120% of AMI and workforce housing as 121% to 150% of AMI. Northern California workforce housing is defined as 120% to 200% AMI.

The critical element that defined workforce housing most appropriately, was the segment of the community to be housed. All entities that defined workforce housing referred to the “critical workforce” which included police officers, teachers, nurses and medical technicians, office workers, etc. It was those workers that are considered essential service providers and the salary for those individuals in relation to housing cost that determined the income range for workforce housing.

At a recent meeting of the Urban Land Institute, industry experts discussed the issue of workforce housing. A consensus emerged from this group that the definition of workforce housing is dependent upon the price and the area median income in each location, and that creating workforce housing requires an approach that bridges the gap between what people can afford and what the market can supply. More importantly, the group agreed that it is of serious importance that workforce housing not be confused with affordable housing.

In conclusion, the City of Pasadena should define workforce housing based on criteria that represents the need for affordable housing, the targeted workforce segment and the cost of housing within various areas of the City. Inasmuch as workforce housing incentives are designed to expand the affordable housing opportunities as well as target essential workers such as police, fire, and medical personnel, the current adopted range of 120% to 180% AMI is appropriate.