

City of Pasadena

2020 – 2024 Consolidated Plan

2020-2021 Annual Action Plan

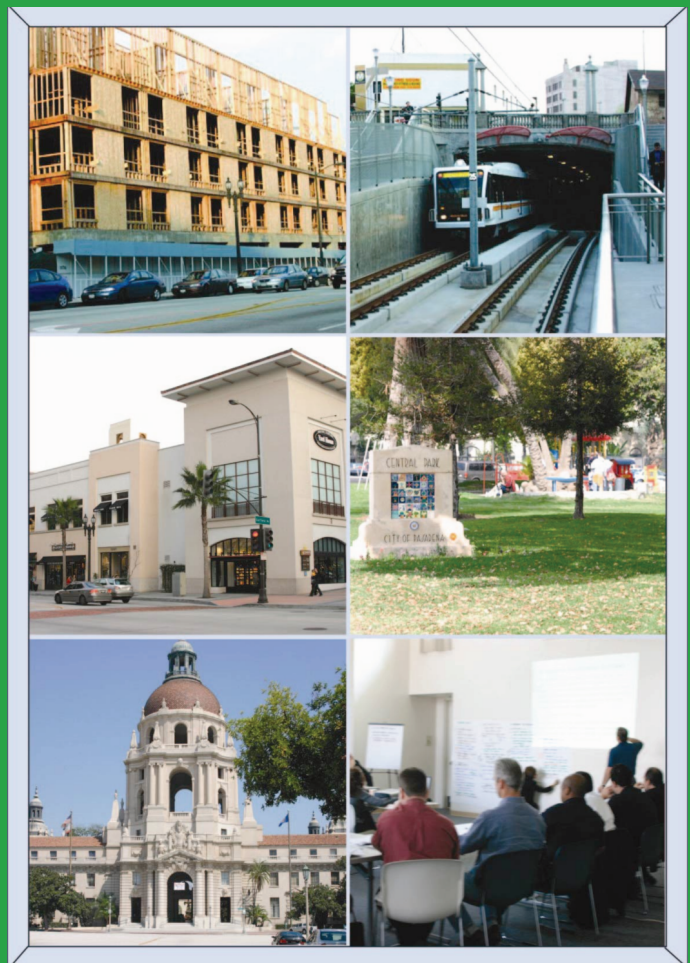


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SECTION I

THE PROCESS

The Process

Introduction

The City of Pasadena (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The entitlement funds are provided under the Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grants Program (ESG).

Every five years, HUD requires a single coordinated process for consolidating the planning, application, reporting, and citizen participation process for the above mentioned entitlement programs. This planning process is referred to as the Consolidated Plan, which assists the City in determining community needs and provides a community-wide dialogue regarding affordable housing and community development priorities.

This 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 goals of the HUD federally-funded entitlements programs are to provide decent housing, a suitable living environment, and expanded economic opportunities for its Low/Moderate Income (LMI) residents. These goals are further explained as follows:

PROVIDE DECENT HOUSING by:

- assisting homeless persons to obtain appropriate housing;
- assisting persons at-risk of becoming homeless;
- retention of the affordable housing stock;
- increasing the availability of permanent housing in standard condition and affordable cost to LMI 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

PROVIDE A SUITABLE LIVING ENVIRONMENT by:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;

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- 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 through:

- 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-moderate 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 stability to LMI households; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the federally-funded entitlement programs were incorporated into the objectives of this Consolidated Plan, and are as follows:

Objectives:

- ❖ Improve the quality of existing housing stock to support community and neighborhood stability.
- ❖ Expand the number of affordable rental units available to low- and moderate-income households.

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- ❖ Increase homeownership opportunities for low- and moderate-income households.
- ❖ Expand homeless prevention and intervention services.
- ❖ Increase availability of supportive services to special populations (i.e. seniors, disabled persons, at-risk youth, person living with HIV/AIDS, veterans).
- ❖ Support programs that provide services to low- and moderate-income households.
- ❖ Support capital improvement and financial assistance activities for small business development.
- ❖ Increase employment opportunities through business creation, expansion and technical assistance.
- ❖ Improve accessibility of programs that provide services to low- and moderate-income households.
- ❖ Support renovation and rehabilitation of facilities that provide access to community services for low- and moderate-income households.
- ❖ Improve the infrastructure in low- and moderate-income neighborhoods.

It is the City's intent that every activity funded through entitlements will work towards one of the above listed objectives, and will achieve one of the three outcomes listed below:

Plan Outcomes

- **Availability/Accessibility** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities. In this category, accessibility does not refer to only physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
- **Affordability** This outcome category applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever

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an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit LMI households.

- **Sustainability** This outcome category applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of LMI or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Evaluation of past performance

During the 2015-2019 Consolidated Plan period the City of Pasadena economy grew as the government provided stimulus towards the nation's recovery from the Great Recession. During this period, Congress continued to increase funding almost 19%, although 35% below the funding highs of 2003. The City still managed to create 19 new affordable housing construction units. Over 1,400 were persons assisted in overnight homeless shelters. Public services were provided to over 2,300 low and moderate income households. Over 250,000 persons benefited from public facility and infrastructure improvements. Business plan development technical assistance was provided to 60 micro-enterprises. The Plan met almost all of its accomplishment goals by 80% or more during the five year period.

The recent world health crisis will put particular strain on the low and moderate income community. An increase in LMI households is expected as the unemployment skyrocketed over 10% due to the coronavirus health crisis that recently occurred.

Summary of citizen participation process and consultation process

In accordance with Federal regulations 24 CFR 91.105 and 91.200, the City of Pasadena implements a process which encourages citizen participation. Towards this end, the City of Pasadena has established advisory bodies to assist in the allocation and monitoring of federal entitlement funds. The two (2) advisory boards are the Human Services Commission, which consists of fifteen participating members, and the Northwest Commission, which consists of eleven participating members. All participating members represent various segments of the community including: 1) low/moderate income residents; 2) minority groups; 3) residents from area where community development activities are ongoing or proposed; 4) elderly; 5) handicapped; 6) businesses; and 7) community organizations.

In preparation for this Consolidated Plan, consultation with community-based organizations, commissions, city departments, and other local stakeholders were

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conducted, which contributed to the assessment of community development needs regarding human services, housing, economic development, facility and infrastructure improvements.

Summary of public comments

(Will be inserted into final copy)

Summary of comments or views not accepted and the reasons for not accepting them

(Will be inserted into final copy)

Summary

(Will be inserted into final copy)

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PR-05 LEAD AND RESPONSIBLE AGENCIES

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency, CDBG Administrator	City of Pasadena	Housing Department
HOME Administrator	City of Pasadena	Housing Department
ESG Administrator	City of Pasadena	Housing Department

The City of Pasadena (City) is the Lead Agency for the CDBG, HOME, and ESG entitlement programs. The City's Housing Department is responsible for the administration and preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER). The mission of the Housing Department is to:

Provide affordable housing and community development and on - the-job training opportunities for low and moderate income persons to enhance and strengthen our community.

Consolidation Plan Public Contact Information

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PR-10 CONSULTATION

Introduction

This Consolidation Plan engaged with multiple community partners in the development of its goals, objectives, and strategies. In an effort to identify areas in need of improved coordination, the Housing Department consulted with other City departments, commissions, the Pasadena Continuum of Care (CoC), program staff, community-based organizations, interested citizens, and an array of community stakeholders.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

City staff engaged in collaborative efforts to consult with commissions, city departments, and beneficiaries of entitlement programs in order to develop strategic priorities and strategies contained within this 5-year plan. City staff facilitated a comprehensive outreach to enhance coordination and discuss new approaches and efficiencies with assisted housing, governmental health, mental health, service agencies, and other stakeholders that utilize funding for eligible activities, projects and programs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Pasadena Continuum of Care (CoC), also known as the Pasadena Partnership to End Homelessness, has approximately 102 members that represent a broad spectrum of the community including service providers, government agencies, academic institutions, and the private sector. The City is represented on the CoC by staff of the City’s Public Health Departments, and is staffed and Co-chaired by Housing staff.

The Pasadena CoC appoints committees, subcommittees, or working groups as needs arise. The purpose of these ad hoc committees and task forces are to develop recommended efforts and solutions to address the needs of homeless persons. These committees are comprised of members of the CoC and outside individuals with expertise in the subject matter. Committees meet four times a year or more frequently depending on the tasks to be accomplished.

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Housing Committee

The Housing Committee implements strategies that remove barriers and increase rehab and production of affordable housing (including permanent supportive housing) for homeless and at-risk households. In addition, this committee analyzes and addresses gaps in housing services and puts into practice strategies that promote housing first, homeless prevention, and rapid rehousing. Finally, the housing committee ensures homeless program compliance with fair housing including the needs of the LGBT population and tracks local, state, and a national policy that influence and promote the activities noted above and makes recommendations to the CoC to support such policies.

Planning & Homeless Research Committee

The Planning & Homeless Research Committee (formerly Continuum of Care Committee) improves CoC-wide participation in mainstream resources and programs, develops the CoC's centralized/coordinated assessment system, and implements strategies that provide a wide-range of social services. This committee is responsible for gathering data and providing analysis of research projects including homeless service and housing inventories, counts, and surveys. This committee also assists the City with the implementation of discharge planning and the improvement of CoC-wide participation in disaster planning.

Faith Community Committee

The Faith Community Committee aims to facilitate faith-based agencies in their efforts to address homelessness in Pasadena. To this end, the Faith Community Committee researches and supports evidence-based and best practices to prevent and end homelessness in Pasadena and recruits representatives from other faith-based organization to participate in these efforts.

Healthcare Committee

The purpose of the Healthcare Committee is to actively engage local organizations that provide healthcare services to people experiencing homelessness to break down silos of operation and promote collaboration with the Public Health Department, hospitals and community clinics in the City's jurisdiction. The goal of this committee is to advance system navigation and integration initiatives between the health and homeless service sectors and improving access to care/service linkages for people experiencing homelessness.

Street Outreach Committee

The Street Outreach Collaborative Committee consists of homeless service providers that regularly conduct street outreach within the City of Pasadena, as well as case managers

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and housing navigators. This group meets on a monthly basis to improve interagency communication and transparency, reduce duplication of engagement efforts, case conference clients with high barriers, and strategize on how to best move clients forward in their housing plan while getting them connected to the services they need.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Allocating Funds

The Pasadena CoC is contained within the geographical boundaries of the City of Pasadena. Both CoC funds and ESG funds come to the City of Pasadena, which acts as the lead agency in the coordination of homeless services for the jurisdiction. The Pasadena Partnership to End Homelessness serves as the principal planning entity for ESG funds, and provides guidance to the Housing Department in allocating ESG dollars for City Council approval. Consultation includes: feedback on local need and funding priorities; review and comment on proposed funding allocations prior to funding award; direct input of performance and evaluation measures; and guidance on best practices nationwide for utilizing ESG funds to prevent and end homelessness. Funds are awarded through a Notice of Funding Availability (NOFA) process, and proposals are reviewed by non-ESG funded CoC members and representatives administering ESG funds from outside the CoC.

Setting Performance Outcomes

The Pasadena CoC will consult the HUD CoC Program Grant guidelines, ESG guidelines, as well as grant recipients to establish performance targets appropriate for population and program type. The CoC will maintain and review Homeless Management Information System (HMIS), annual performance reports, and other documentation as necessary to measure the Continuum of Care progress in meeting HUD CoC Program Grant goals and objectives.

The Continuum of Care Board of Directors may establish additional performance measurement requirements as necessary to report progress on local goals and objectives. Staff will communicate with CoC program recipients throughout the program year to ensure compliance to performance measures required by HUD and the Continuum of Care Board of Directors.

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Operating and Administrating Homeless Management Information System (HMIS)

In collaboration with the Southern California Regional HMIS, the Pasadena CoC has designed a HMIS database that is in compliance with current HUD HMIS Data Standards. Through the utilization of this custom database is designed to increase HMIS participation from CoC and ESG recipients and subrecipients. The City has ensures that participating agencies attend basic user training, including training on privacy policies, HUD required data elements, system navigation, and signed required agreements from each participating agency and end users, such as but not limited to HMIS Agency Agreements, HMIS User Agreements, and HMIS Policies and Procedures. To maintain participation and high data quality, the City has designated a HMIS administrator to generate monthly reports to ensure all HUD-required data is complete, accurate, and entered into system in a timely manner. The City maintains reporting requirements to submit reliable data for the Longitudinal Systems Analysis, Annual Performance Report (APR), Housing Inventory Chart (HIC), and other HUD-mandated reports. The City of Pasadena continues to improve HMIS and update policies and procedures from input and recommendations from HMIS Users.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Southern California Association of Governments (SCAG)	Regional organization	Housing Need Assessment	Communication was made through electronic transmittal of reports. The SCAG Regional Housing Needs Assessment 2014-2021 housing unit targets provided up-to-date affordable housing production needs.
City of Pasadena Planning & Community Development Department	Other government - Local	Housing Need Assessment Economic Development	Communication was made in writing. Outcome was better alignment of City goals and goals expressed in Consolidated Plan.

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Urban Initiatives	Regional organization	Homeless Needs Homeless Strategy Anti-Poverty Strategy	Communication was made through meetings, and electronic transmittal of reports. The reports provided up-to-date homeless data.
City of Pasadena Public Health Department	Other government-Local	Homeless Needs Homeless Strategy Anti-Poverty Strategy	Communication was made in writing and through meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pasadena Partnership to End Homelessness	Some overlap in the area of homelessness prevention and housing goals.
5 th Cycle Regional Housing Needs Assessment	Southern California Association of Governments	Some overlap in the area of affordable housing production goals.
Housing Element 2014-2021	City of Pasadena Planning & Community Development Department	Some overlap in the area of affordable housing production goals.
2018 Greater Pasadena Community Health Improvement Plan (CHIP)	City of Pasadena Public Health Department	Some overlap in the area of identifying the health needs of the community.
Economic Development Strategic Plan	City of Pasadena Economic Development Task Force	Some overlap in the area of identifying the economic needs of the community.
2020 Analysis of Impediments	City of Pasadena Housing Department	Some overlap in the area of identifying the fair housing needs of the community.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Public Housing Agency (PHA) Five Year Plan (2020-2025)	City of Pasadena Housing Department	Some overlap in the area of identifying the affordable housing needs of the community.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.

The City relies on the State and County indirectly in the implementation of the Consolidated Plan. For example, State and County funds are used to subsidize a number of the affordable housing projects. Also, approvals from the State Office of Historic Preservation are required for certain projects.

Further, the Housing Department collaborates directly with the City's Public Health and Police Departments to support their programs that serve people experiencing homelessness. In an effort to expand the reach of existing emergency shelter resources and engage a different subgroup of people who may not be actively working with traditional homeless service providers within the community, the Housing Department allocates emergency state funding for motel vouchers to the City's Public Health Department to support program participants in accessing shelter. Further, the Housing Department funds a street outreach services liaison to support the City's Homeless Outreach-Psychiatric Evaluation (HOPE) team, operated by the Police Department. This partnership enables strategic coordination with law enforcement and homeless services systems to more efficiently and effectively support people experiencing a housing crisis, and diverts people from the criminal justice system promoting long-term stabilization.

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PR-15 CITIZEN PARTICIPATION

Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

The City follows HUD's guidelines for citizen and community involvement concerning the Consolidation Plan. As the Lead agency for the Consolidation Plan, it is the intent of the City to provide for and encourage citizen participation throughout the process of implementing the federal entitlement programs (specifically CDBG, HOME, and ESG). Public hearings are conducted to allow input and comments from the community.

Towards this end, the City has established advisory bodies to assist the City in allocating and monitoring the use of federal entitlement funds. The two advisory bodies utilized for allocating federal entitlement funds are known as the Northwest Commission and Human Services Commission. Please refer to City Ordinance No. 6507 establishing the Human Services Commission and City Ordinance No. 6404 establishing the Northwest Commission. These advisory bodies represent various segments of the community including:

- ❖ Low/Moderate income residents;
- ❖ Minority groups;
- ❖ Elderly;
- ❖ Handicapped;
- ❖ the Business community; and
- ❖ Non-profit service providers

Northwest Commission

This advisory commission consists of 11 members who are appointed by City Council. The northwest part of the City has the highest concentration of low/moderate income residents, including Hispanic and African-American households. The purpose of the commission is to advise and make recommendations to City Council regarding economic development in Northwest Pasadena. This advisory board monitors the allocation of CDBG funds used for non-public service activities including public facility and infrastructure improvements.

Human Services Commission

This advisory commission consists of 13 members, eight are appointed by City Council, one by the Pasadena Community College Board of Trustees, one by the Pasadena Unified School District, and 3 members who are recommended by agencies that provide human services to Pasadena. This commission was established to respond to significant unmet human service needs and gaps in the city. The purpose of the board is to advise and make recommendations to City Council regarding public service needs of the community.

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Throughout the year the commissions receive input from citizens, service agencies, businesses and city departments on the needs of the community.

Community Needs Survey

Every five years the Housing Department - Community Development Division conducts an online community survey. City of Pasadena residents are asked to rank over 52 eligible entitlement activities, from 1 to 5, with 1 indicating the lowest community need and 5 indicating the highest community need. The results of the survey are incorporated into the application evaluation criteria found in the Notice of Funding Award (NOFA) process to allocate entitlement funds.

Survey Results

Overall Community Priority

The first section of the survey asks respondents to rate the level of priority in four overall areas. Of the 329 responses, creation of affordable housing ranked amongst the highest community priority.

Table 4 – Overall Community Priority

Overall Community Priorities	Average Rating
Create More Affordable Housing Available to Low Income Residents	2.73
Improve City Infrastructure (i.e. sidewalks, lighting, street improvements)	2.66
Improve facilities providing public and community services (i.e. parks, libraries, senior centers, youth centers)	2.47
Create More Jobs Available to Low Income Residents	2.15

Community Needs

The second section consisted of 52 housing and community development activity types organized into the following categories: Public Services, Housing, Public Facility Improvements, Infrastructure Improvements, and Economic Development. The top ten survey needs included activities from all categories, with the exception of economic development. A total of 271 community residents participated in the survey.

Table 5 – Ten Highest Needs in All Categories

Rank	Specific Need	Average Rating	Need Category
1	Services for Abused and Neglected Children	3.38	Public Services
2	Mental Health Services	3.38	Public Services

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3	Abused and Neglected Children Facilities	3.28	Public Facility Improvements
4	Slum/Blighted Neighborhood Cleanup	3.26	Housing
5	Homeless Facilities	3.25	Public Facilities Improvements
6	Permanent Housing for Homeless	3.23	Housing
7	Services for Victims of Domestic Violence	3.20	Public Services
8	Increase Affordable Rental Housing	3.18	Housing
9	Street Improvements	3.16	Infrastructure Improvements
10	Youth Services	3.14	Public Services

Top Five Needs Identified for Each Category

Public Services	
Services for Abused & Neglected Children	3.38
Mental Health Services	3.38
Services for Victims of Domestic Violence	3.20
Youth Services	3.14
Health Services	3.10

Public Facility Improvements	
Abused & Neglected Children Facilities	3.28
Homeless Facilities	3.25
Youth Centers	3.10
Neighborhood Facilities	3.05
Child Care Centers	3.04

Economic Development	
Micro-Enterprise Assistance	2.51
Publicly-Owned or Privately Owned Commercial/Industrial Rehabilitation	2.44
Commercial/Industrial Improvements	2.43
Store Front Improvements	2.36
Technical Assistance	2.30

Housing	
Slum/Blighted Neighborhood Cleanup	3.26
Permanent Housing for Homeless	3.23
Increase Affordability Rental Housing	3.18
Energy Efficiency Improvements	2.89
Housing Accessibility (ADA) Improvements	2.80

Infrastructure Improvements	
Street Improvements	3.16
Water/Sewer Improvements	3.14
Sidewalk Improvements	2.98
ADA Accessibility	2.83
Flood Drainage	2.81

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Citizen Plan Outreach

Due to the Declaration of National Emergency related to the coronavirus 19 (COVID-19), in accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the draft 5-Year Consolidated Plan (2020-2024) & 2020-2012 Annual Action Plan were made available through public notice on July 9, 2020 for a 10-day public review and comment period. The Plan was available electronically at www.cityofpasadena.net/housing/CDBG.

Public Hearings

The City held one public hearing at its special scheduled City Council meeting at City of Pasadena City Hall located at 100 N. Garfield Ave. Pasadena, CA 91109 on July 20, 2020 at 2:30 p.m.

SECTION II NEEDS ASSESSMENT

Needs Assessment

NA-05 OVERVIEW

The City of Pasadena is the ninth-largest city in Los Angeles County, with a population estimated to be 146,312 according to the 2019 State Department of Finance Population and Housing Estimates. Since 1990, the majority of residential and mixed-use projects have been focused in the Central District, major transportation corridors, neighborhood villages, and transit villages. Other areas of Pasadena continue to grow, although to a much lesser degree because these neighborhoods have limited opportunities for new housing.

Ove the past 20 years, the City’s population has grown 9.2% (2000-19). Age composition has partially influenced Pasadena’s housing needs. Persons of different ages often have different lifestyles, family structures, and income levels that affect their preference and ability to afford housing. Household income is the most important factor determining a household’s ability to balance housing costs with other basic life necessities. The area median income for Pasadena was \$76,264 according to 2017 American Community Survey (ACS). Pasadena faces unique challenges but also some issues which are common across the nation. The income required to afford housing is well above moderate levels. Some barriers to increasing affordability within Pasadena’s housing sector include:

- Housing Choice Voucher (HCV Section 8) resources do not match the community voucher needs
- Low vacancy rates are contributing to higher rents
- Income and wages are not keeping pace with rising rents and home prices

The needs assessment provides information about the housing market in the City of Pasadena with data from the American Community Survey (ACS) 2011-2015 five-year estimates, the City of Pasadena 2020 Point in Time Homeless Count, and a variety of local data sources. Below is a brief overview of the needs assessment for Pasadena, with more detail included in each corresponding section of the Needs Assessment:

Housing Needs

- Almost 40% of Pasadena Households (22,105 households) are either extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
 - Over 16% are extremely low-income (8,845 households at 0-30% AMI)
 - Over 11% are very low-income (6,010 households at 30-50 % AMI)
 - Over 13% are low-income (7,250 households at 50-80% AMI)

Needs Assessment

- Over 17% of Pasadena households are paying more than 50% of their income towards housing costs. Over 11% of which are renter households.
- Over 80% percent of extremely low- households (under 30% AMI) have at least one severe housing problem, defined as: having severe cost burden, living in substandard housing, or living in a severe overcrowded unit.

Disproportionately Greater Need: Housing Problems

- Hispanic households earning less than 30% AMI experience housing problems at a 10.9% higher rate than the jurisdiction overall. African-American households earning between 80% - 100% AMI also experience a disproportionate amount of housing problems at 24% higher than the jurisdiction overall.

Disproportionately Greater Need: Severe Housing Problems

- Hispanic households earning less than 30% AMI experience severe housing problems at a 13% higher rate than the jurisdiction overall. African-American households earning between 80% - 100% AMI also experience a disproportionate amount of severe housing problems at 16% higher than the jurisdiction overall.

Disproportionately Greater Need: Housing Cost Burden

- African American, American Indian, and Pacific Islander households disproportionately experience higher housing cost.

Public Housing

- The Housing Choice Voucher (Section 8) Program serves 1,409 households, where the average income of recipients is \$16,001. About 71% of the voucher holders are seniors or have disabilities.

Homeless Needs

- The 2020 Point-in-Time count found that 632 homeless persons were living in the City, and almost 70% (442 individuals) were unsheltered and living in a place not meant for human habitation.

Non-Homeless Special Needs

- Pasadena seniors 65 years or older, represent 15.5% of the population. Forty-three percent (43%) of households have at least one individual 65 years of age or older. Approximately 46 percent of all elderly households experienced housing problems, such as high cost burden or substandard housing.

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- According to the 2013-2017 ACS, eight percent (8%) of the City's households have five or more members. Forty-seven percent (47%) of large family households make less than 80% AMI.
- In the 2013-2017 ACS, 14,197 Pasadena residents over the age of five reported having a disability, representing approximately 10 percent of the City's population. California Department of Finance 2019 population estimates 2,195 persons in Pasadena live with developmental disabilities.

Non-Housing Community Development Needs

- The 2020-2025 Capital Improvement Program (CIP) log exceeds \$85 million for transportation, sewer drains, and street improvements; the larger project needs are electric and water infrastructure systems, as the City operates its own water and power utility.

Needs Assessment

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

The City of Pasadena contains 54,535 households. Households with income less than 80% of the area median income (AMI) make up 40.5%. Small families (1-4 people) make up 32.2% of the total households that make less than 80% AMI. The largest housing need based on income is amongst households that earn less than 30% AMI. Over 22% of households that make less than 30% AMI contain at least one person 75 years or older.

Table 6 - Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2015	% Change
Population	137,122	139,900	2%
Households	52,987	54,535	2.9%
Median Income	\$65,442	\$72,402	10.6%

Alternate Data Source Name:

2010 Census (Base Year), 2011-2015 American Community Survey 5-Year Estimates

Table 7 - Total Households by Area Median Income (AMI)

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	8,845	6,010	7,250	4,855	27,575
Small Family Households	2,135	2,210	2,770	1,555	11,930
Large Family Households	475	720	740	510	1,710
Household contains at least one person 62-74 years of age	1,560	1,110	1,570	815	5,485
Household contains at least one person age 75 or older	1,970	1,055	1,005	515	2,240
Households with one or more children 6 years old or younger	1,064	965	815	620	2,720

Data Source: 2012-2016 CHAS

The Comprehensive Housing Affordability Strategy (CHAS) data collected by HUD identifies housing problems as a household with one or more of the following hardships:

- Substandard housing (lacking complete plumbing or kitchen facilities)
- Household is overcrowded (with more than one person per room)
- Household is a cost burden (paying more than 30% of income towards housing costs)

HUD defines severe housing problems as a household with one or more of the following hardships:

- Severely overcrowded (with more than 1.5 persons per room)
- Severely cost burdened (paying more than 50% of income towards housing costs)

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What are the most common housing problems?

As shown in Table 8, 32.4% of the housing problems in Pasadena are experienced by renters with housing costs that exceed 50% of their household income (6,180 households). The second most common housing problems are cost burdens that are greater than 30% of household income (5,125 households).

Are any populations/household types more affected than others by these problems?

Over 9,300 renters experience at least one housing problems as shown in Table 9. The higher correlation lies within the lowest income earners. Renters with income between 0% - 30% AMI are affected the most. According to the City of Pasadena's 2019 Analysis of Impediments, 49.2% of renters experience housing cost burdens that exceed 30% of household income. Particularly, "other" renter households under 30% AMI have the most occurrences. "Other" households includes non-family households such as single persons living alone or unrelated individuals living together.

Housing Problems (Households with one of the listed needs)

Table 8 – Housing Problems Table

Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Substandard Housing Lacking complete plumbing or kitchen facilities	500	265	175	55	995	4	0	10	10	24
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	270	185	130	115	700	15	0	30	0	45
Overcrowded With 1.01-1.5 people per room (and none of the above problems)	440	555	345	100	1,440	10	10	60	55	135

Needs Assessment

Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Housing cost burden greater than 50% of income (and none of the above problems)	3,850	1,635	605	90	6,180	1,175	725	850	360	3,110
Housing cost burden greater than 30% of income (and none of the above problems)	660	1,560	1,910	995	5,125	160	240	590	335	1,325
Zero/Negative Income (and none of the above problems)	605	0	0	0	650	175	0	0	0	175

Data Source: 2011-2015 CHAS

Housing Problems 2 (Households with one or more Severe Housing Problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 9 – Housing Problems 2

Problem Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Having 1 or more of four housing problems	5,060	2,640	1,255	360	9,315	1,205	735	945	425	3,310
Having none of the four housing problems	1,405	1,945	3,535	2,720	9,605	395	695	1,515	1,350	3,955
Household has negative income, but none of the other housing problems	605	0	0	0	605	175	0	0	0	175

Data Source: 2011-2015 CHAS

Needs Assessment

Cost Burden > 30% (paying more than 30% of income towards housing)

Table 10 – Cost Burden > 30%

Family Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	1,545	1,605	1,000	4,150	270	255	510	1,035
Large Related	375	480	145	1,000	55	140	200	395
Elderly	1,785	735	600	3,120	650	445	590	1,685
Other	1,825	1,245	1,130	4,200	375	125	195	695
Total need by income	5,530	4,065	2,875	12,470	1,350	965	1,495	3,810

Data Source: 2011-2015 CHAS

Cost Burden > 50% (paying more than 50% income towards housing)

Table 11 – Cost Burden > 50%

Family Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	NUMBER OF HOUSEHOLDS							
Small Related	1,395	595	205	2,195	270	175	335	780
Large Related	350	140	0	490	45	90	95	230
Elderly	1,395	480	195	2,075	530	345	325	1,200
Other	1,670	695	230	2,595	340	115	100	555
Total need by income	4,810	1,915	630	7,355	1,185	725	855	2,765

Data Source: 2011-2015 CHAS

Crowding (More than one person per room)

Table 12 – Crowding Information

Family Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Single family households	600	565	315	135	1,615	25	0	30	35	90
Multiple, unrelated family households	135	155	110	45	445	0	10	55	20	85

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Family Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	NUMBER OF HOUSEHOLDS									
Other, non-family households	10	50	45	35	140	0	0	0	0	0
Total need by income	745	770	470	215	2,200	25	10	85	55	175

Data Source: 2011-2015 CHAS

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk. Populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI have the greatest risk of becoming homeless.

Describe the number and type of single person households in need of housing assistance.

Housing Choice Voucher Program

As of December 2019, there are 7,909 single person households on the Section 8 program waiting list.

Homelessness

Based on the 2020 Point-in-Time Count, 527 people were experiencing homelessness on a single night in Pasadena. An estimated 95% of Pasadena's homeless population are single adult households without children and more than half (52%) are experiencing chronic homelessness. Approximately 294 persons (56%) were unsheltered on the night of the count, reflecting the high need of housing assistance among a particularly vulnerable population. Compared to the general homeless population, persons between the ages of 40-49 are overrepresented among those unsheltered, followed closely by older adults and seniors.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to data from the Housing Choice Voucher program waiting list, there are 7,368 disabled persons on the Section 8 waitlist who are in need of housing assistance.

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The waitlist does not collect data that would specifically identify victims of domestic violence, dating violence, sexual assault and stalking. However, 9% of the persons (n=49) experiencing homelessness who were counted in the 2019 Point-in-time count identified domestic violence as the primary reason for their homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At-risk of homelessness as defined by 24 CFR 576.2.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Characteristics of low-income individuals and families with children at imminent risk of homelessness

In order to make inferences about the characteristics of individuals and families who are at imminent risk of experiencing homelessness, the CoC utilizes data gathered during the 2020 Point-in-Time (PIT) count from people who experienced homelessness for the first time in the last 12 months. According to PIT data, there were 71 people who reported experiencing homelessness for the first time. Of this total, 41 people were individuals and there were 12 households with children.

Age and Gender

Compared to the general population, children under the age of 18 (21% vs. 8%) and adults between the ages of 25 to 39 (31% vs. 25%) are significantly overrepresented among people who experience homelessness for the first time. This is likely because half of all families reported experiencing homelessness for the first time within the last 12 months, and families are more likely to be made up of younger adults. Similarly, women were overrepresented in this subpopulation (42% vs. 33%) and men were underrepresented (58% vs. 67%) compared to the general homeless population, presumably because a larger percentage of the family households are headed by females.

Ethnicity & Race

People who identify as Hispanic/Latino are overrepresented among people who experience homelessness for the first time compared to the general homeless population (49% vs. 35%). Again, this overrepresentation is likely skewed by the large majority of families who fell into homelessness for the first time. People who identified as White

Needs Assessment

(52% vs. 49%), Black (32% vs. 31%) and Asian (5% vs. 2%) were also slightly overrepresented among this subpopulation.

Needs of low-income individuals and families with children at imminent risk of homelessness

This information reinforces the urgency to expand strategies and build upon initiatives that prevent people from falling into homelessness. The primary ongoing need of this subgroup continues to be access to affordable housing opportunities. Absent the production of additional affordable housing units, heightened investments in homelessness prevention and the system-wide implementation of diversion programming is necessary.

Needs of formerly homeless families and individuals who are receiving rapid re-housing assistance

Rapid rehousing programs have proved particularly successful among the family population to regain self-sufficiency and retain stable housing. However, high housing costs coupled with low or stagnant wages highlight a need for longer-term rental subsidies or the option for people to move up to a permanent supportive housing resource if this is determined to be a better fit for their needs. Additionally, there is a demonstrated need to implement a shallow subsidy program to provide an additional layer of housing stability for people exiting rapid rehousing programs but still require ongoing financial assistance.

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NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

HUD categorizes data based on racial backgrounds, and Hispanic ethnicity. According to HUD, a disproportionate need exists members of racial or ethnic group at a given income level experience housing problems at a greater rate of 10% than the income level as a whole.

This section analyzes the extent of housing problems and identifies groups that have a significantly greater need. The housing problems discussed in this section are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1 persons per room
4. Cost Burden greater than 30% of income

0%-30% of Area Median Income (AMI)

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems*	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,080	985	780
White	2,630	295	265
Black/African American	1,295	145	125
Asian	1,040	375	315
American Indian/Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	1,985	160	39

Data Source: 2011-2015 CHAS

- ❖ There are 8,845 households that earn 0% - 30% AMI, of which 80% experience at least one housing problem.
- ❖ Of the 7,080 households in this income bracket that experience at least one housing problem, White households make up 37.1%, Black/African American households make up 18.3%, and Asian households make up 14.7%. Twenty-eight percent of the households are of Hispanic ethnicity.

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- ❖ In this income bracket, American Indian/Alaska Native households and those of Hispanic ethnicity are disproportionately experiencing one or more housing problems at rates 10% higher than the overall jurisdiction.

30%-50% of Area Median Income (AMI)

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	5,170	840
White	1,750	360
Black/African American	570	140
Asian	530	110
American Indian/Alaska Native	0	0
Pacific Islander	10	0
Hispanic	2,050	230

Data Source: 2011-2015 CHAS

- ❖ There are 6,010 households that earn 30% - 50% AMI, of which 86% experience at least one housing problem.
- ❖ Of the 5,170 households in this income bracket that experience at least one housing problem, White households make up 33.8%, Black/African American households make up 11.0%, and Asian households make up 10.3%. Almost 40% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, American Indian/Alaska Native households are disproportionately experiencing one or more housing problems at rates 14% higher than the overall jurisdiction.

Needs Assessment

50%-80% of Area Median Income (AMI)

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	4,700	2,550
White	1,755	765
Black/African American	735	340
Asian	570	320
American Indian/Alaska Native	30	10
Pacific Islander	0	0
Hispanic	1,520	1,035

Data Source: 2011-2015 CHAS

- ❖ There are 7,250 households that earn 50% - 80% AMI, of which 64.8% experience at least one housing problem.
- ❖ Of the 4,700 households in this income bracket that experience at least one housing problem, White households make up 37.3%, Black/African American households make up 15.6%, and Asian households make up 12.1%. Over 32% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, American Indian/Alaska Native households are disproportionately experiencing one or more housing problems at rates 10% higher than the overall jurisdiction.

80%-100% of Area Median Income (AMI)

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems*
Jurisdiction as a whole	2,115	2,740
White	1,005	1,095
Black / African American	295	140
Asian	470	485
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	300	975

Data Source: 2011-2015 CHAS

- ❖ There are 4,855 households that earn 80% - 100% AMI, of which 43.6% experience at least one housing problem.

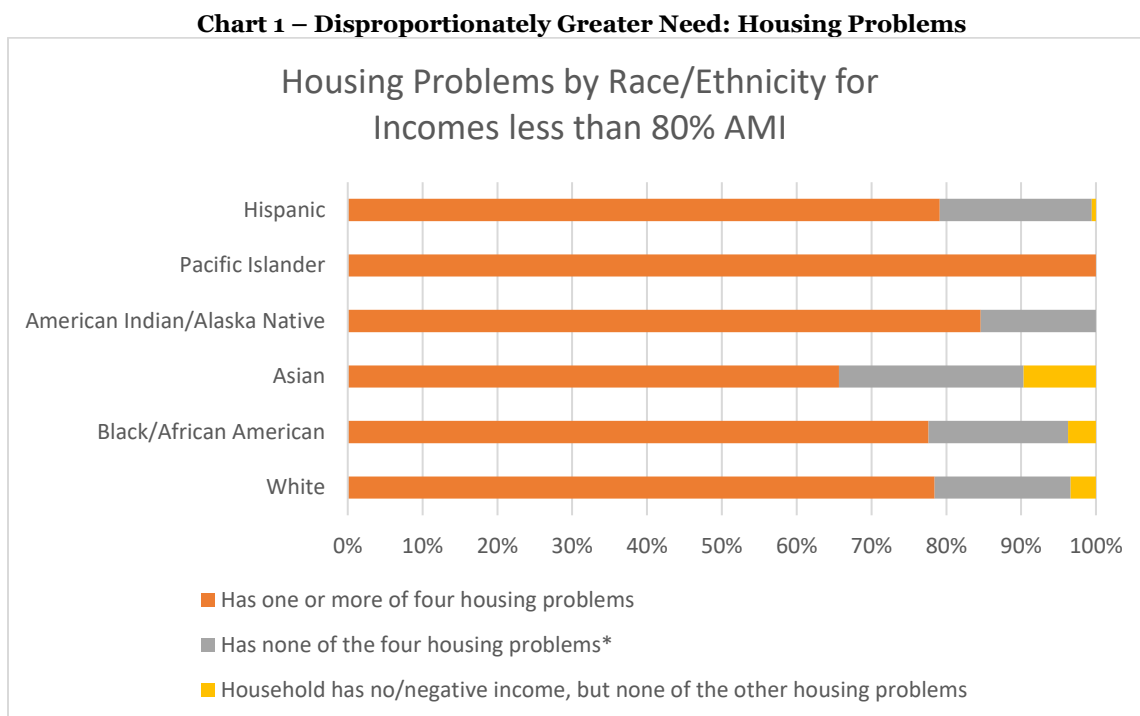
Needs Assessment

- ❖ Of the 2,115 households in this income bracket that experience at least one housing problem, White households make up 47.5%, Asian households make up 22.2%, and Black/African American households make up 13.9%. Over 14% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, Black/African American households are disproportionately experiencing one or more housing problems at rates 24% higher than the overall jurisdiction.

Discussion

There is a need that exists in almost every racial/ethnic group and income bracket within the City. Based on the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data collected by HUD, over 32% of households in Pasadena that are 80% AMI or less experience at least one housing problem.

The greatest disproportionate needs are amongst households earning 30% - 50% AMI, with 86% experiencing housing problems, followed by households earning 0% - 30% AMI disproportionately at 80%. Amongst all income brackets, the greatest disproportionate needs by race/ethnicity are amongst Pacific Islanders and American Indian/Alaska Native households at 100% and 84.6% respectively.



Needs Assessment

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

HUD categorizes data based on racial backgrounds, and Hispanic ethnicity. According to HUD, a disproportionate need exists members of racial or ethnic group at a given income level experience housing problems at a greater rate of 10% than the income level as a whole.

This section analyzes the extent of severe housing problems and identifies groups that have a significantly greater need. The severe housing problems discussed in this section are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden greater than 50% of income

0%-30% of Area Median Income (AMI)

Table 17 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,265	1,800	780
White	2,285	640	265
Black / African American	1,150	285	125
Asian	865	545	315
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	1,830	315	39

Data Source: 2011-2015 CHAS

- ❖ There are 8,845 households that earn 0% - 30% AMI, 70.8% experience at least one severe housing problem.
- ❖ Of the 6,265 households in this income bracket that experience at least one severe housing problem, White households make up 36.5%, Black/African American households make up 18.4%, and Asian households make up 13.8%. Over 29% of the households are of Hispanic ethnicity.

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- ❖ In this income bracket, American Indian/Alaska Native households and those of Hispanic ethnicity are disproportionately experiencing severe housing problems at rates 13% higher than the overall jurisdiction.

30%-50% of Area Median Income (AMI)

Table 18 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	3,375	2,640
White	1,210	900
Black / African American	380	330
Asian	355	285
American Indian, Alaska Native	0	0
Pacific Islander	0	10
Hispanic	1,280	1,000

Data Source: 2011-2015 CHAS

- ❖ There are 6,010 households that earn 30% - 50% AMI, 56.1% experience at least one severe housing problem.
- ❖ Of the 3,375 households in this income bracket that experience at least one severe housing problem, White households make up 35.9%, Black/African American households make up 11.3%, and Asian households make up 10.5%. Over 37% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, there are no disproportionately racial or ethnic groups experiencing severe housing problems.

Needs Assessment

50%-80% of Area Median Income (AMI)

Table 19 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	2,200	5,050
White	815	1,710
Black / African American	305	775
Asian	320	575
American Indian, Alaska Native	10	30
Pacific Islander	0	0
Hispanic	705	1,850

Data Source: 2011-2015 CHAS

- ❖ There are 7,250 households that earn 50% - 80% AMI, 30.3% experience at least one severe housing problem.
- ❖ Of the 2,200 households in this income bracket that experience at least one severe housing problem, White households make up 24.1%, Asian households make up 9.5%, and Black/African American households make up 9%. Over 20% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, there are no disproportionately racial or ethnic groups experiencing severe housing problems.

80%-100% of Area Median Income (AMI)

Table 20 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	785	4,070
White	350	1,750
Black / African American	140	295
Asian	125	840
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	160	1,110

Data Source: 2011-2015 CHAS

- ❖ There are 4,855 households that earn 80% - 100% AMI, of which 16.2% experience at least one severe housing problem.

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- ❖ Of the 785 households in this income bracket that experience at least one severe housing problem, White households make up 10.4%, Black/African American households make up 4.1%, and Asian households make up 3.7%. Over 4% of the households are of Hispanic ethnicity.
- ❖ In this income bracket, Black/African American households are disproportionately experiencing severe housing problems at rates 16% higher than the overall jurisdiction.

Discussion

There is a need that exists in almost every racial/ethnic group and income bracket within the City. Based on the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data collected by HUD, over 21% of households in Pasadena that are 80% AMI or less experience at least one severe housing problem.

The greatest disproportionate needs are amongst households earning 0% - 30% AMI, with over 70% experiencing severe housing problems, followed by households earning 30% - 50% AMI disproportionately at 56%. Amongst all income brackets, American Indian/Alaska Native and African-American households' experience severe housing problems at a 6% higher rate than the jurisdiction as a whole.

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NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Introduction

HUD categorizes data based on racial backgrounds, and Hispanic ethnicity. According to HUD, a disproportionate need exists members of racial or ethnic group at a given income level experience housing problems at a greater rate of 10% than the income level as a whole.

A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent of cost burdens on populations that are disproportionately affected.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

Population Group	<=30% No Burden	30-50% Cost Burdened	>50% Severely Cost Burdened	No / negative income (not computed)
Jurisdiction as a whole	31,235	11,225	11,160	915
White	15,305	4,535	4,580	320
Black/African American	2,755	1,315	1,925	125
Asian	5,890	1,935	1,440	370
American Indian/ Alaska Native	20	20	29	0
Pacific Islander	10	10	0	0
Hispanic	6,550	3,090	2,885	74

Data Source: 2011-2015 CHAS

Discussion:

Overall 40% (22,385) of Pasadena households experience a housing cost burden. Pacific Islander household experience a housing cost burden at a 30% higher rate than the overall Pasadena population. African-American and American-Indian households experience a severe housing cost burden at rates 10% and 21% higher compared to the City overall.

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NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Hispanic households earning 0%-30% AMI have the highest disproportionate experiences of housing problems at a 10% higher rate than other racial or ethnic groups. Followed by African-American households earning 80% - 100% AMI who are disproportionately affected at a 16% higher rate.

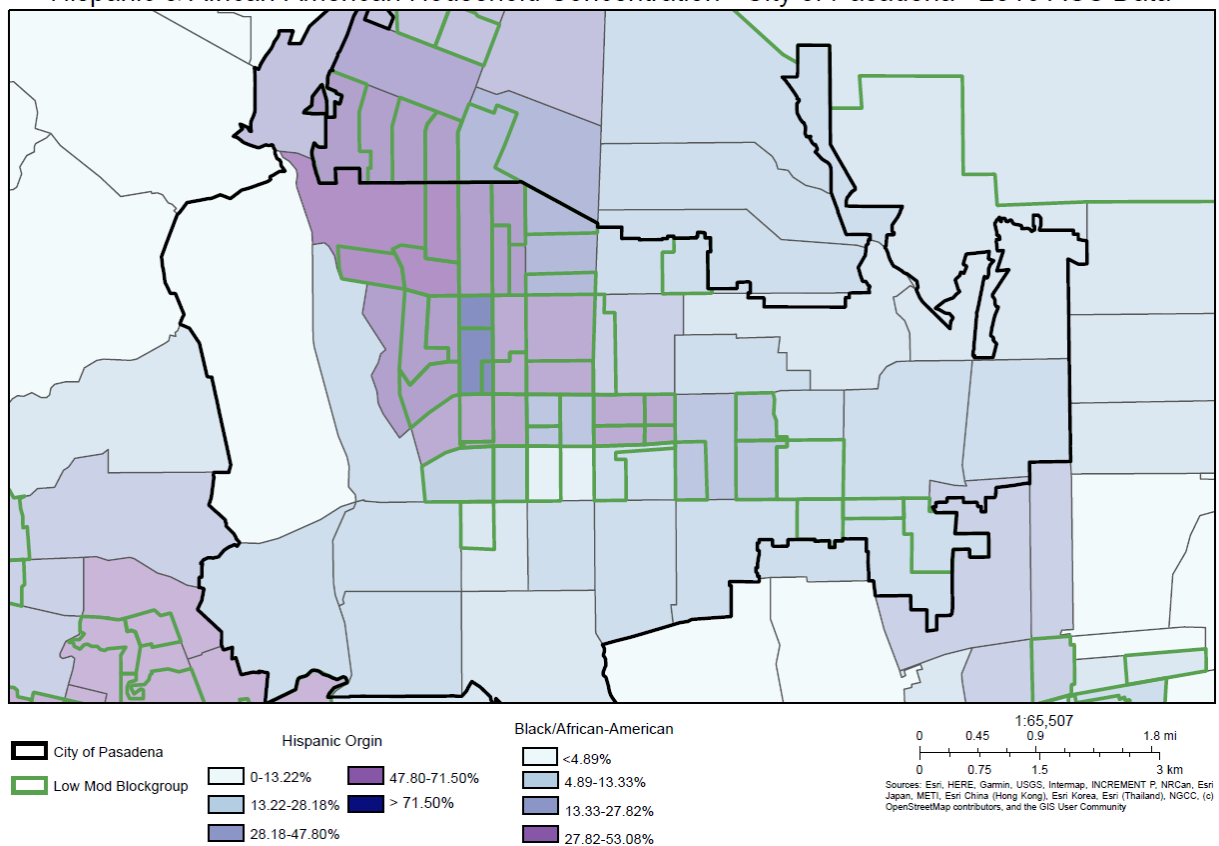
If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

2017 American Community Survey data shows that the Northwest community of Pasadena contains the greatest concentration of Hispanic households.

Map 1 – Pasadena Hispanic & African American Household Concentration
Hispanic & African-American Household Concentration - City of Pasadena - 2016 ACS Data



Needs Assessment

NA-35 PUBLIC HOUSING

Introduction

The City of Pasadena’s Housing Department operates a Section 8 Housing Choice Voucher (HCV) Program which provides rent subsidies for low-income households. Special purpose vouchers administered under the program include VASH and Non-Elderly Disabled vouchers. Of the 1,409 HCV and special purpose vouchers, 20% are project-based. About 71% of the voucher recipients are seniors or persons with disabilities. The average annual income of those that receive Section 8 vouchers is \$16,001, and the average housing assistance payment on behalf of participants is \$928. Currently, the City does not have any public housing units under its jurisdiction.

Totals in Use

Table 22 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	1,222	255	967	15	0	42

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**included in the total vouchers and tenant-based numbers

Data Source: PIC (PIH Information Center) 2019

Needs Assessment

Race of Residents

Table 23 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	795	128	698	8	0	20
Black/African American	0	0	0	437	52	371	8	0	40
Asian	0	0	0	51	18	15	0	0	0
American Indian/Alaska Native	0	0	0	1	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) 2019

Ethnicity of Residents

Table 24 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	218	34	184	3	0	3
Not Hispanic	0	0	0	1066	164	902	13	0	57

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) 2019

Needs Assessment

Characteristics of Residents

Table 25 – Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	*11,070	N/A	N/A	16,001	11,856	17,344	18,900	N/A
Average length of stay	*1	N/A	N/A	10	6	12	6	N/A
Average Household size	*2	N/A	N/A	1	1	2	1	N/A
# Homeless at admission	*3	N/A	N/A	213	143	70	14	N/A
# of Elderly Program Participants (>62)	*0	N/A	N/A	674	132	542	4	N/A
# of Disabled Families	*1	N/A	N/A	837	189	648	12	N/A
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	*5	N/A	N/A	0	0	0	0	N/A
# of DV victims	0	N/A	N/A	0	0	0	0	N/A

Data Source: PIC (PIH Information Center) 2019
 *Represents HOPWA program participants

Needs Assessment

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Due to the fact the City does not operate or administer public housing, the answer to this question is unknown.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Pasadena Housing Department operates a Housing Choice Voucher (HCV) program. Due to limited funding, the wait list for voucher applicants includes 22,821 households as of February 2020. Applicants can expect to be on the wait list for many years, due to limited number of available vouchers. 84% of the families on the wait list are very low income. 65% of the families on the wait list have children or a disabled member.

HCV participants are in need of affordable housing in locations that are situated near public transportation, schools, and services. The low vacancy rate and the high rents in the City make locating a unit that is affordable for voucher holders very challenging. Voucher holders need assistance to locate available affordable units.

How do these needs compare to the housing needs of the population at large?

More data, which is not collected on wait list applicants, is needed to specifically compare needs to the populations at large. Approximately 15% of the persons in Pasadena live at or below the poverty level, according to the 2018 American Community Survey. With a median income of \$78,941 and median rent of \$2,095, most households will pay more than 30% of their adjusted income towards rent. Based on this data, it is clear that the same need for affordable housing applies to the general population.

Needs Assessment

NA-40 HOMELESS NEEDS ASSESSMENT

Introduction

The homeless needs assessment is conducted annually as part of a Point-in-Time (PIT) count, which is conducted during the last ten days in January each year. The PIT count is conducted by community volunteers, professional homeless service providers including street outreach workers, and the Pasadena Police Department Homeless Outreach & Psychological Evaluation Team. Identifying questions are asked of homeless persons encountered in order to create a unique identifier to allow de-duplication.

Homeless Needs Assessment

Table 26 - Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	73	0	15	56	80	n/a
Persons in Households with Only Children	0	0	0	0	0	n/a
Persons in Households with Only Adults	160	294	645	100	213	n/a
Chronically Homeless Individuals	106	156	359	0	107	n/a
Chronically Homeless Families	2	0	31	0	72	n/a
Veterans	8	30	53	1	23	n/a
Unaccompanied Child	9	10	30	2	21	n/a
Persons with HIV	9	2	15	1	4	n/a

Data Source: 2020 Point In-Time Count

Needs Assessment

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available to estimate the number of days persons experience homelessness by subpopulation. However, based on HUD FY 19 System Performance Measure, persons in emergency shelter experience on average 113 days of homelessness.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

People in families with children under the age of 18 represent 5% of the population experiencing homelessness in Pasadena. The 2020 PIT count identified 24 households (73 people) experiencing homelessness, all of whom were living in sheltered locations such as emergency shelter and transitional housing. While no families were found to be living in unsheltered locations, there is still a clear need for permanent housing resources to move families out of emergency shelter settings to become stabilized and self-sustaining. Fifty-three percent (53%) of families reported experiencing homelessness for the first time during the 2020 Homeless Count, and 70% of families had experienced homelessness for 11 months or less.

Perhaps the greatest disparity seen among families with children who experience homelessness in Pasadena is the significant overrepresentation of Hispanic/Latinos. Seventy-five percent (75%) of people in families with children identified as Hispanic or Latino, compared to 37% of Pasadena's general population. According to data from the American Community Survey (ACS), Hispanics constitute the highest share of households (31%) living below the poverty line which likely contributes to their overrepresentation in the family homeless system. Families with children were significantly less likely to report chronic health conditions or other disabling conditions, which is likely a reflection of low rates of chronic homelessness among families. Families were much more likely to report visiting the emergency room during the last 6 months for care of which 82% visited 1-2 times.

Pasadena did not have any families headed by a veteran in the 2020 PIT count. However, research has shown that veterans experience co-occurring conditions such as mental health disorders, substance use disorders, post-traumatic stress disorder, and traumatic brain injuries at disproportionate rates compared to their civilian counterparts. Compared to the general homeless population, veterans were significantly more likely to

Needs Assessment

report a serious mental health condition (38% vs. 25%), post-traumatic stress disorder (28% vs. 12%), and a traumatic brain injury (17% vs. 7%).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness impacts all races and ethnic groups but disproportionately affects communities of color. By far the most striking disparity in Pasadena is among African Americans, who make up 10% of the City's general population but account for 31% of people who experience homelessness. Approximately 37% of people experiencing homelessness identified their ethnicity as Hispanic/Latino compared to 35% of Pasadena's population, signaling a slight overrepresentation. However, Hispanic/Latinos are persistently overrepresented among families experiencing homelessness, comprising 75% of the people with children. Due to this disproportionate representation, Hispanics/Latinos are more likely to reside in transitional housing and emergency shelter compared to other racial groups.

People who identify as American Indian or Alaska Native are also slightly overrepresented in the homeless population compared to the City's general population (2% v. 0%). Conversely, people who identify as White (49% vs. 51%), Asian (2% vs. 17%), or multiple races (3% vs. 5%) were underrepresented among people experiencing homelessness.

When further examining the data by race and ethnicity, a larger share of African Americans experiencing homelessness are living on the streets in comparison to their White counterparts (32% vs. 23%). African Americans are also more likely to be overrepresented among the proportion of persons who have been homeless between 1-11 months compared to those who are White.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Fifty-six percent (56%) of the homeless population (n= 294) was experiencing unsheltered homelessness living on the streets, in cars, in abandoned buildings or transit centers, or in other locations not suitable for human habitation. Approximately 44% of homeless persons (n=233) were living in sheltered locations, such as emergency shelters including hotels or motels paid for by charitable organizations or government programs and transitional housing. There were no unsheltered families with children found during the 2020 PIT count.

Women are more likely to reside in sheltered locations while men are more likely to be unsheltered. Homeless persons between the ages of 40-49 are more likely to be unsheltered than other age groups and 32% of people experiencing unsheltered homelessness are aged 55 or above.

Needs Assessment

Table 27 – Unsheltered Population

Race:	Sheltered	Unsheltered
White	148	110
Black or African-American	68	96
Asian	8	2
American Indian or Alaska Native	2	6
Pacific Islander	0	1
Ethnicity:		
Hispanic	83	111
Not Hispanic	150	183

Data Source: 2020 Point In-Time Count

Needs Assessment

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- ❖ Senior citizens
- ❖ Persons with disabilities
- ❖ Persons living with HIV/AIDS
- ❖ Female-headed households
- ❖ Veteran households
- ❖ Large families
- ❖ At-risk youth

Describe the characteristics of special needs populations in your community:

Senior Citizens

Seniors are defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. In Pasadena seniors 65 years or older, represent 15.5% of the population. Senior citizens are considered a special needs group, because their limited income, higher health costs, and physical disabilities make it difficult to find suitable and affordable housing. This population is expected to increase as the baby boom generation continues to reach retirement age. The City of Pasadena 2020 Analysis of Impediments Report found that approximately 50 percent of elderly households in the City earned low and moderate incomes (2012-2016 CHAS data). Approximately 46 percent of all elderly households experienced housing problems, such as cost burden or substandard housing. Housing problems were significantly more likely to affect elderly renter-households than elderly owner-households in the City.

Large Families

Pasadena is home to an estimated 4,155 large family households with 5 or more members. Forty-seven percent (47%) of large family households make less than 80% AMI. According to CHAS data, 1,395 large families experience a cost burden greater than 30%, while 720 household have a housing cost burden greater than 50%.

Needs Assessment

Persons with Disabilities

In the 2013-2017 ACS, 14,197 Pasadena residents over the age of five reported having a disability, representing approximately 10 percent of the City's population. Among persons living with disabilities in Pasadena, ambulatory disabilities were the most prevalent (58 percent), followed by independent living disabilities and cognitive disabilities (50 and 42 percent, respectively).

As defined by the Section 4512 of the California Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,195 persons in Pasadena with developmental disabilities, based on the 2019 California Department of Finance population estimates. The Frank D. Lanterman Regional Center served about 1,560 residents with development disabilities from the Pasadena area in September 2019.

At-risk Youth

The City of Pasadena has a large population of youth in or aging out of the foster care system (emancipated youth). According to 2013-2017 ACS estimates, 1.4 percent (359 children) of Pasadena's children population are foster youth. Because of their troubled backgrounds, foster children need housing and a higher level of supportive services related to education, employment, mental health, and other issues.

What are the housing and supportive service needs of these populations and how are these needs determined?

Senior Citizens

As seniors gradually age, there is often an increased demand for a broader type of senior living arrangements, from independent age-restricted housing for more active lifestyles to assisted living for those requiring more supportive services. Seniors rely on support services that include transportation, health care, home maintenance assistance, low cost loans or grants for rehabilitating homes, referral services, and many other services that can improve the lives of seniors.

Large Families

The high prevalence of housing problems among lower income large families is due to the housing market. Pasadena, like many communities, has relatively fewer apartments with three or more bedrooms that can reasonably accommodate children. The City of Pasadena recognizes the importance of addressing the needs of families and has adopted

Needs Assessment

a policy statement with key objectives related to the provision of affordable housing, childcare, transportation, parks and recreation, and related supportive services.

Persons with Disabilities

Persons living with a physical disability can benefit from wider doorways and hallways; access ramps, larger bathrooms with grab bars, and lowered counter tops. Other disabilities that are developmental and mental may require more support including housing rehabilitation, education services, substance abuse services, employment services, access to short-term rehabilitation facilities, and independent living services.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,195 persons in Pasadena with developmental disabilities, based on the 2019 California Department of Finance population estimates. The Frank D. Lanterman Regional Center serves residents with development disabilities in the Pasadena area. The Center served about 1,560 persons from the ZIP Codes that generally comprised the City of Pasadena in September 2019. About 43 percent of these clients were children and about 70 percent lived at home with parents or guardians.

At-Risk Youth

Because of their difficult upbringing, foster children need housing and a higher level of supportive services related to education, employment, mental health, and other issues. A sizeable number of residential care facilities for foster youth are located in Pasadena and Altadena. These include, but are not limited to the following organizations: Five Acres, Hillside, Rosemary's Children, Hathaway/Sycamore, and Hestia House. Several of the organizations provide off-site group homes to help facilitate transition to independent living.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may also be targets of hate crimes. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. According to the

Needs Assessment

California HIV Surveillance Report, as of 2017, there were 586 persons living with diagnosed HIV infection in Pasadena.

Needs Assessment

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Improvements:

In the City of Pasadena, the Capital Improvement Program (CIP) budget process is managed by the Department of Public Works. The budget consists of projects aimed at improving the city's public infrastructure such as streets, transportation issues, street lights, traffic signals, parks, public buildings, sewer and storm drains, technology and water and power projects. The most recent 2021-2025 CIP budget recommendation exceeds \$85 million, with majority of funds going towards electric systems, water systems, transportation, and Streets/Streetscapes.

How were these needs determined?

The development of the CIP budget is a collaborative process. Every year the Department of Public Works sends out a "Call for New Projects" which provides the City Council, Commission members and City employees with a formal means for submitting new project ideas. The projects ideas are then reviewed and prioritized for possible inclusion in the CIP. Projects must meet one or more of the following criteria: 1) addresses a particular safety issue; 2) existing maintenance efforts are no longer satisfactory to keep a facility in good repair; and/or 3) existing facility is no longer adequate to meet demand. Projects are then sent to the appropriate Department for review and comment. Department staff reviews each project and prioritize them as high, medium or low. Next, each Department prepares a preliminary cost estimate for the construction or implementation of the high priority projects. After the project costs have been developed, the appropriate department recommends how the new project will be integrated with the projects that are already planned. A high priority new project may require the postponement of an existing project. The department then recommends a funding plan for each project based upon the priorities. This list is reviewed and approved by the City Manager. A City Manager's Recommended CIP budget is prepared and sent to the appropriate citizens' commissions/committees for review and support. At each commission meeting, as well as the Finance Committee and City Council meetings, citizens are invited and encouraged to participate in the CIP process. Before any votes of support are taken, public comment is heard and considered.

The City Manager's Recommended CIP Budget, along with the comments and suggested changes of the citizen groups, is then presented to the City Council's Finance Committee. The Finance Committee reviews the City Manager's Recommended CIP in detail, considers comments and recommendations from citizens' commissions, and makes a final budget recommendation to the full City Council. The City Council holds a public hearing to review and discuss the City Manager's Recommended CIP. At the conclusion of the public hearing the City Council votes to adopt a Capital Improvement Program.

Needs Assessment

Describe the jurisdiction's need for Public Facilities:

The top five public facilities identified through the community needs survey were:

- Abused and neglected children facilities
- Homeless facilities
- Youth centers
- Neighborhood facilities
- Child care centers

How were these needs determined?

As discussed in PR-15, a Community Needs Survey was conducted to gain input from local stakeholders. These needs emerged as top priority. The above mentioned public facilities were ranked highest.

Describe the jurisdiction's need for Public Services:

The top five public identified through the community needs survey were:

- Services for abused and neglected children
- Mental health services
- Services for Victims of Domestic Violence
- Youth services
- Health services

How were these needs determined?

As discussed in PR-15, a Community Needs Survey was conducted to gain input from local stakeholders. These needs emerged as top priority. The above mentioned public services were ranked highest.

SECTION III

MARKET

ANALYSIS

Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

Since 2000, multi-family developments of 5 units or more have increased 40% in the City of Pasadena. However, affordability remains a barrier for majority of the population. There are 8,845 households in Pasadena that earn less than 30% AMI, but only 1,665 units are affordable to this income group. For the 6,010 households that earn between 30% - 50% AMI, only 3,175 units are affordable. That leaves 10,015 households that make less than 50% AMI who can't afford housing in the City of Pasadena.

From 2010 to 2018, median home values rose over 31% to \$820,800, while median contract rent rose over 30% to 2,095. The Housing Department provides over 1, 400 vouchers through HUD's Section 8 program, but has a waiting list of over 20,000 families.

Market Analysis

MA-10 NUMBER OF HOUSING UNITS

Introduction

According to the City of Pasadena 2014-2021 Housing Element, single-family detached units have increased by 44% since year 2000, while multifamily developments of 5 or more units have increased by 40%.

The City of Pasadena's Housing Department currently has a pipeline to bring 755 affordable housing units to the City over the next 5 years. These 15 affordable housing projects include new construction (394 units), rehabilitation (273 units), and inclusionary (88 units). Seven of the projects are located in northwest Pasadena covering district 1 and 3. District 6 located on the west/south west of the City has three affordable housing projects planned. Four projects planned in central Pasadena are scattered throughout district 2 and 5. One project in east Pasadena located in district 4. There are no affordable housing projects planned for district 7 located in the southeast section of the City.

All residential properties by number of units

Table 28 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	25,035	43%
1-unit, attached structure	3,295	6%
2-4 units	5,285	9%
5-19 units	10,100	17%
20 or more units	14,930	25%
Mobile Home, boat, RV, van, etc.	185	0%
Total	58,830	100%

Data Source Name: 2011-2015 ACS

Unit Size by Tenure

Table 29 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	2,675	9%
1 bedroom	955	4%	12,040	39%
2 bedrooms	7,505	32%	11,800	38%
3 or more bedrooms	15,235	64%	4,225	14%
Total	23,795	100%	30,740	100%

Data Source: 2011-2015 ACS

Market Analysis

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Publicly subsidized housing provides the largest supply of affordable housing in most communities. The City of Pasadena has a significant number of affordable housing units that receive public subsidies in return for long-term affordability controls. Typically, these residential projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. Over time, certain affordable housing units are eligible to change from lower income housing to market rate housing within the planning period.

A percentage of the City's affordable housing is due to the Inclusionary Housing Ordinance (IHO) program, and these units are guaranteed to be affordable in perpetuity. However, the majority of assisted affordable housing units are not guaranteed to remain affordable indefinitely. The reasons why publicly assisted housing might convert to market rate include expiring subsidies, mortgage repayments, and expiration of affordability restrictions. Affordable housing are most likely to convert to market rents during inflationary times when market rents escalate and create a financial incentive. Low vacancy rates and the recent upturn in the housing market therefore will place pressure on owners to convert their properties.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The 15 affordable housing projects in the pipeline vary in new construction (394 units), rehabilitation (273 units), and inclusionary (88 units). Projects will have units designated for low and very low renters, permanent supportive housing for seniors, 1st time homebuyer condos, and the developmentally disabled.

Does the availability of housing units meet the needs of the population?

Based on the number of families on the Section 8 waiting list (over 20,000) and household earnings below 50% AMI (10,015), as stated in the Needs Assessment, there are not enough affordable units available to meet the needs of the population.

Describe the need for specific types of housing:

In addition to affordable housing, there is a need for accessible units, as well as units to fit the needs of larger low-income families, and seniors.

Market Analysis

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities. As stated in the Needs Assessment, cost burden is the most common housing problem within the City of Pasadena, with 43% of all households (51% of renters and 43% of owners) paying more than 30% of their income towards housing costs. In addition, 22% of households (24% of renters and 18% of owners) experience severe cost burden and are paying more than 50% of their income towards housing costs.

Cost of Housing

Table 30 – Cost of Housing

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	\$623,700	\$875,000	40.3%
Median Contract Rent	\$1,385	\$2,095	51.3%

Data Source: 2010 ACS (Base Year), 2020 Local Study (Zillow.com December 2019, 180 Days of Pasadena Home Sales May 2020)

Table 31 - Rent Paid by Household

Rent Paid	Number	%
Less than \$500	2,802	9.0%
\$500-999	2,731	8.8%
\$1,000-1,499	7,388	23.7%
\$1,500-1,999	7,911	25.4%
\$2,000 or more	10,287	33.1%
Total	31,119	100.0%

Data Source: 2018 ACS (doesn't include subsidies)

Housing Affordability

Table 32 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% AMI	1,665	No Data
50% AMI	2,925	250
80% AMI	12,050	700
100% AMI	No Data	1,175
Total	16,640	2,125

Data Source: 2011-2015 CHAS

Market Analysis

Monthly Rent

Table 33 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857
High HOME Rent	\$1,261	\$1,353	\$1,626	\$1,870	2,066
Low HOME Rent	\$986	\$1,056	\$1,267	\$1,464	\$1,633

Data Source: 2020 HUD FMR, HOME Rents,

Is there sufficient housing for households at all income levels?

2019 AI Report:

The citywide median home price (\$792,000) in 2019 places homeownership out of reach for all of Pasadena’s households with extremely-low to middle income. Given the high costs of homeownership, lower and moderate-income households are usually limited to rental housing. However, the affordability problem also persists in the rental market. Most appropriately-sized rental housing in Pasadena is also unaffordable for the City’s lower and moderate-income households. The average rent for a two-bedroom apartment exceeds the affordable rental cost for three- and four-person households from extremely low- to middle-income.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 34 - Rent Comparison

Monthly Rent	Efficiency 0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857
HUD High HOME Rent	\$938	\$1,011	\$1,217	\$1,399	\$1,542
HUD Low HOME Rent	\$738	\$791	\$951	\$1,100	\$1,228
Pasadena Median Rents*	\$1,750	\$1,895	\$2,370	\$2,400	No data available

*Data source: 2020 HUD FMR, Zillow.com, Zillow 2019 (search performed December 2019 - 236 listings)

On average, HUD Fair Market Rent (FMR) standards are 18.5% less than the median rent in Pasadena. HOME rent limits are considerably less than FMR. The wide differential between the rent limits utilized for HUD-funded programs and the housing market rents

Market Analysis

in Pasadena will impact the City's strategy to produce or preserve affordable units in several ways, including:

- The cost of acquiring real property for affordable housing development (or the preservation of existing affordable housing projects) will be higher, which requires a greater level of subsidy, or puts developable land out of reach for new development of affordable housing.
- As the project financing/subsidy gap widens, fewer affordable units can be built or preserved with fixed or declining levels of housing funding resources.
- Greater difficulty in attracting landlords to participate in the Housing Choice Voucher program, resulting in fewer dwelling units on the market available to qualified HCV holders who are seeking housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Historically low interest rates implemented during the Great Recession recovery has expanded the economy considerably. The last decade has been characterized by a rising housing market. This increase in prices and rents is a primary reason for a loss of affordable housing, rising rates of overpayment, mobility, and other conditions affecting the community. From 2010 to 2020, the median home value increased over 40%, while median rents grew over 105%. However, from 2010 to 2017 median household income only grew 16.6%.

Market Analysis

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING

Introduction

Over 76% of the housing units in Pasadena were built prior to 1979. Despite the older housing stock, much of Pasadena is in good condition, reflecting the City's established support for older neighborhoods. Starting in 1978, the government prohibited the use of lead-based paint on residential property.

Definitions

The City defines standard housing as a units that meets all state and local codes. Substandard housing is defined as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protections, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities. HUD defines housing "conditions" similarly as to the housing problems evaluated in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. Based on this definition, more than 44% of renters have at least one of the selected conditions, with a lower percentage of owners (34%) experiencing one or more conditions. More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities. It is estimated that less than 1% of households (575 units) in the City of Pasadena are lacking complete kitchen or plumbing facilities.

Condition of Units

Table 35 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,060	34%	13,625	44%
With two selected Conditions	115	0.4%	2,175	7%
With three selected Conditions	10	0.04%	150	0.4%
With four selected Conditions	0	0%	25	0.08%
No selected Conditions	15,610	66%	14,770	48%
Total	23,795	100%	30,745	99%

Data Source: 2011-2015 ACS

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Year Unit Built

Table 36 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,355	6%	3,500	11%
1980-1999	2,530	11%	5,565	18%
1950-1979	7,330	31%	13,210	43%
Before 1950	12,575	53%	8,470	28%
Total	23,795	100%	30,745	100%

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Table 37 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,905	84%	21,680	71%
Housing Units build before 1980 with children present	1,529	6%	474	2%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Table 38 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	6,904
Abandoned Vacant Units	n/a	n/a	n/a
REO Properties	n/a	n/a	n/a
Abandoned REO Properties	n/a	n/a	n/a

Data Source: 2016 ACS 5-year estimates

Need for Owner and Rental Rehabilitation

Homes between 30 and 50 years require more significant maintenance and renovation, and older homes may need more substantial repairs. Approximately 53% of the homes within Pasadena are over 55 years old (built before 1960) and 76% are over 35 years old (built before 1980).

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

A concern related to the age of housing is lead-based paint hazards. Homes built prior to 1978 typically contain lead-based paint, which can cause a number of hazardous health conditions for children (specifically developmental delays). Since 1998, 212 child lead-

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poisoning cases have been reported in Pasadena. Building age is used to estimate the number of homes with lead-based paint. According to the 2007-2011 ACS Five-Year Estimates, 85% of owner-occupied and 75% of renter-occupied units built before 1980 have potential exposure to lead-based paint. About 17,301 units occupied by low/moderate income households have potential exposure to lead-based paint.

Discussion

From 2011 to June 30, 2016, a State case was defined as one venous blood lead level of 19.5 micrograms per deciliter or two blood lead levels of 14.5 micrograms per deciliter and greater with the second blood lead level being a venous and at least 30 days apart and less than 600 days apart. From July 1, 2016 to present, a State case is defined as one venous blood lead level of 14.5 micrograms per deciliter or two blood lead levels of 9.5 micrograms per deciliter and greater with the second blood lead level being a venous and at least 30 days apart. For 2018 data, there were 29 children with blood lead levels of 4.5 micrograms per deciliter and greater (none of the children were state cases). There was also one additional child who had an initial capillary blood lead level of greater than 44.5 micrograms per deciliter but then the subsequent blood lead level indicated that the first test was a false positive.

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MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

Although public housing units are located in the City none fall under its jurisdiction. The Housing Department has just over 1,400 vouchers including supportive housing vouchers through the Shelter Plus Care, HOPWA and Veterans Affairs Supportive Housing (VASH) Program.

Totals Number of Units

Table 39 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of vouchers available	0	0	0	1,409	283	1,126	32	0	60
# of accessible units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	13

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are public housing development in the City of Pasadena, however they fall under the jurisdiction of the federal government and not the City of Pasadena Housing Authority.

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Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Table 40 –Public Housing Inspection Scores

PROPERTY NAME	ADDRESS	INSPECTION SCORE
VILLA APARTMENTS	2089 E Villa St	95
WAGNER HOUSE	1894 Wagner St	99
HUDSON GARDENS	1255 N Hudson Ave	91
NORTHWEST MANOR I	985 N Raymond Ave	50
TELACU COURTYARD	42 E Walnut St	94
SIERRA ROSE	3057 E Del Mar Blvd	97
Fair Oaks Pointe Apartments	1583 N Fair Oaks Ave	80
KINGS VILLAGES	1141 N Fair Oaks Ave	87
Foothills At Eaton Canyon	2211 E Washington Blvd	64
COMMUNITY ARMS APARTMENTS	169 E Orange Grove Blvd	86
Atrium Court	222 S Holliston Ave	58
Pasadena Accessible Apartments	915 E Rio Grande St	97
Rosewood Court	1888 N Fair Oaks Ave	97
CASA D'ORO I	1370 N Dominion Ave	83
HFL Ashtabula Homes	386 E Ashtabula St	97
Dudley House	2131 E Dudley St	77
CONCORD PASADENA	275 Cordova St	76
The Fair Oaks	951 S Fair Oaks Ave	67
PILGRIM TOWER NORTH	560 E Villa St	90
VILLA YUCATAN	2186 E Villa St	79
CASA D'ORO II	1115 N Chester Ave	77
Allen House	1808 Las Lunas St	84
Washington Townhouses	529 E Washington Blvd	81
SILVERCREST-PASADENA	975 E Union St	68
Wynn House	1920 E Villa St	88
LA PINTORESCA	1275 La Pintoresca Dr	96
CROWN HOUSE	3055 E Del Mar Blvd	85
GREEN HOTEL	50 E Green St	49
The Groves	700 E Mountain St	60
PILGRIM TOWER EAST	440 N Madison Ave	85
VILLA RAYMOND	455 N Raymond Ave	64
Magnolia Townhomes	1172 N Raymond Ave	83
Windrose Apartments & Bungalows	271 E Bellevue Dr	84

Market Analysis

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

The City of Pasadena CoC has developed emergency and transitional beds, as well as permanent supportive housing beds for homeless persons. These beds include Bad Weather Shelter beds available from November through March on a weather-activated basis; year-round emergency shelter beds for both individuals and for families; and transitional housing beds. Permanent Supportive Housing (PSH) is available both in dedicated buildings, including an SRO building, and through the use of tenant-based rental assistance in scattered-site privately owned units.

Units under development include a 70 unit PSH building for chronically homeless seniors and a 65 unit PSH building for single adults, including 16 veterans.

Facilities and Housing Targeted to Homeless Households

Table 41 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	41	0	48	157	0
Households with Only Adults	85	166	3	295	135
Chronically Homeless Households	0	0	0	90	119
Veterans	0	0	0	14	16
Unaccompanied Youth	0	0	0	8	0

Data Source: 2020 Point In-Time Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services are targeted to homeless persons by several agencies in the City of Pasadena. The Community Health Alliance of Pasadena (CHAP Care) provides medical, dental, and behavioral health care to homeless persons. Pacific Clinics provides behavioral health services, including case management; medication management;

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psychological; and psychiatric services, as well as housing navigation services. Heritage Clinics works with senior adults, including those with mental health issues. Youth Moving On works with transitional age youth and provides outreach and case management services.

Each of the above agencies partners with the Coordinated Entry System (CES) for the Pasadena CoC, providing case management and housing navigation services to persons assessed through the CES. Additionally, these services are available to provide ongoing stability to homeless persons housed through the Pasadena CoC.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Table 42 – Homeless Service Facilities

Facility/Program Name	Beds/Persons Served	Target Population
Casa Maria	16 beds	Individuals
Centennial Place	90 beds	Individuals
CHOISS Program	20 beds	HIV +, Ind. & Families
Door of Hope	23 beds	Families
Elizabeth House	11 beds	Pregnant Women
Euclid Villa	32 beds	Families
Family Center	54 beds	Families
Grandview Foundation	31 beds	Ind., Substance Abuse
Haven House	36 beds	Domestic Violence, Ind. & Fam.
Hestia House	8 beds	Chronically Homeless TAY
Navarro House	6 beds	Ind., Substance Abuse
Shelter Plus Care	96 Vouchers	Ind. & Fam., Chronically Homeless
VASH Vouchers	32 vouchers	Veteran Ind. & Fam.

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MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

There are a variety of services and facilities located in the City of Pasadena to persons with special needs coupled with supportive services need. These include housing voucher programs, dedicated housing, and services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Pasadena Housing Department administers two rental assistance voucher programs specifically for persons with disabilities. The Non-Elderly Disabled (NED) Program provides Housing Choice Vouchers to persons under age 62 with a disability. The City administers 100 NED Vouchers; 40 of these are dedicated to persons exiting nursing homes or long-term care facilities.

The Housing Opportunities for People with AIDS (HOPWA) Program provides rental assistance to persons living with HIV/AIDS. The City administers 15 HOPWA Vouchers. Applicants are referred by community agencies serving persons living with HIV/AIDS, including the Foothill AIDS Project.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The discharge policy in place for persons returning from mental health institutions to receive appropriate supportive housing is mandated by the State of California. California Health And Safety Code Section 1262 prohibits a mental health patient to be discharged from facilities including psychiatric, skilled nursing, and hospitals from being discharged without a written aftercare plan that includes 1) the nature of the illness and follow-up required; 2) medications including side effects and dosage schedules; 3) referrals to providers of medical and mental health services; 4) financial needs; 5) educational/vocational needs; 6) social needs; and 7) housing needs. Upon discharge, these persons find housing with family & friends, group homes, sober living homes, and board and care facilities. Social Workers contact Passageways' street outreach team prior to the release of any patient identified as homeless and for whom housing has not been identified prior to release.

Della Martin is the psychiatric wing of Huntington Hospital which is funded in part by the County Department of Mental Health. Los Angeles County-funded facilities adhere to

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the Discharge Planning Protocol adopted by the Los Angeles County Board of Supervisors which is consistent with the state code.

The discharge policy in place for persons returning from physical health institutions to receive appropriate supportive housing is mandated by the State of California. California hospital discharge planning requirements are established by California Health and Safety Code Sections 1262.5 and 1262.6. Requirements include 1) Developing and implementing a discharge plan; 2) using professional staff to deliver discharge planning services; 3) ensuring that necessary care and services are delivered upon discharge; 4) preparing for discharge through education and counseling; and 5) transferring or referring persons, along with necessary medical information, to appropriate facilities, agencies or outpatient services, as needed, for follow-up care. Upon discharge, these persons find housing with family & friends, group homes, sober living homes, and board and care facilities.

In fulfillment of California law, persons who are admitted to Huntington Hospital (Pasadena's only hospital) and are identified as homeless, unfunded, or chemically dependent, are assigned immediately to a social worker. The social worker is also provided with a current list of service provider agencies. These lists are updated on a regular basis. Prior to the patients release social workers coordinate with non-profit service providers to locate a safe environment and the appropriate services for their patient.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to provide tenant-based rental assistance for persons with disabilities via the Housing Choice Vouchers for non-elderly disabled persons (60 NED vouchers and 40 Category 2 NED vouchers), and HOPWA tenant-based rental assistance for persons living with HIV/AIDS (15 HOPWA vouchers). The City will also direct entitlement funds toward set priorities that address supportive service needs of the community.

In addition as part of the CDBG Notice of Funding Award, the City will incorporate scoring preferences for mental health services which was identified as a high priority need through the community survey.

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MA-40 BARRIERS TO AFFORDABLE HOUSING

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Pasadena has played a significant role in addressing its housing needs through programs implemented through community planning, housing, community services, and community organizations. Pasadena's history has been marked by forward-thinking housing policy. The City's record of accomplishment of providing quality affordable housing through new construction, rehabilitation, and homeowner and renter assistance is well known.¹

Pasadena's Housing Element is the seminal document governing housing policy in the City. The Housing Element is a five-year Plan that sets forth goals, policies and programs to encourage the maintenance, improvement, and production of housing. Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints. The City of Pasadena's Housing Element 2014-2021 was found to be in compliance by HCD on February 24, 2014.

The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community. A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs

¹ City of Pasadena Housing Element, 2014-2021

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associated with new housing construction. Pasadena's Land Use Element includes several zones (Medium-High Density, High Density and Urban Housing) that allow for high-density residential uses (over 30 units per acre). The City has not established minimum required densities in these zones. However, the City's development history shows that most residential projects in the City build at, or very near, the maximum density allowed, with the highest densities often achieved in the downtown area.

A community's Zoning Code can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. For instance, a landlord may refuse to rent to a "nontraditional" family based on the zoning definition of a family. A landlord may also use the definition of a family as an excuse for refusing to rent to a household based on other hidden reasons, such as household size. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by jurisdictions to prevent confusion or give the impression of restrictiveness. The City of Pasadena Zoning Code defines a "family" as "two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house." The City's definition of family is not overly restrictive and does not represent an impediment to fair housing. However, the Housing Code defines "family" as "an individual or 2 or more persons related by blood or marriage, or a group of not more than 5 persons (excluding servants), who need not be related by blood or marriage, living together in a dwelling unit" (Chapter 14.12.030 -Definitions). The Housing Code definition is overly restrictive as it specifies how members of the family are and limits the number of unrelated persons that may be considered a family.

The Pasadena Zoning Code's definition of "disability" is identical to the FFHA definition of "handicap." Although the City chooses to use a different word, the Zoning Code as states that the term is defined is to be in a manner consistent with the same or similar terms set forth in federal law. The City's definition of "disability" does not represent an impediment to fair housing.

Accessory dwelling units (ADUs) are units that provide complete independent living facilities for one or more persons on the same parcel as a proposed or existing legal single-family residence. California law on ADUs has been amended numerous times in recent years in order to facilitate production. The City of Pasadena adopted Ordinance 7321 in April 2018 to comply with the State laws then. Since adoption of the City's new ADU provisions in April 2018, Pasadena has issued five permits for ADUs. However, these standards no longer comply with the new ADU bills passed in 2018 and 2019.

Pasadena has a large inventory of affordable housing units. The distribution of these units, however, is uneven throughout the City, with dense clusters of affordable housing located in the western half of the City, near the 210 Freeway and west of Lake Avenue. The west side of the City, specifically Northwest Pasadena, also happens to have a

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substantial portion of the City’s minority and lower and moderate income residents. There is a distinct lack of affordable housing available in the eastern half of the City.

Analysis of Impediments

In addition, pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], in order to receive CDBG funds, the City of Pasadena must certify that it “actively furthers fair housing choice” through the following:

- ❖ Completion of an Analysis of Impediments to Fair Housing Choice
- ❖ Action to eliminate identified impediments; and
- ❖ Maintenance of fair housing records

An Analysis of Impediments to Fair Housing Choice (AI) is completed every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. In 2019, the City of Pasadena completed an AI which analyzes constraints to reducing discrimination based on: race, color, national origin, ancestry, religion, gender, familial status, physical or mental disability, sexual orientation, source of income, marital status, medical condition or any arbitrary factor. The following (6) barriers were identified based on the AI:

1. Land Use and Zoning

- A review of the Zoning Code revealed several items which need to be amended to comply with State law.

2. Development Standards

- Residential development standards particularly height limits and setbacks have effects cost and housing development types.

3. Housing Accessibility

- Persons with disabilities have particular difficulty finding affordable housing. A large portion of Pasadena multi-family housing stock is less accessible to disabled persons.
- Housing discrimination against persons with disabilities is the most frequent basis for discriminatory acts.
- The Housing Rights Center gets contacted the most for fair housing services allege housing discrimination on the bases of physical and mental disabilities, especially during the housing search process.

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- Rental listing continue to omit information on reasonable accommodation for service and companion animals.

4. Racial Concentration and Linguistic Isolation

- Patterns of racial and ethnic concentration are present within particular areas of the City. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Los Angeles County average of 72.2 percent. Concentrations of minorities can be found in the northwest portions of the City, north of Interstate 210 and west of Lake Avenue.
- In 2017, approximately 45 percent of all Pasadena residents over age five spoke languages other than English at home and approximately 40 percent of those residents spoke English less than "very well." The prevalence of limited English proficiency appears to be greatest among Hispanic households. Approximately 27 percent of Pasadena residents spoke Spanish at home and 41 percent of these persons spoke English "less than very well."
- A significant correlation can be seen between the Low and Moderate Income (LMI) areas of Pasadena and the portions of the City where a minority concentration exist. Census data shows that the City's LMI areas encompass Northwest Pasadena and a narrow strip parallel to Interstate 210 extending southward to Colorado Boulevard. These areas also have the highest concentrations of African American, Hispanic, and Native American households.

5. Fair Housing Outreach

- Housing discrimination activities persist in Pasadena, with discrimination against persons with disabilities (physical and mental) as the leading basis for discrimination, followed by familial status.
- A large portion of listings for for-rent and for-sale ads contain discriminatory language, primarily expressing preference for families, no-pet policy, and explicitly requiring minimum income levels or rejecting Section 8 assistance.
- Many residents are unclear on where to look for assistance with fair housing issues. Other residents feel that reporting their fair housing issues may result in retaliation and often do not result in satisfactory resolutions.

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6. Persons with Disabilities

- Confusion about the reasonable accommodations process is common among both tenants and landlords. Residents are uncertain about the types of requests they are able to make under fair housing laws. Similarly, landlords have expressed uncertainty in determining what is reasonable under the reasonable accommodations process.

Market Analysis

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Introduction

Pasadena's economic strengths come from its leading scientific institutions, a large international engineering base, a regional health care cluster, and a broad retail sector. Like many other cities across the country, Pasadena has experienced an economy expansion since the Great Recession recovery. Unemployment rates in 2010 were as high as 9.7% for the Los Angeles-Long Beach-Glendale area. In December 2019, the unemployment rates for the area was at 4%. The economic expansion continues to provide jobs with lower rates of unemployment amongst all racial categories.

The education and health care services sector provide the most jobs in the Pasadena at 31,360, and has the highest percentage of local workers over 24%. Over 58% of Pasadena's workforce has a less than 30 minute commute.

Economic Development Market Analysis

Business Activity

Table 43 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Local Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	435	27	1	0	-
Arts, Entertainment, Accommodations	6,571	12,341	12	12	0
Construction	1,310	1,466	2	1	-1
Education and Health Care Services	13,130	31,360	24	30	6
Finance, Insurance, and Real Estate	4,077	11,325	8	11	3
Information	4,271	3,097	8	3	-5
Manufacturing	2,793	1,383	5	1	-4
Other Services	2,240	4,374	4	4	0
Professional, Scientific, Management Services	7,285	18,571	14	18	4
Public Administration	0	0	0	0	0
Retail Trade	4,760	9,833	9	9	1

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Business by Sector	Number of Workers	Number of Jobs	Share of Local Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	1,078	2,342	2	2	0
Wholesale Trade	2,217	1,438	4	1	-3
Total	50,167	97,557	--	--	--

Data Source: 20011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 44 – Labor Force

Total Population in the Civilian Labor Force	78,765
Civilian Employed Population 16 years and over	72,490
Unemployment Rate	7.99
Unemployment Rate for Ages 16-24	27.20
Unemployment Rate for Ages 25-65	5.45

Data Source: 2011-2015 ACS

Market Analysis

Table 45 – Fastest Growing Occupancies in Los Angeles County

Employment Development Department		2016-2026 Fastest Growing Occupations					
Labor Market Division		Los Angeles-Long Beach-Glendale Metropolitan Division					
Published: September 2019		(Los Angeles County)					
Occupational Title	Estimated Employment 2016	Projected Employment 2026	Percentage Change 2016-2026	2016 1st Quarter Wages		Education and Training Levels	
				Median Hourly	Median Annual	Entry Level Education	Work Experience
Mathematicians	130	190	46.2%	\$ 31.85	\$ 66,229	Master's degree	None
Home Health Aides	7400	10460	41.4%	\$ 12.58	\$ 26,158	High school diploma	None
Personal Care Aides	207050	289600	39.9%	\$ 11.78	\$ 24,491	High school diploma	None
Genetic Counselors	320	440	37.5%	\$ 40.75	\$ 84,751	Master's degree	None
Physician Assistants	1930	2650	37.3%	\$ 51.69	\$107,508	Master's degree	None
Statisticians	870	1190	36.8%	\$ 38.57	\$ 80,232	Master's degree	None
Nurse Practitioners	2900	3910	34.8%	\$ 61.36	\$127,644	Master's degree	None
Archivists	320	430	34.4%	\$ 20.40	\$ 42,426	Master's degree	None
Software Developers, Applications	16360	21880	33.7%	\$ 53.68	\$111,661	Bachelor's degree	None
Other Personal Care and Service Workers	263670	351460	33.3%	\$ -	\$ -	N/A	N/A
Physical Therapist Assistants	1480	1950	31.8%	\$ 32.58	\$ 67,745	Associate's degree	None
Occupational Therapy and Physical Therapist	3660	4780	30.6%	\$ -	\$ -	N/A	N/A
Physical Therapist Aides	1410	1840	30.5%	\$ 14.69	\$ 30,540	High school diploma	None
Occupational Therapy Assistants	530	690	30.2%	\$ 35.26	\$ 73,351	Associate's degree	None
Massage Therapists	6970	9050	29.8%	\$ 16.45	\$ 34,201	Postsecondary non-degree	None
Personal Care and Service Occupations	329980	428470	29.8%	\$ 12.03	\$ 25,036	N/A	N/A
Combined Food Preparation and Serving Workers,	92620	120130	29.7%	\$ 11.54	\$ 24,008	No formal credential	None
Mathematical Science Occupations	4170	5370	28.8%	\$ -	\$ -	N/A	N/A
Atmospheric and Space Scientists	140	180	28.6%	\$ 35.02	\$ 72,860	Bachelor's degree	None
Athletic Trainers	390	500	28.2%	\$ -	\$ 50,164	Bachelor's degree	None
Floor Layers, Except Carpet, Wood, and Hard Tiles	500	640	28.0%	\$ 19.01	\$ 39,554	No formal credential	None
Therapists, All Other	540	690	27.8%	\$ 23.53	\$ 48,935	Bachelor's degree	None
Medical and Health Services Managers	9280	11850	27.7%	\$ 53.61	\$111,512	Bachelor's degree	<5 years
Operations Research Analysts	2620	3340	27.5%	\$ 42.43	\$ 88,244	Bachelor's degree	None
Respiratory Therapists	5340	6810	27.5%	\$ 36.94	\$ 76,851	Associate's degree	None

Data Source: California Employment Development Department, September 2019

Table 46 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	26,515
Farming, fisheries and forestry occupations	2,605
Service	6,035
Sales and office	14,770
Construction, extraction, maintenance and repair	3,540
Production, transportation and material moving	2,180

Data Source: 2011-2015 ACS

Market Analysis

Travel Time

Table 47 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	38,215	58%
30-59 Minutes	21,020	32%
60 or More Minutes	6,790	10%
Total	63,911	100%

Data Source: 2011-2015 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Table 48 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,315	560	2,935
High school graduate (includes equivalency)	6,910	655	2,790
Some college or Associate's degree	14,370	1,140	3,930
Bachelor's degree or higher	34,440	2,020	5,235

Data Source: 2011-2015 ACS

Educational Attainment by Age

Table 49 - Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	175	825	1,280	3,070	2,870
9th to 12th grade, no diploma	1,800	1,110	880	1,655	1,040
High school graduate, GED, or alternative	2,720	3,075	2,560	4,725	3,650
Some college, no degree	5,510	4,710	3,110	5,885	3,045
Associate's degree	575	1,390	1,620	2,725	1,330
Bachelor's degree	1,925	8,425	5,235	8,800	4,160
Graduate or professional degree	250	5,935	5,750	7,550	4,770

Data Source: 2011-2015 ACS

Market Analysis

Educational Attainment – Median Earnings in the Past 12 Months

Table 50 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$17,552
High school graduate (includes equivalency)	\$25,204
Some college or Associate's degree	\$35,884
Bachelor's degree	\$58,973
Graduate or professional degree	\$77,470

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The education and health care sector provides jobs to over 26% of the Pasadena job market, followed by the professional, scientific, and management Services sector at 14.6%. The third greatest employment sector is the arts, entertainment, accommodations with over 13% share of the job market, which reflects the strong tourism industry within Pasadena.

Describe the workforce and infrastructure needs of the business community:

Pasadena is part of a large regional economy, whose success critically depends on the growth and stability of the broader Los Angeles Metropolitan Area. The following list provides an outline of the primary economic drivers and opportunities that bring money into the community: ²

Office Users

Essential to Pasadena's continued economic stability is a productive environment for businesses that occupy office space. Office usage generates significant financial return for municipalities through property tax and sales tax revenue generated by office workers patronizing Pasadena businesses. As a growing trend, commercial offices are becoming

² Economic Development Strategic Plan, City of Pasadena 2012

Market Analysis

“greener” as buildings within the city are becoming more energy efficient. Renovation and growth of the commercial space is necessary for Pasadena’s future to remain positive.

Retail Businesses

A healthier retail sector is critical to Pasadena’s overall ability to provide goods and services to its citizens and business community. There is a consistent demand for general consumer goods and restaurants.

Healthcare

According to the Bureau of Labor, the Healthcare industry will generate 3.2 million new jobs nationwide over the next ten years, due in part to the rapid growth in the elderly populations. Pasadena is fortunate to have a prominent healthcare industry cluster that provides not only employment opportunities, but also medical coverage and treatment. However, uncertainties in healthcare policies have hindered certain building investments, and there is a growing shift from inpatient care to outpatient settings, such as medical office buildings, freestanding clinics and home healthcare.

Manufacturing

The manufacturing sector produces both durable and nondurable goods for consumption or distribution. Although the number of manufacturing businesses in Pasadena has declined, existing light industry does provide high wages to a both skilled and non-skilled workforce. However, retail and housing uses increase pressures to eliminate scarce industrial zoned areas, and there has a reduction in workforce and limited training for specialized business needs.

Technology

Since 1998, over 100 start-up companies have been launched from Cal-Tech. To sustain success, Pasadena must create a critical mass of companies and people in this sector. The retention of these companies as they mature remains a challenging issue for Pasadena. Challenges in recruiting experienced management and securing on-going investment from outside the Los Angeles Region often prompt these enterprises to move.

Visitors

Desirable weather, rich cultural assets, great restaurants, and internationally recognized institutions of higher learning make Pasadena a desirable destination. However, Pasadena has a limited inventory of hotels to accommodate a greater share of tourist and visitors during major events.

Market Analysis

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Planning and Community Development Department lists the following major infrastructure projects planned or in progress:

➤ **Lincoln Property/Parsons Project**

Will replace surface parking surrounding Parsons Tower and construct 475 residential units including some work/live, 620,000 square feet of office and 10,000 square feet of restaurant space.

➤ **Space Bank (3200 E. Foothill Blvd.)**

The proposed project involves the demolition of 29 existing buildings structures, and construction of eight buildings in addition to subterranean and above-ground parking. The project includes 9,800 SF of retail space, 550 apartment (481 market rate, 23 moderate income, and 46 low-income units). The proposed dwelling mix includes 165 studio units, 165 one-bedroom, 191 two bedrooms, and 29 three bedroom units.

➤ **Heritage Square South**

The proposed three-story mixed-use building will include 65 permanent supportive housing for homeless seniors, 15,000 SF of retail space, with both surface and subterranean parking.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Over half of the fastest growing occupations for the region require, at minimum, a bachelor's degree. According to 2018 ACS 5-Year estimates, the education attainment for residents 25 years of age and older in the City of Pasadena are as follows:

- 11.6% have not graduated high school
- 14.3% have graduated high school (including equivalency), but have not obtained further education
- 15.7% have some college education, but no degree
- 6.9% have an associate's degree
- 27.3% have a bachelor's degree
- 23.9% have a graduate or professional degree

Market Analysis

Overall, 88.1% of Pasadena residents have at least a high school diploma, and 51.2% have a bachelor's degree or higher.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Pasadena currently has resources in place to bridge the “skill gap” between employers and job seekers. The Foothill Workforce Investment Board (WIB) can match business employment needs with prescreened job seekers, based on criteria established by each employer. Pasadena City College provides short-term, non-credit classes for employee training. The Employment Development Department can match employers with prescreened job seekers. Pasadena Unified School District's College & Career Pathways Program provides extensive class curricula combining hands-on learning with real-world applications.³

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Pasadena's Economic Development Strategic Plan (EDSP) provides a baseline assessment of the existing conditions that drive the economy in Pasadena, and is intended to help the city in implementing strategies that directly contribute to its economic development. The EDSP focuses on a shorter time frame than the General Plan given the more constant fluctuations in economic conditions.⁴ The EDSP contains a vision statement, four goals and objectives for each.

The City's EDSP Vision Statement is as follows:

³ City of Pasadena Economic Development Strategic Plan 2012

⁴ City of Pasadena, Economic Development Strategic Plan 2012

Market Analysis

Pasadena has a vibrant and diverse local economy that provides a foundation for prosperity to all residents, students, and employers.

Strategic Goals and Objectives

1) Support investment in our community that creates jobs.

Economies are typically measured by the amount of the goods and services produced, but in the context of a city, the full employment and financial security of recipients is certainly one of the highest priorities.

- Market Pasadena as a finance , healthcare, design, engineering, and innovation hub
- Focus business retention and recruitment efforts
- Leverage Pacific Rim investments
- Work to create new utility oriented incentives for businesses
- Invest in infrastructure improvements
- Facilitate local business networks
- City to provide high level of customer service
- Support small business growth
- Maintain superior quality of life

2) Enhance commercial districts to create quality shopping and dining experience.

Healthy commercial districts can provide a foundation on which to build a City-wide economic development strategy. Building upon and strengthening the Central District, East Pasadena and neighborhoods serving commercial districts will ultimately generate income producing assets within the City.

- Strengthen retail marketing efforts
- Leverage public and private parking resources
- Keep districts clean and safe
- Facilitate improvements and events that bring new customers to Pasadena
- Leverage Pasadena's diverse dining venues
- Utilize land use planning
- Enhance the vibrancy and attractiveness of Pasadena
- Continue to enhance transit options for visitors and shoppers

3) Cultivate an entrepreneurial and academic environment that fosters innovation.

Pasadena is in the enviable position of having a wide range of academic and innovative resources. This fact creates a tremendous asset for the community

Market Analysis

and relates positively to future knowledge based jobs. However, significant work is needed to fully realize opportunities associated with these local strengths.

- Foster a nurturing environment that supports academic pursuits
- Help secure the Pasadena area of Southern California as a primary innovation cluster
- Improve recruitment efforts
- Maintain support for local start-up enterprises
- Collaborate with local institutions that spin-off new companies
- Further leverage Pasadena's international prominence in the field of astronomy

4) Encourage the growth of cultural assets and entertainment activities that attract visitors and conventioners.

Pasadena's legacy in attracting visitors has created a wide range of venues for people to enjoy. The Rose Bowl, museums, hotels, Pasadena Playhouse, Convention Center and Civic Auditorium have made, and will continue to make significant contributions to Pasadena's economy.

- Facilitate addition of a wider variety of lodging options for visitors
- Support Pasadena as a place for culture and creative people
- Orient local events to a day visitor marketing effect
- Utilize the Rose Bowl activities to reinforce Pasadena's reputation
- Work to attract more lucrative conventions into Pasadena
- Build on local strengths such as architecture, dining, horticulture, and astronomy to attract new tourist

Market Analysis

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Hispanic households earning 0%-30% AMI have the highest disproportionate experiences of housing problems at a 10% higher rate than other racial or ethnic groups. Followed by African-American households earning 80% - 100% AMI who are disproportionately affected at a 16% higher rate. An area of minority concentration is defined as a census tract whose proportion of any one minority racial/ethnic group is greater than the overall City average. Hispanic and African-American households are concentrated in northwest Pasadena census tracts.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Area of very low income concentration defined as a census tract whose proportion of 50% AMI households is greater than 51%. There are twelve census tracts located in northwest Pasadena that form an area of very low-income concentration.

What are the characteristics of the market in these areas/neighborhoods?

According to 2014 Regional Opportunity Index, the northwest area of Pasadena has the lowest opportunities. Low levels of affordable housing, neighborhood stability, and access to healthcare were measured as contributing factors.

Are there any community assets in these areas/neighborhoods?

The northwest Pasadena area includes four parks, a library, the recently renovated Robinson Park Recreation Center, John Muir High School, the Public Health Department, and an array of community-based organizations that provide public services and supportive services to the community.

Are there other strategic opportunities in any of these areas?

The City will spend the next three years invest funds into the completion of the Robinson Park Master Plan. The Notice of Funding Availability (NOFA) for the CDBG will include evaluation incentives for providing program services and facility improvements targeted towards northwest Pasadena. In addition, housing rehabilitation programs funded through CDBG and HOME will include preferences for housing units located in northwest Pasadena.

Market Analysis

MA-6o BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW-MODERATE INCOME HOUSEHOLDS

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Data from 2018 ACS 1-Year Estimates, show that:

- Over 75% of Pasadena households have broadband service including cable, fiber optic, and DSL.
- Over 93% of Pasadena households has one or more computing device in the home.
- Over 38% (3,728) of households that earn less than \$20,000 have no internet subscription. That number drops under 18% (2,843) for households that earn \$20,000 to \$74,999 annually. And less than 3% (793) for household who earn over \$75,000 annually.
- Less than 14% of Pasadena households have no internet subscription.

In the prior 5-Year Con Plan reporting period 2015-2019, the City of Pasadena utilized over \$275,000 in CDBG to install free public Wi-Fi service at seven (7) parks located in low and moderate income areas. The City of Pasadena provides internet access at several public facilities including four (4) community centers, and nine (9) neighborhood libraries.

Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.

As of December 2019, six (6) broadband internet service options were available to City of Pasadena residents.

SECTION IV

STRATEGIC PLAN

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan is a long-term strategy to meet priority needs of the community based on information collected from the Needs assessment and Housing Market Analysis. The attached Annual Action Plan describes the specific projects and activities that the City of Pasadena will undertake in the coming year utilizing federal funds it receives from HUD to address identified priority needs.

The City of Pasadena annually receives federal funds through the US Department of Housing and Urban Development (HUD). The City is required to develop a 5-Year Consolidated Plan that articulates the City's goals for the next five years. This plan is for the period of July 1, 2020 through June 30, 2024. During this period, the City anticipates that the following funds will be received:

Formula Grants

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Solutions Grant (ESG)

The funds will be used to meet the priority needs established by the community needs survey, and approved by the City Council. Goals and objectives have been developed with input from citizens, service agencies, businesses and other government entities. The goals and objectives aim to provide decent housing, a suitable living environment and economic opportunities to low- or moderate- income households.

The City will pursue these goals by working with the non-profit community, neighborhood groups, businesses, local government entities, residents and stakeholders. The Housing Department will also work with several other City departments to jointly plan, implement and evaluate the CDBG, HOME and ESG program activities.

The Strategic Plan is the centerpiece of the Consolidated Plan. The Consolidated Plan describes:

- ❖ General priorities for assisting households;
- ❖ Programs to assist those households in need; and
- ❖ Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- ❖ Anti-poverty strategy;
- ❖ Lead-based paint hazard reduction;
- ❖ Reduction of barriers to affordable housing; and
- ❖ Institutional Structure/Coordination among agencies.

Strategic Plan

The City of Pasadena has developed twelve (12) plan objectives that represent high priority needs for the community. These objectives will serve as the basis for implementing and administering entitlement funds for the next five program years. The objectives for the City of Pasadena's Five-Year (2020-2024) Consolidated Plan are to:

Plan Objectives:

- ❖ Improve the quality of existing housing stock to support community and neighborhood stability.
- ❖ Expand the number of affordable rental units available to low- and moderate-income households.
- ❖ Increase homeownership opportunities for low- and moderate-income households.
- ❖ Expand homeless prevention and intervention services.
- ❖ Increase availability of supportive services to special populations (i.e. seniors, disabled persons, at-risk youth, person living with HIV/AIDS, veterans).
- ❖ Support programs that provide services to low- and moderate-income households.
- ❖ Support capital improvement and financial assistance activities for small business development.
- ❖ Increase employment opportunities through business creation, expansion and technical assistance.
- ❖ Improve accessibility of programs that provide services to low- and moderate-income households.
- ❖ Support renovation and rehabilitation of facilities that provide access to community services for low- and moderate-income households.
- ❖ Improve the infrastructure in low- and moderate-income neighborhoods.
- ❖ Support financial assistance activities for low-moderate income households to create investment opportunities.

Strategic Plan

The Notice of Federal Availability (NOFA) used for grant availability announcements will incorporate the Consolidated Plan objectives into the evaluation process for award determination. Housing, public services, facility, and infrastructure improvements will target areas of low-moderate income people through the use of scoring preferences. In addition, the City will enforce Section 3 federal requirements to create contracting and hiring opportunities for LMI households.

Outcomes

The three (3) outcomes listed below reflect what the City of Pasadena seeks to achieve by funding activities that benefit low/moderate income (LMI) people. The outcomes are as follows:

- **Availability/Accessibility** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities. In this category, accessibility does not refer to only physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
- **Affordability** This outcome category applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit LMI households.
- **Sustainability** This outcome category applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of LMI or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Strategic Plan

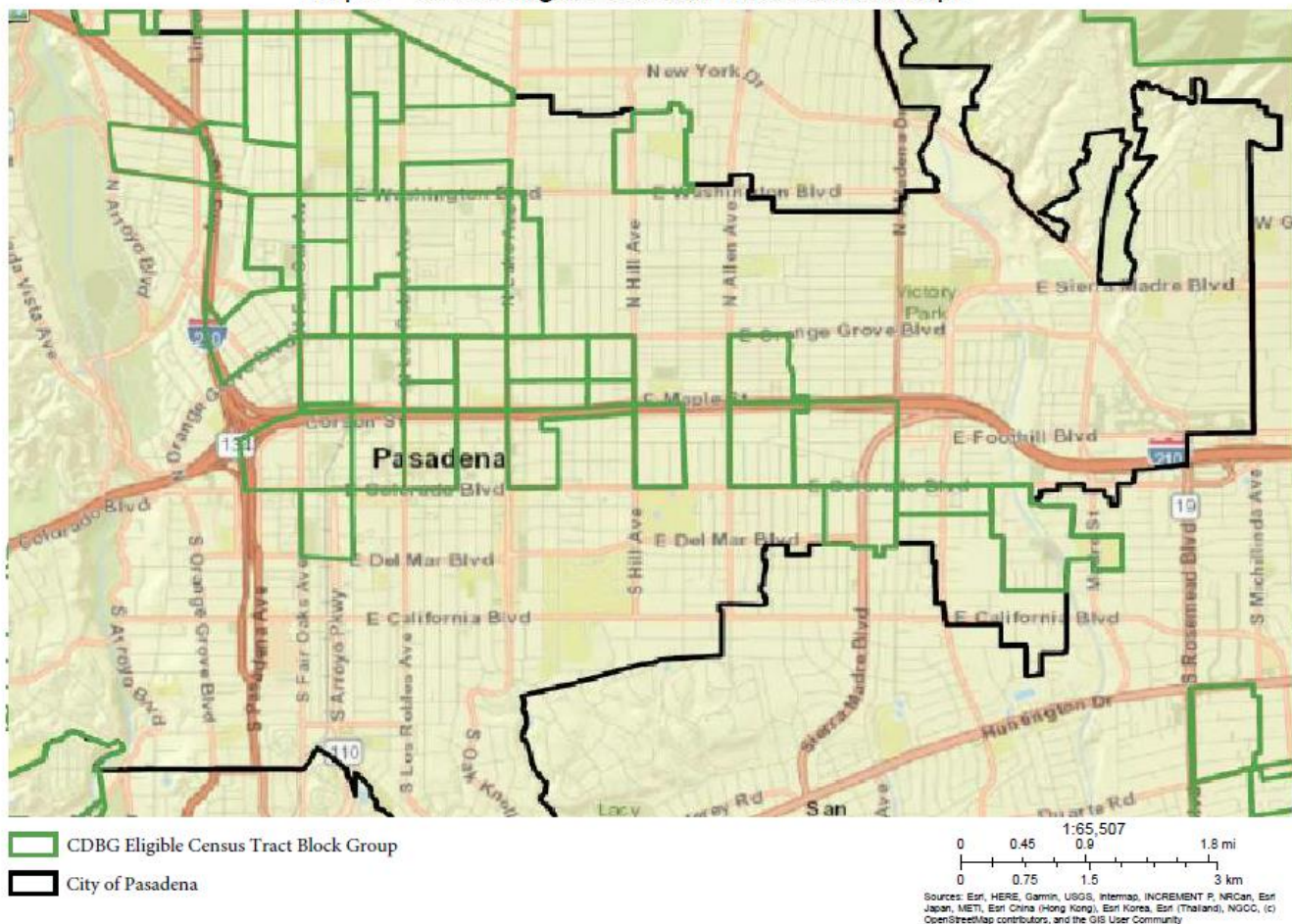
SP-10 GEOGRAPHIC PRIORITIES

Geographic Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; specifically housing and investment opportunities to neighborhoods where over 51% of the census tract earns less than 50% AMI. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility.

Map 2 – CDBG Eligible Census Tract Block Groups
Map 2 - CDBG Eligible Census Tract Block Groups -



Strategic Plan

SP-25 PRIORITY NEEDS

Priority Needs

Table 51 – Five-Year Priority Needs

#	Priority Need Name	Priority Level	Population	Geographic Area Affected	Associated Goals	Description	Basis for Relative Priority
1	Affordable Housing	High	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental	City-wide	Housing	<p>Activities that create or improve residential units (single- or multi-family housing), as well as homeowner assistance, expansion of affordable housing, and infrastructure development specifically to support housing development.</p> <p>Expand the number of affordable rental units available to low- and moderate-income households.</p> <p>Increase investment opportunities for low- and moderate-income households.</p>	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
2	Homelessness	High	Extremely Low, Low, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Veterans, Victims of Domestic Violence, Unaccompanied Youth, Persons with HIV/AIDS and their Families	City-wide	Homeless Intervention and Prevention	<p>An activity that provides services exclusively to persons who are homeless or at risk of homelessness.</p>	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.

Strategic Plan

3	Non-Housing Community Development	High	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Victims of Domestic Violence	City-wide	Public Service	An activity that provides services to low income individuals/families or special needs groups.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
4	Non-Housing Community Development	High	Low to Moderate Income	Low to Moderate Income Areas	Public Facility Improvements	Activities that improve access to facilities, energy efficiency, as well as rehabilitation of a structure or facility that houses a public use.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
5	Non-Housing Community Development	High	Low-Moderate Income	Low to Moderate Income Areas	Infrastructure Improvements	Public improvements that support existing or future community development infrastructure which benefit an entire area or site.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.
6	Non-Housing Community Development	Low	Low to Moderate Income	City-wide	Economic Development	An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.	Feedback collected from community needs surveys, and quantitative data reported in the Needs Assessment and Housing Market Analysis served as the basis for priority need.

Strategic Plan

SP-30 INFLUENCE OF MARKET CONDITIONS

Influence of Market Conditions

Table 52 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The budget for Housing Assistance Payments (HAP) funds is limited to the availability of 1, 409. However, over 10,000 Pasadena households that earn less than 50% AMI cannot afford housing in the City.
TBRA for Non-Homeless Special Needs	Over-housed families have created inefficiencies with in the affordable housing structure of Pasadena. Some 15 families have been identified as being over-house. Over-house is when a small family household (1 -2 persons) occupies a 2 or 3 bedroom unit sized for larger families.
New Unit Production	Cost of land; cost of infrastructure improvements required for development of land related to New Unit Production; impact fees, including school fees, transportation fees, parks, etc.; and construction requirements (e.g., seismic standards, Green building codes, accessibility standards, etc.); and general economic conditions, including income and employment levels and market interest rates.
Rehabilitation	General economic conditions, including income and employment levels as factors which affect whether homeowners repair their homes or move; and market interest rates. CDBG and HOME funds can be used.
Acquisition, including preservation	Same as for New Unit Production & Rehabilitation.

Strategic Plan

SP-35 ANTICIPATED RESOURCES

Introduction

The following table outlines the annual allocations for CDBG, HOME, and ESG that the City anticipates having available during the 2020-2024 period covered by this Consolidated Plan. After the drastic 40% cuts during the Great Recession of the 2010-2014 period, the recovery and expansion of the economy allowed for increases of over 14% by the end of the 2015-2019 reporting period. The 2020-2024 reporting period will begin with a rather large influx of entitlement funding from the CARES Act utilized to combat the COVID-19 pandemic. The City anticipates ESG and CDBG entitlements to increase 3% annually during the reporting period, while HOME funds are expected to stay relatively flat at 1% annual increase. This table does not take into consideration program income that may be received during the plan period.

Table 53 – Anticipated 2020-2024 Allocations

Source	PY20	PY21	PY22	PY23	PY24	Total
CDBG	\$ 2,095,319	\$ 2,158,179	\$ 2,222,924	\$ 2,289,612	\$ 2,358,300	\$ 11,124,333
HOME	\$ 834,537	\$ 842,882	\$ 851,311	\$ 859,824	\$ 868,423	\$ 4,256,977
ESG	\$ 176,398	\$ 181,690	\$ 187,141	\$ 192,755	\$ 198,538	\$ 936,521
TOTAL	\$ 3,106,254	\$3,182,751	\$3,261,376	\$3,342,191	\$3,425,260	\$ 16,317,831

The City anticipates to receive over \$4 million in ESG-CV and CDBG-CV funding to prevent, prepare for, and respond to coronavirus.

The jurisdiction may elect to utilize Low-Income Housing Tax Credits and the State of California's housing programs to support housing development, such as CalHome, and the Affordable Housing Sustainable Communities Program. Other resources that may be used include County of Los Angeles, City of Los Angeles, City General Funds, as well as program income.

Strategic Plan

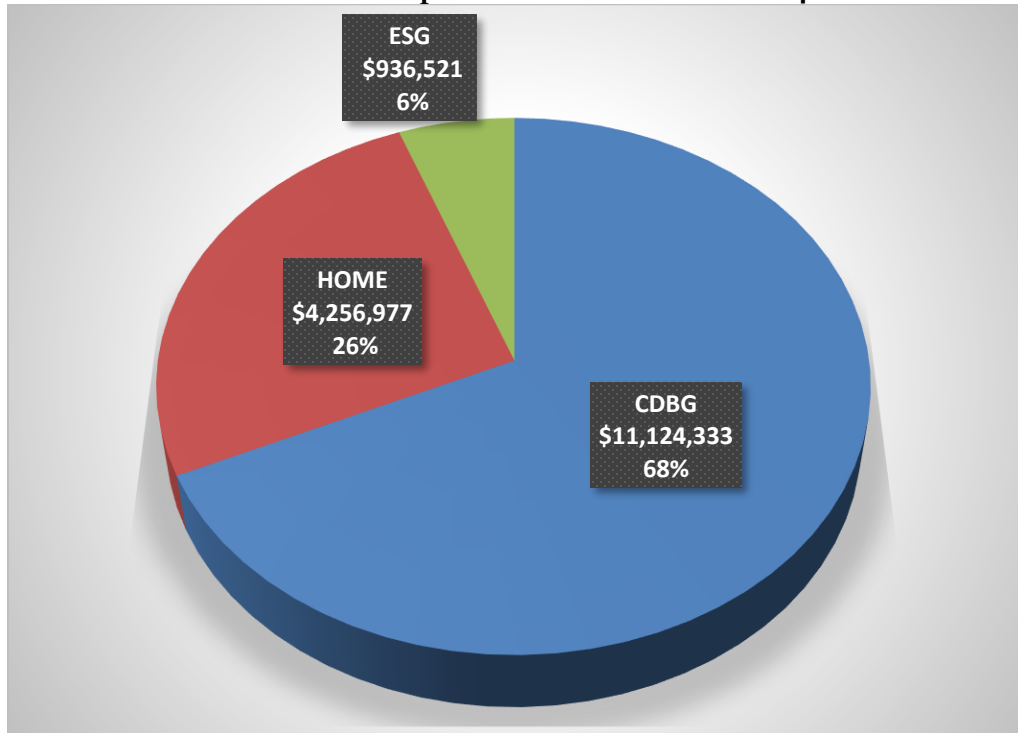
Anticipated Resources

Table 54 - Five-Year Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Federal	<ul style="list-style-type: none"> - Admin and Planning - Housing Rehabilitation - Public Facility & Infrastructure Improvements - Public Services - Economic Development 	\$2,095,319	\$200,000	\$297,764	\$2,593,083	\$9,029,014	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.
HOME	Federal	<ul style="list-style-type: none"> - Homeowner Rehabilitation - Multifamily rental new construction - TBRA 	\$834,537	\$0	\$0	\$834,537	\$3,422,440	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 home buyer financing, and rental assistance.
ESG	Federal	<ul style="list-style-type: none"> - Overnight shelter - Rapid re-housing (rental assistance) - Outreach 	\$176,398	\$0	\$20,000	\$196,398	\$760,267	A formula -based program that allocates funds to states, metropolitan cities, and urban counties to support emergency shelters for homeless individuals and families.

Strategic Plan

Chart 2 – Anticipated Resources for 2020-2024



Non-entitlement Funds:

The City has over 1,400 Section 8 Housing Choice Vouchers (HCV) for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market, in addition to Veteran Affairs Supportive Housing (VASH) vouchers for veterans.

The City of Pasadena acts as the collaborative applicant and lead agency for the Pasadena Continuum of Care (CoC). The City receives federal funding through HUD's annual CoC program and directly administers approximately 75 housing vouchers through the Shelter Plus Care (S+C) program where people experiencing homelessness receive rental assistance and supportive services. The City also receives funding for homeless services directly through Los Angeles County for specified Measure H initiatives and through the State of California for the Homeless Emergency Aid Program (HEAP), California Emergency Solutions and Housing Program (CESH) and Homeless Housing, Assistance and Prevention Program (HHAP). The City receives 15 HOPWA vouchers for tenant-based rental assistance through a contract with the City of Los Angeles Housing & Community Investment Department. The vouchers are for persons who are living with HIV/AIDS.

The Pasadena Assistance Fund (PAF) is an endowment managed by the Pasadena Community Foundation. These funds are granted out to local human services agencies that provide supportive services to the Pasadena community.

Strategic Plan

Inclusionary Housing Trust Funds are generated under the City's Inclusionary housing ordinance when a developer opts to pay a fee in lieu of providing affordable housing within their market rate housing development.

Housing Successor Funds are program income generated from the repayment of affordable housing project and homebuyer loans that were originated by the City's former redevelopment agency.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost effective projects.

HOME Match

The primary sources of matching funds will be: a) Inclusionary Housing Trust Funds which are generated from the City's Inclusionary Housing Ordinance; and b) Housing Successor Funds, which are program income funds generated from the repayment of housing loans made by the City's former redevelopment agency.

ESG Match

ESG Match is provided by the non-profit sub-recipient agencies. The source of these funds is unrestricted agency funds received or County Measure H funds. Funds utilized by the City of Pasadena are matched with City general funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns a development site, referred to as "Heritage Square South", located at 19 E. Orange Grove Blvd. through 750 N. Fair Oaks Ave. The property has been designated by the State as a Housing Asset and, as such, is to be developed primarily with affordable housing. The City also owns an office building located at 1015 N. Lake Ave. that will be renovated into a neighborhood facility non-profit resource center providing public services.

Strategic Plan

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 55 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pasadena Department of Housing	Government	Lead Agency – HUD Entitlement Grants, PHA	Jurisdiction
City of Pasadena Public Works Department	Government	Capital Improvement Programs (CIP)	Jurisdiction
Pasadena Partnership to End Homelessness (Pasadena CoC)	Community Based Forum	CoC	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Pasadena’s Housing Department is the lead agency for the execution of this Consolidated Plan, and is also the lead agency responsible for the implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG). Each of these programs includes goals, objectives and outcomes that are evaluated on a periodic basis. Department staff serves as co-chairs to the Pasadena Housing and Homeless Network, and also serves on each of the network’s sub-committees. The Housing Department will continue to meet with other entities including, but not limited to, commissions and various business and community groups.

The strength of the delivery system is closely coordinated between the City, the Pasadena Housing Authority, the Northwest Commission, the Human Services Commission and other non-profits and for profit entities. Gaps in the delivery system are minimal and relate only to the lack of resources to implement needed activities or to expand programs rather than inadequate institutional capacity.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

The Pasadena CoC participates in a regional Coordinated Entry System (CES) and systematically keeps program staff up to date on the availability of, and changes to, existing services that are tailored to the needs of people experiencing homelessness and other mainstream resources that are available. Dissemination of available resources is a regular part of the bi-weekly CES meetings and quarterly Housing Committee meetings, and more often as needed.

Strategic Plan

Table 56 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system in Pasadena is predicated on the coordination of services through the Coordinated Entry System (CES). The CES covers 100% of the CoC's geographic area that includes outreach teams, 24/7 hotlines, and access points which ensures that people experiencing homelessness have equitable and timely access to resources. Partner agencies which do not serve as CES points of entry (i.e. law enforcement, mental health and education providers) are informed on how to refer people to get successfully connected to the system. Participants are not required to have a referral to access CES and can instead self-refer by calling in or going to CES-participating agencies that provide homeless services. Currently, population-specific VI-SPDAT assessment screens for special populations so that they can be quickly referred to appropriate resources, including, veterans, transitional-age youth (18-24) and people with HIV. Assessments provide a comprehensive score that is used to determine

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vulnerability and housing needs. Based on this score high acuity clients are prioritized for limited housing resources.

Chronically homeless: Slightly more than half (52%) of the City's homeless population is experiencing chronic homelessness. The Pasadena CoC uses the CES to identify and prioritize people with the greatest service needs and levels of vulnerability for limited housing resources, including people who are experiencing chronic homelessness. The priority order is based on acuity level, subpopulation (i.e., adults, families, and youth), acuity score range, length of time homeless, and, if applicable, high-risk determination from case conferencing. In accordance with HUD's notices, the CoC prioritizes permanent supportive housing resources to people who are experiencing chronic homelessness. Similarly, there is a Pasadena preference in place for supportive housing projects within the CoC's boundaries to ensure that people who are experiencing chronic homelessness in Pasadena are prioritized for local resources. Currently there are two projects in the pipeline within the CoC's jurisdiction that, when completed, will provide much needed housing to people experiencing chronic homelessness. One project will provide 70 units of permanent supportive housing to chronically homeless seniors and the other is expected to provide approximately 65 units of permanent supportive housing for chronically homeless adults and veterans. Increased efforts have also been made to engage our system partners such as law enforcement and the healthcare sector with the homeless services system to strengthen our cross-sector response and coordination of services for people who have experienced long or repeated episodes of homelessness.

Families with children: The CES for Families (CES-F): provides initial triage w/ a 24-hour central phone system that offers motel vouchers & connections to a Family Solutions Center for a VI-FSPDAT assessment within 3-5 days. Families can also be referred by providers directly through email. Once assessed, families are quickly referred to the most appropriate housing intervention. Housing navigators work w/ families to develop a housing plan that accommodates the family's needs & preferences while implementing a Housing First/low-barrier approach. ES, TH, & PH projects within the CoC do not deny admission to or separate family members when they enter shelter/housing. In order to ensure that families retain their housing, case managers connect them to mainstream & community resources such as income assistance, employment services, health care, mental health services, & substance use treatment. Case managers provide referrals & ensure that families participate in the process so that they will gain the knowledge & skills necessary to maintain the resources & navigate the system for any future needs.

Veterans: Veterans' needs are assessed with CES Survey including VI-SPDAT & HOMES questions. Referring homeless veterans to appropriate housing resources is accomplished by sharing the byname community-wide list of veterans across agencies that prioritize people eligible for VA housing programs; coordinating an interagency case conferencing group that meets bi-weekly to implement action plans for veterans on the list who are

Strategic Plan

eligible for VA services; assigning veterans to housing navigators who help identify housing, including bridge housing if needed; implementing a Housing First approach that moves veterans into permanent housing as quickly as possible with appropriate levels of services; and ensuring connections to employment and legal services if needed. Veterans with highest acuity are referred to HUD-VASH for PSH, moderate acuity to SSVF for RRH and homelessness prevention, and lower acuity to other community resources. Veterans ineligible for VA services are assigned to housing navigators who help with other community services. The CoC has an MOU with a veteran service agency to prioritize referrals to CoC Rental Assistance programs for non-VASH eligible vets

Unaccompanied youth: While the number of homeless youth in Pasadena remains low and stable, the CoC maintains its efforts to coordinate a comprehensive continuum of services for youth experiencing homelessness. The CoC increased its availability of housing and services for all youth experiencing homelessness by allocating Federal ESG and County Measure H funding to youth-specific programs. Between these sources, the CoC committed nearly \$230,000 to significantly grow the number of youth RRH beds. Additionally, the CoC provides PSH for chronically homeless youth through a partnership between the lead youth service provider and the City of Pasadena, combining CoC-funded TBRA with county-funded intensive supportive services. Through a County DMH grant, the CoC's Public Health Department now operates a TAY drop-in center which has increased the availability of supportive services, including case management, counseling, hygiene services, motel vouchers, and housing referrals. Pasadena City College also provides linkages to CES and motel vouchers for their students experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strategy for overcoming gaps in the institutional structure and service delivery system is to continue to strengthen the existing service providers and expand their individual coverage areas, and to also work closely with the non-profit and faith-based housing providers to construct appropriate and affordable housing for those persons with priority needs.

The City of Pasadena is dedicated to the development and implementation of quality, value-based programs and funding to address the needs of the community.

Collaborative efforts include:

- ❖ Researching funding sources to leverage CDBG/HOME/ESG funds

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- ❖ Pursuing state and federal grants and foundation grants to leverage CDBG/HOME/ESG funds
- ❖ Coordinating with the Continuum of Care for strategic planning to combat homelessness
- ❖ Coordinating directly with Los Angeles County to receive and administer Measure H funding for predetermined strategies to combat homelessness
- ❖ Facilitating interdepartmental coordination with the City's Public Health and Police Department to enhance service provision and strategic allocation of resources
- ❖ Attending informational meetings with collaborative stakeholders concerning programs and projects benefiting low- and moderate-income persons
- ❖ Building staff capacity for the City and sub-recipients to better serve the community
- ❖ Strengthening regional efforts to provide services/housing for homeless and at-risk households
- ❖ Establishing closer working relationship with agencies dealing with homelessness and special needs housing

Strategic Plan

SP-45 GOALS SUMMARY

Goals Summary Information

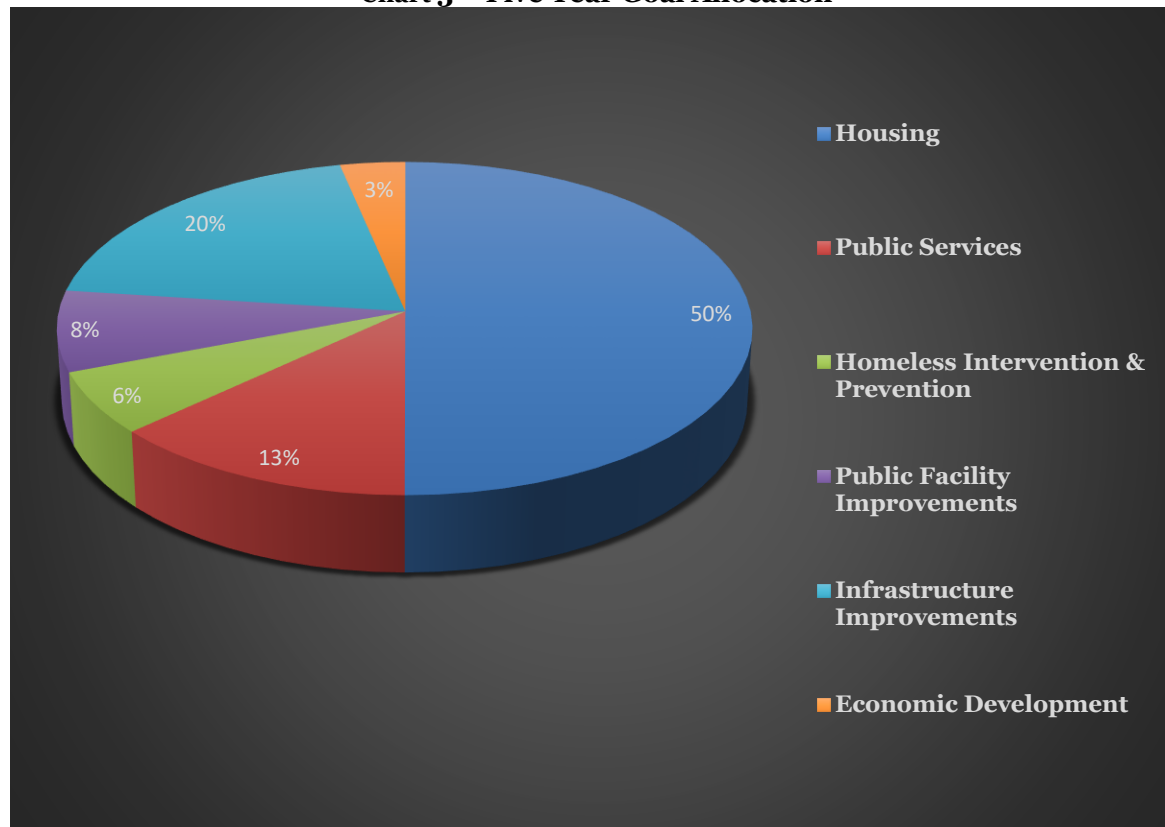
Table 57 – Five Year Goal Summary

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	City-Wide	Outcome: Affordability & Sustainability	HOME: \$4,125,000 CDBG: 2,250,000	Tenant-Based Rental Assistance: 30 Households Homeowner Housing Rehabilitated: 60 Housing Units Rental Units Rehabilitated: 8 Housing Units
2	Public Services	2020	2024	Non-Housing Community Development	City-Wide	Outcome: Availability/ Accessibility	CDBG: \$1,668,650	Public service activities other than low/moderate income housing benefit: 1,250 Persons Assisted
3	Homeless Intervention and Prevention	2020	2024	Homeless	City-Wide	Outcome: Availability/ Accessibility	ESG: \$775,000	Homeless Person Overnight Shelter: 1250 Persons Assisted Homelessness Prevention: 150 Persons Assisted
4	Public Facility Improvements	2020	2024	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/ Accessibility	CDBG: \$1,000,000	Public Facility Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted

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Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infrastructure Improvements	2020	2024	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/Accessibility	CDBG: \$2,500,000	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75,000 Persons Assisted
6	Economic Development	2020	2024	Non-Housing Community Development	City-Wide	Outcome: Sustainability	CDBG: \$425,000	Business Assisted: 40 Micro-Enterprises

Chart 3 – Five Year Goal Allocation



Strategic Plan

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

The City of Pasadena Housing Department does not have any public housing units under its jurisdiction. According to ACS 2018 estimates, 10.2% of Pasadena's population is disabled. There is a need to increase the number of accessible units.

Activities to Increase Resident Involvement:

The City of Pasadena Housing Department has developed a Resident Advisory Board (RAB), which consist of all the Housing Choice Voucher (HCV). At least once a year, RAB meetings are conducted to allow program participants the opportunity to be actively involved in the planning, programming, and implementation of Pasadena's rental assistance program activities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Strategic Plan

SP-55 BARRIER TO AFFORDABLE HOUSING

Strategy to Remove or Ameliorate the Barriers to Affordable Housing:

As discussed in MA-40 of the Market Analysis, the Analysis of Impediments (AI) identified six (6) barriers to affordable housing along with strategies to address the cause. The City will make the following efforts to each barrier:

1. Land Use and Zoning

- Amend the City's Housing Code to be consistent with the Zoning Code regarding the definition of family.
- Amend the Zoning Code to address the following:
 - Low Barrier Navigation Center (AB 101)
 - Supportive Housing (AB 2162)
 - Emergency and Transitional Housing (AB 139)
 - Density Bonus for 100% Affordable Housing (AB 1763)
 - Accessory Dwelling Units (ABs 68, 671, 881, and 587, and SB 13, and others)

2. Development Standards

- Pursuant to SB 330, evaluate the City's development and design standards to ensure objective standards are established.
- Provide outreach and education to developers, contractors, architects, and business owners to provide information on how to incorporate sustainability in project design.
- Continue to provide options for reduced parking as an incentive for development of affordable, special needs, and transit-oriented housing.
- Continue to implement the Affordable Housing Density Bonus program.
- Continue to facilitate and encourage the broadest range of housing types.

3. Housing Accessibility

- Amend the Zoning Code to address the following:
 - Supportive Housing (AB 2162)
 - Emergency and Transitional Housing (AB 139)
- Continue to provide options for reduced parking as an incentive for development of affordable, special needs, and transit-oriented housing.

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- Implement the Reasonable Accommodation ordinance. Periodically analyze the City's process to identify any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take corrective measures.
- Continue to promote unit listings by landlords at pasadenahousingsearch.com, which includes information about accessibility, and expand public awareness of the free site.
- Work with the Housing Rights Center to conduct educational outreach to landlords regarding disability and fair housing.

4. Racial Concentration and Linguistic Isolation

- Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives.
- The City will continue to expand its housing stock to accommodate a range of housing options and income levels.
- Provide information on housing services and programs will be made available in multiple languages to the extent feasible.

5. Fair Housing Outreach

- Publicize fair housing events and program information more prominently on City website and at public locations.
- Publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions.
- Expand methods of outreach and education, especially through social media.
- Update the 2013-2021 Housing Element to comply with the new Housing Element requirement -Affirmatively Furthering Fair Housing (AB 686)
 - Incorporate findings of this AI in the Housing Element.
 - Include a program in to address fair housing issues identified.

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6. Persons with Disabilities

- Work with the fair housing service providers to educate landlords and tenants on the reasonable accommodations process in order to reduce the confusion surrounding this issue.

Strategic Plan

SP-6o HOMELESSNESS STRATEGY

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs is accomplished through street outreach, engagement, and assessment.

Pasadena currently has eight distinct street outreach teams which collectively cover 100% of the CoC's geographic area with the primary goal of quickly identifying & engaging all people experiencing unsheltered homelessness. These groups meet monthly to discuss opportunities for continued coordination and improvement of service delivery. Three street outreach teams have dedicated, 40 hour full-time schedules and the remaining have standing weekly scheduled days/times of operation. Collectively, the street outreach network consists of housing navigators, mental health clinicians, substance use specialists, street-based nurses, persons with lived experience, generalists, police officers, and a firefighter. This multifaceted collaboration effectively engages with and provides for those with unmet housing, physical, and mental health needs. Street outreach teams work closely with the Coordinated Entry System (CES), which provides standardized assessment and housing placement for all homeless populations.

Street outreach teams target known hotspots such as parks, libraries, churches, Metro stations, the emergency room, and encampments to connect participants to supportive services and housing resources. Outreach is conducted more frequently to "hidden" areas (i.e. freeway embankments) to ensure that all people experiencing homelessness in the CoC are identified and continue to be engaged. Street outreach teams intently work to engage people experiencing homelessness that are least likely to request assistance. The teams administer the VI-SPDAT on the street to enter all individuals into CES and facilitate the connection to permanent housing resources.

Addressing the emergency and transitional housing needs of homeless persons

The Pasadena Partnership to End Homelessness has adopted a Housing First and Rapid Rehousing approach to help people experiencing homelessness (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living. Thus, there is a commitment to target future resources towards short-term, medium-term, and long term rental assistance. However, existing shelter and transitional housing beds will be maximized as much as possible.

As encouraged by HUD, the Pasadena Partnership to End Homelessness focuses on Systems Performance Measures to measure outcomes and progress on a systems level.

Strategic Plan

Utilizing these measures to track progress helps to maximize existing shelter and transitional housing beds. Maximization includes shortening the length of stay by focusing on locating rental housing, lease negotiation, assisting households with completing applications and preparing for interviews with landlords, and help with moving. Maximization also includes helping households maintain their housing through case management and supportive services when needed which includes activities that help with circumstances that may impede access to housing such as poor credit history, legal issues, and inability to negotiate manageable and appropriate lease agreements with landlords and availability to resolve housing-related crises should they occur through home visits and communication with landlord.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Housing First

The Housing First approach focuses on providing housing as quickly as possible and then providing services as needed. Once a household obtains housing, a variety of services are offered following housing placement in order to help households maintain their housing. Such services are time-limited or long-term depending upon the household's need. Housing is not contingent on compliance with services. However, participants must comply with a standard lease agreement. Assistance also includes locating rental housing, relationship development with private market landlords, and lease negotiation and home-based case management which can also be time-limited or long-term depending upon the willingness and needs of the household.

Rapid Re-Housing

The rapid re-housing approach provides help with finding housing and troubleshooting barriers that prevent access to permanent housing.

Housing identification services are offered that helps households find appropriate housing, contacting and recruiting landlords to provide housing opportunities for individuals and families experiencing homelessness, addressing potential barriers to

Strategic Plan

landlord participation such as concern about short-term nature of rental assistance and tenant qualifications.

Rapid rehousing also involves a variety of assistance that includes: short-term or medium-term rental assistance and housing relocation and stabilization services which may include mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

Case management includes 1) on-site and off-site supportive services such as employment counseling, health care, mental health care, and access to various mainstream resources; 2) activities that help with circumstances that may impede access to housing such as poor credit history, legal issues, and inability to negotiate manageable and appropriate lease agreements with landlords; and 3) availability to resolve housing-related crises should they occur through home visits and communication with landlord.

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SP-65 LEAD-BASED PAINT HAZARDS

Actions to address LBP hazards and increase access to housing without LBP hazards

The reduction of Lead Based Paint (LBP) hazards in the City's housing stock is an annual objective in Pasadena. As a part of its HOME & CDBG funded single-family rehabilitation programs, lead tests and clearance are performed as part of each housing activity. One of the first procedures of the rehabilitation programs is to have certified Lead Based Paint (LBP) inspectors and risk assessors perform inspections and assessments on all properties built prior to January 1st, 1978 to test for lead. When any units test positive for lead, certified contractors are hired for remediation and abatement of the lead. Occupants are not allowed back into the unit until the unit has been completely remediated.

The city also takes steps to educate all recipients of HOME and CDBG funds on the hazards and dangers of lead based paint. The City of Pasadena distributes the pamphlet *Protect Your Family From Lead Based Paint* to all of its program recipients. This pamphlet informs homeowners how to prevent lead from becoming a health concern in the home.

Since 1992 the Pasadena Public Health Department has worked to identify children with elevated blood levels. The City's Public Health Department implements a lead-based paint (LBP) hazard program for the City's assisted housing. The goals of the LBP program are:

- 1) An informed public able to protect children from lead exposures.
- 2) Strong infrastructure and partnerships with local government agencies, community organizations and the private sector to prevent lead exposure.
- 3) A system to appropriately screen all Pasadena children for lead poisoning.
- 4) Prompt identification and treatment for lead-poisoned children and environments.
- 5) Knowledgeable medical provider community conscientious in their legal responsibility to counsel and screen children in their practices for lead poisoning.

As a result of the programs goals, the following program activities are conducted to address the issues of lead-based hazards:

- 1) Community Service Representatives educate organizations, parent groups and caregivers sites about lead poisoning prevention.
- 2) Public Health Nurses provide case management for children and their families affected by lead poisoning.

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- 3) Environmental Health Specialists identify sources of lead poisoning through sampling and testing, provide advice on lead-safe painting and remodeling, and enforce ordinances for lead safe work.
- 4) In addition to working directly with those at risk for lead poisoning, the program also provides information and assistance to primary care providers who care for children.

How are the actions listed above related to the extent of lead poisoning and hazards?

Workers are trained how to protect themselves when working in a property that is presumed or known to have lead-based painted surfaces. They also know how to reduce or prevent an accumulation of lead-based paint dust so as not to harm the residents when they return to the home or are in the home while the rehabilitation is proceeding.

The pamphlet educates the residents how to clean or when not to disturb lead-painted surfaces so that they are safe or safer in their home. It educates them that lead is found in other sources such as lead-soldered pipes or soil around the home. The homeowners copy of the scope of work performed can be his/her record of abatement when selling the home or having additional work done.

How are the actions listed above integrated into housing policies and procedures?

The City considers improving and maintaining its affordable housing stock a priority. LBP awareness and abatement will be fully integrated by the City into its assisted housing programs. Each tenant, landlord and property owner will be informed of the dangers, symptoms, testing, treatment and prevention of LBP poisoning. LBP hazard stabilization or abatement will be provided in each and every rehabilitation project. Adherence to Federal guidelines for reduction activities with LBP is provided for in every federally funded rehabilitation loan.

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SP-70 ANTI-POVERTY STRATEGY

The City of Pasadena will strive to utilize the entire 15% allowable for CDBG public service activities. These public services historically included youth support & development programs and senior engagement programs.

The City's goal is to reduce the number of households with incomes below the poverty level. The key components to the anti-poverty strategy will include:

- Collaborate with other public agencies to implement programs designed to provide opportunities of investment and/or employment to low and moderate income people; and
- Provide employment and training opportunities by ensuring compliance with Section 3 federal requirements.

Section 3 Federal Requirements

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968. Found under 24 CFR Part 135, the purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with Federal, State, and local laws and regulations, be directed to low- and very low-income persons.

All procurement opportunities funded through ESG, HOME, and CDBG will include preferences for businesses who qualify as a Section 3 Business Concern. All construction projects over \$100,000 will require Section 3 compliance. A Section 3 resident is a public housing resident or an individual who earns less than 80% AMI. A Section 3 business concern is a business:

- A. That is 51% or more owned by Section 3 residents; or
- B. Whose permanent, full-time employees includes persons, at least 30% of whom are currently Section 3 residents, or within 3 years of the date of first employment with the business were Section 3 residents; or
- C. That provides evidence of a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to businesses that meet the qualifications set forth in A. and B. above.

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SP-8o MONITORING

The City will continue to use various administrative mechanisms to track and monitor the progress of HUD-funded project

s that are under its control and jurisdiction. The goal is to ensure that consolidated plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals of the City is to provide technical assistance, identify deficiencies and promote corrections in order to improve, reinforce or augment the City's Consolidated Plan performance.

The City will monitor all CDBG, HOME, and ESG subrecipient activities as required by HUD in accordance with the agreement between the agencies and the City, and as required by CDBG, HOME, and ESG regulations. Subrecipients are required to submit program and financial reports to facilitate monitoring. Annual monitoring includes ensuring that the subrecipients comply with the terms of their agreements including income and client eligibility, reporting requirements and timeliness. Staff will utilize both “desk-monitoring” and internal/on-site monitoring to assess the quality of the program performance over the duration of the agreement. Other efforts will include ongoing communication with subrecipients through the provision of on-site and virtual technical assistance when requested. In addition, frequent communications via e-mail and verbal, written communications, analysis of reports, annual audits (where applicable), and administrative and environmental guidance by City staff will be made.

SECTION V
ANNUAL ACTION
PLAN

Annual Action Plan

AP-15 EXPECTED RESOURCES

Introduction

The following table outlines the resources of \$3,798,116 which include CDBG, HOME, and ESG that the City anticipates having available during the 2020-2021 period covered by this Annual Action Plan. It is followed by narratives about other resources these funds will leverage.

Table 58 – Program Year 2020 CDBG Budget Priorities

CDBG Program Year 2020 Annual Budgetary Priorities		
PY2020-21 Budget	\$2,593,083	
Administration	18%	\$459,064
Public Services	13%	\$344,298
Non-Public Service	58%	\$1,491,957
Urgent Need	11%	\$297,764

Table 59 – Program Year 2020 ESG Budget Priorities

ESG Program Year 2020 Annual Budgetary Priorities		
PY2020-21 Budget	\$196,398	
Administration	17%	\$33,230
Emergency Shelter	13%	\$25,000
Street Outreach	41%	\$80,838
Homeless Prevention	29%	\$57,330

Table 60 – Program Year 2020 HOME Budget Priorities

HOME Program Year 2020 Annual Budgetary Priorities		
PY2020-21 Budget	\$1,008,635	
Administration	8%	\$83,454
CHDO Reserves	12%	\$125,181
Affordable Housing	79%	\$800,000

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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The jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost effective projects.

HOME Match

The primary sources of matching funds will be: a) Inclusionary Housing Trust Funds which are generated from the City's Inclusionary Housing Ordinance; and b) Housing Successor Funds, which are program income funds generated from the repayment of housing loans made by the City's former redevelopment agency.

ESG Match

ESG Match is provided by the non-profit sub-recipient agencies. The source of these funds is unrestricted agency funds or County Measure H funds. Funds utilized by the City of Pasadena are matched with City general funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City owns a development site, referred to as "Heritage Square South", located at 19 E. Orange Grove Blvd. through 750 N. Fair Oaks Ave. The property has been designated by the State as a Housing Asset and, as such, is to be developed primarily with affordable housing. On June 26, 2020, the City and developer BRIDGE Housing Corp. entered into an agreement to develop the site with a mixed-use project, which includes a 70-unit permanent supportive housing project for very low-income seniors.

The City also owns an office building located at 1015 N. Lake Ave. that will be renovated into a neighborhood facility non-profit resource center providing public services.

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Table 61 - Year One Anticipated Funding Availability

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Federal	<ul style="list-style-type: none"> - Admin and Planning - Housing Rehabilitation - Public Facility & Infrastructure Improvements - Public Services - Economic Development 	\$2,095,319	\$200,000	\$297,764	\$2,593,083	\$9,029,014	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.
HOME	Federal	<ul style="list-style-type: none"> - Homeowner Rehabilitation - TBRA 	\$834,537	\$0	\$174,097	\$1,008,635	\$3,422,440	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 home buyer financing, and rental assistance.
ESG	Federal	<ul style="list-style-type: none"> - Overnight shelter - Rapid re-housing 	\$176,398	\$0	\$20,000	\$196,398	\$760,267	A formula -based program that allocates funds to states, metropolitan cities, and urban counties to support emergency shelters for homeless individuals and families.

Annual Action Plan

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Table 62 – Year One Goals Summary

Sort Order	Goal	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2020	2021	Affordable Housing Non-Homeless Special Needs	City-Wide	Outcome: Affordability & Sustainability	HOME: \$800,000 CDBG: \$450,000	Tenant-Based Rental Assistance: 6 Households Homeowner Housing Rehabilitated: 13 Housing Units
2	Public Services	2020	2021	Non-Housing Community Development	City-Wide	Outcome: Availability/ Accessibility	CDBG: \$319,019	Public service activities other than low/moderate income housing benefit: 250 Persons Assisted
3	Homeless Intervention and Prevention	2020	2021	Homeless	City-Wide	Outcome: Availability/ Accessibility	ESG: \$156,398	Homeless Person Overnight Shelter: 250 Persons Assisted Homelessness Prevention: 40 Persons Assisted
4	Infrastructure Improvements	2020	2021	Non-Housing Community Development	CDBG Eligible Census Tracts	Outcome: Availability/ Accessibility	CDBG: \$500,000	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted
5	Economic Development	2020	2021	Non-Housing Community Development	City-Wide	Outcome: Sustainability	CDBG: \$425,000	Business Assisted: 40 Micro-Enterprises

Annual Action Plan

Goal Descriptions

Table 63 – Goal Descriptions

Goal Name	Goal Description
Housing	An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as rehabilitation, affordable housing expansion/preservation, and development.
Public Services	An activity that provide services to individuals and/or households.
Homeless Intervention and Prevention	Activities that provide services exclusively to persons who are homeless or at risk of homelessness.
Public Facility Improvements	The construction or rehabilitation of a structure or facility that houses a public use.
Infrastructure Improvements	Public improvements that support existing or future community development which benefit an entire area or site.
Economic Development	An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services.

Annual Action Plan

AP-35 PROJECTS

Introduction

The following a preliminary list of project to be funded in program year 2015-2016:

Projects

Table 64 - Year One Project Information

#	Project Name
1	Administration
2	Public Services
3	Housing - Rehabilitation
4	Public Improvements
5	Business Economics
6	Section 108
7	Rental Housing Construction/Preservation
8	Affordable Housing
9	ESG 2020

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG

The CDBG Program offers local government, along with citizen participation, the opportunity to fund certain projects, programs and/or public services provided that they meet one of the following required national objectives:

- Benefit low/moderate-income (LMI) persons, OR
- Prevent or eliminate slums and blight, OR
- Meet an urgent need.

CDBG funds were allocated using a competitive Request for Proposal (RFP) process to ensure that national objectives are met. The RFP process incorporates an evaluation based on a scoring matrix which ranks proposal on: 1) project description & activity scope; 2) service benefit; 3) outcomes; 4) administrative capacity; and 5) budget & cost narrative.

HOME

Seventy-five percent (75%) of the HOME Program Year 2020-2021 entitlement amount is allocated for rehabilitation and preservation (in addition to 15% for CHDO Reserves and 10% for program administration). The rehabilitation of housing and the preservation of affordable housing are key affordable housing objectives identified in the City's Housing Element.

Annual Action Plan

The proposed allocation priorities are intended to address the underserved housing needs of very low- and low-income households, a substantial percentage of which overpay for housing and/or live in substandard housing conditions.

ESG

The Pasadena CoC has identified Rapid Re-housing for families as a best practice and a prioritized need in its Housing Inventory Chart. Homeless Prevention is also a prioritized need as an effective method to keep households in housing. The Bad Weather Shelter program is funded as a hypothermia prevention program and a location to engage and assess and prioritize for housing a hard-to-reach chronically homeless population.

Obstacles to addressing underserved needs include the availability of affordable private market housing for persons exiting rapid re-housing assistance; and the unwillingness of landlords to accept households participating in short-term rental assistance programs, including homeless prevention and rapid re-housing. The City is working with the United Way of greater Los Angeles to develop a landlord engagement campaign. A pilot version targeting homeless veterans has recently been rolled out.

PROJECT SUMMARY

Project Summary Information

1	Project Name	Administration
	Description	The project will cover the administration of the CDBG program.
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	\$575,748
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Housing Department - CDBG Administration (\$408,664 CDBG) Housing Rights Center - Fair Housing Services (\$50,400 CDBG) Housing Department - HOME Administration (\$83,454 HOME) Housing Department - ESG Administration (\$13,230 ESG) Housing Department - HMIS Management (\$20,000 ESG)

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2	Project Name	Public Services
	Description	The project will cover activities that provide services to individuals and/or households.
	Goals Supported	Public Service
	Needs Addressed	Outcome: Availability/ Accessibility
	Funding	\$319,019 - CDBG
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate income housing benefit: 250 Persons Assisted
	Location Description	Citywide
	Planned Activities	Flintridge Center - Youth of Promise (\$96,624) PUSD - Student & Family Services (\$100,000) Rose Bowl Aquatics Center - Get in the Swim (\$36,387) Armenian Relief Society - Community Social Service (\$40,608) YWCA San Gabriel Valley - Healthy Aging & Community Engagement (\$45,400)

3	Project Name	Housing - Rehabilitation
	Description	The project will cover activities related to rehabilitation of single-family homes.
	Goals Supported	Housing
	Needs Addressed	Outcome: Affordability & Sustainability
	Funding	\$1,050,000
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 13 Housing Units
	Location Description	Citywide
	Planned Activities	Housing Department - PSFRR (\$450,000 CDBG) Housing Department - HOME Efficiency Loan Program (\$600,000 HOME)

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4	Project Name	Public Improvements
	Description	The project will cover activities related to infrastructure and public facility improvements.
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Outcome: Availability/Accessibility
	Funding	\$500,000 CDBG
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted
	Location Description	CDBG Eligible Census Tracts
	Planned Activities	Public Works Department - NW Sidewalk Improvements (\$500,000)

5	Project Name	Business Economics
	Description	The project will cover activities related to assistance to businesses.
	Goals Supported	Economic Development
	Needs Addressed	Outcome: Sustainability
	Funding	\$425,000 CDBG
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Business Assisted: 30 Micro-Enterprises
	Location Description	Citywide
	Planned Activities	Economic Development Division - Emergency Business Grant Program (\$425,000)

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6	Project Name	Section 108
	Description	The project will cover activities related to repayment of the \$6 million Section 108 loan used for Robinson Recreation Center.
	Goals Supported	n/a
	Needs Addressed	n/a
	Funding	\$440,000 CDBG
	Target Date	6/30/35
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	Finance Department - Section 108 Repayment (\$440,000)

7	Project Name	Rental Housing Construction/Preservation
	Description	The project will cover activities related to rental housing developments.
	Goals Supported	Housing
	Needs Addressed	Outcome: Affordability & Sustainability
	Funding	\$125,181 HOME
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Housing Department - CHDO Set-Aside (\$125,181)

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8	Project Name	Affordable Housing
	Description	The project will cover activities related to rental housing assistance.
	Goals Supported	Housing
	Needs Addressed	Outcome: Affordability
	Funding	\$200,000 HOME
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-Based Rental Assistance: 6 Households
	Location Description	Citywide
	Planned Activities	Housing Department - TBRA (\$200,000)

9	Project Name	ESG 2020
	Description	The project will cover activities related homelessness.
	Goals Supported	Homeless Intervention and Prevention
	Needs Addressed	Outcome: Availability/Accessibility
	Funding	\$163,168 ESG
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 250 Persons Assisted Homelessness Prevention: 40 Persons Assisted
	Location Description	Citywide
	Planned Activities	Friends In Deed - Homeless Prevention (\$57,330) Friends In Deed - Bad Weather Shelter (\$25,000) Housing Works - Mobile Integrated Service Team (\$80,838)

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AP-50 GEOGRAPHIC DISTRIBUTION

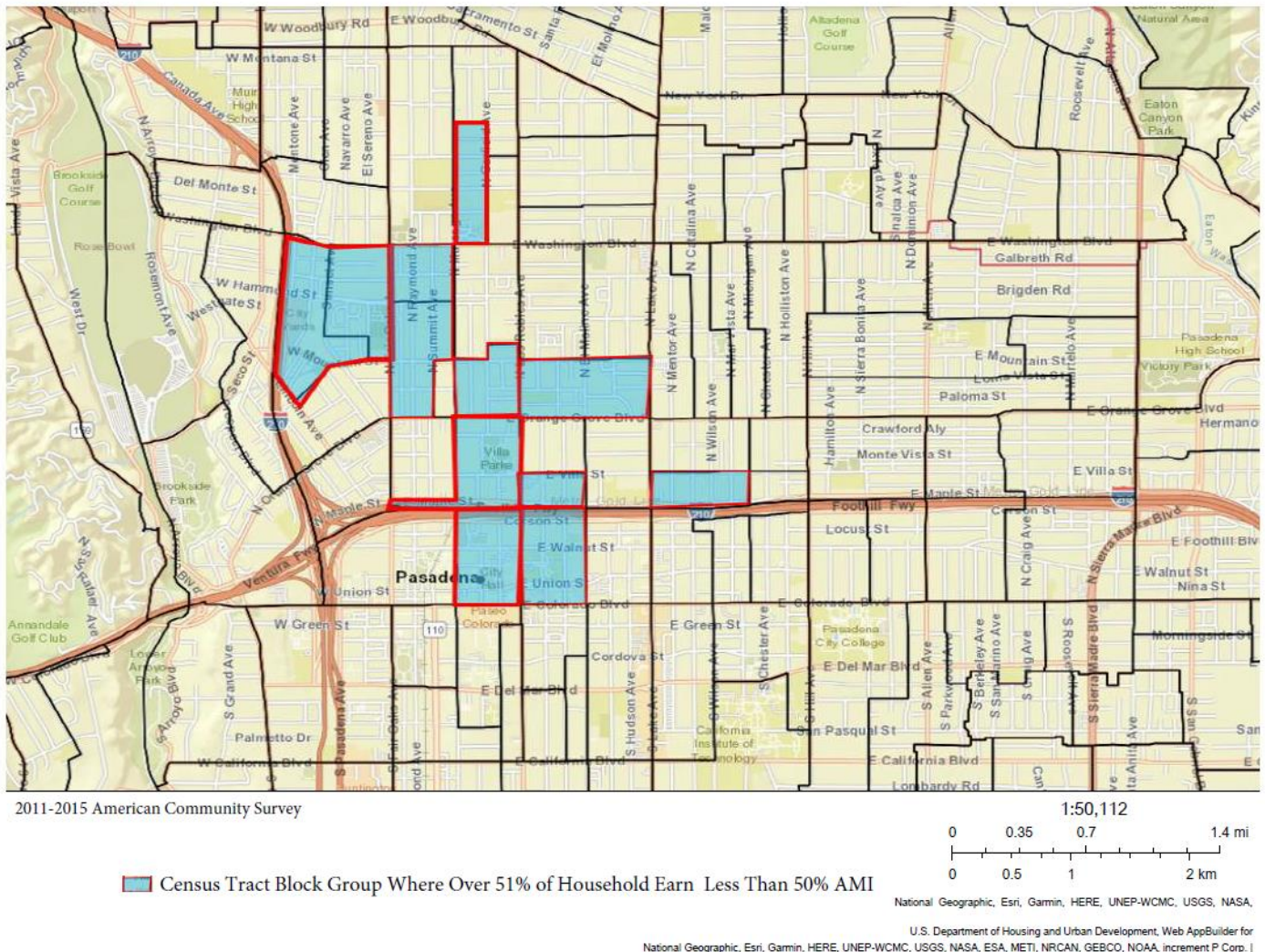
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG eligible LMI census tracts, Hispanic and African-American households are concentrated in the same area. The concentration is located in northwest Pasadena.

Rationale for the priorities for allocating investments geographically.

The City seeks to target federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts block groups. Specifically housing and investment opportunities to neighborhoods where over 51% of the census tract earns less than 50% AMI. These areas are where the most vulnerable residents live with higher cost burdens, and lower income.

Map 3 – Block Groups with >51% of Households Earn <50% AMI



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AP-55 AFFORDABLE HOUSING

Introduction

The tables below pertain specifically to HOME-funded affordable housing activities consisting of a Tenant-Based Rental Assistance (TBRA) program. The TBRA program will target over-housed households living in affordable housing units, and Pasadena residents on the Section 8 waiting list that earn below 60% AMI.

Table 65 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table 66 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	9

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AP-6o PUBLIC HOUSING

Introduction

The mission of the City of Pasadena Housing Department is the same as that of the Department of Housing and Urban Development (HUD): “To promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination.”

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.

Actions planned during the next year to address the needs to public housing

- Provide annual rental assistance for extremely low and low-income households.
- Promote a 95% Section 8 lease-up rate by utilizing an appropriate payment standard that enables families to rent units throughout the city.
- Promote and maintain continued participation by property owners in rental assistance programs.
- Support the General Plan goal of an inclusionary zoning ordinance that requires 15 percent of the total number of housing units in new developments to be affordable to extremely low, low or moderate income households.
- Support the established "in lieu fees" whereby developers are given the option to pay fees in lieu of providing a required number of below market-rate units.
- Pasadena will continue to administer its programs in a manner that reflects its commitment to building better lives and better neighborhoods while maintaining program integrity and compliance with all applicable Federal, State and local housing regulations.
- Continue to have our SEMAP scores rated PCDC a High Performer.
- Pasadena to continue to pursue participants that defaulted on their overpayment agreements. Continues to increase the level of resource committed to its Fraud

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detection and pursues remedies against participants who commit fraud and do not reimburse the agency relating to fraud.

- Pasadena will continue to provide information regarding housing opportunities through our printed listing and as well as at community outreaches. The briefing packet for the Section 8 participants are updated monthly, to include the most up to date federal, state and local information on fair housing and equal opportunity.
- Housing Mediation Program that provides the opportunity for local residents (tenants, owners, and managers) to resolve rental issues in an objective and constructive manner. These services are provided by the City through a contract with the Housing Rights Center (HRC). Free mediation services are available to foster early solutions to problems along with free phone consultations regarding Fair Housing issues.
- Continued participation by the Resident Advisory Board (RAB) to allow program participants to be actively involved in the planning, programming and implementation of Pasadena rental housing activities. The RAB ensures that appropriate actions are taken by the Pasadena to address the needs of program participants in their efforts to lease properties in the City.
- Utilizing the Project Based Assistance (PBA) program to induce property owners to participate and make rental housing available to low income families (Section 8 Housing Choice Voucher *Program participants*). Through PBA, Pasadena shall encourage the creation of new affordable housing units and maintain the continued affordability of existing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Pasadena Housing Department has developed a Resident Advisory Board (RAB), which consist of all the Housing Choice Voucher (HCV) recipients. At least once a year, RAB meetings are conducted to allow program participants the opportunity to be actively involved in the planning, programming, and implementation of Pasadena's rental assistance program activities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is designated as a high performer by HUD.

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

As the principal planning entity for the Pasadena Continuum of Care, the Pasadena Partnership to End Homelessness (Pasadena Partnership) coordinates and funds housing and services for individuals, families, and youth experiencing homelessness. The Pasadena Partnership is made up of more than 50 public and private agencies that provide supportive services and resources to people experiencing homelessness in Pasadena. For the past 25 years, the Pasadena Partnership has served as the primary community planning entity concerning housing and service needs for people experiencing homelessness. The Pasadena CoC appoints committees, subcommittees, or working groups as needs arise. The purpose of these committees and working groups are to develop recommended efforts and solutions to address the needs of people experiencing homelessness. These committees are comprised of members of the CoC and external stakeholders with subject matter expertise on homelessness. Committees meet a minimum of four times a year or more frequently depending on the tasks to be accomplished.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Pasadena works in collaboration with the City of Glendale and the Los Angeles Homeless Services Authority (LAHSA) to provide comprehensive Coordinated Entry System (CES) coverage for Los Angeles County. The Pasadena CoC participates in the Los Angeles CES and uses the CES to prioritize and match people to available housing resources. The Pasadena CoC will increase funding for street outreach services using ESG and City General Fund dollars to address identified gaps in existing programs. This funding will directly support people experiencing unsheltered homelessness by providing linkages to community resources and housing navigation that will get people connected to the services they need to move forward in their permanent housing plan.

Goal: Expand Street Outreach

Action: Allocate \$80,000 in ESG funding to enhance City street outreach services and \$80,000 in City General Funds to place a homeless services liaison on the Police Department's Homeless Outreach-Psychiatric Evaluation (HOPE) Team.

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Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter plays an effective role in the housing crisis response system because it enables people to take refuge from the streets and begin to stabilize while connecting to needed services and permanent housing. Pasadena's emergency shelter programs support the flow from a housing crisis to housing stability by promoting linkages to necessary supportive services and connections to appropriate permanent housing so that people can move through the system more quickly. The Pasadena CoC will use local Measure H funding and state funding sources, such as the Homeless Emergency Aid Program (HEAP) and Homeless Housing, Assistance and Prevention (HHAP) program, to provide motel vouchers to people who have higher barriers to engagement or for whom a congregate shelter setting would not work well so they are able to get connected to the existing Coordinated Entry System (CES) and start on the path towards stability in permanent housing.

Goal: Increase emergency shelter capacity

Action: Support subrecipients in the successful administration of over \$400,000 in county Measure H funding, \$525,000 in HEAP and \$82,000 in HHAP state funding for motel voucher programming to reduce the time households spend unsheltered on the streets.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Pasadena remains committed to investing in proven long-term solutions and strategic initiatives that are grounded in evidence-based best practices to make homelessness rare, brief and non-recurring, including supportive housing using a Housing First approach. The City will have access to additional tenant-based rental assistance (TBRA) vouchers for people experiencing chronic homelessness from consolidating two Shelter Plus Care programs in the annual HUD Continuum of Care competition. Likewise, the City has two permanent supportive housing projects in the pipeline that will collectively provide over 100 units of housing to seniors, single adults, and veterans who are experiencing chronic homelessness. Further, the City has committed property to provide rapid rehousing for four lower acuity women to facilitate access to housing resources.

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In an effort to shorten the length of time people experience homelessness, the City has invested state funding in dedicated housing locators to rapidly place clients into housing. The City has also increased our investment in landlord incentive programs which provide financial incentives to landlords who rent to people exiting homelessness. Our goal is to increase the number of landlords who participate in our programs by offsetting perceived financial risk.

Existing supportive housing projects in Pasadena that largely serve people who formerly experienced chronic homelessness demonstrate a 93% housing retention success rate. Once in permanent housing, tenants are provided with on-site supportive services for as long as they are in their homes which contribute to this high retention rate and low instances of returns to homelessness. Finally, the City recently hired a Housing Retention Specialist to assist rental assistance program participants within the Department of Housing who previously experienced homelessness to maintain the terms of their lease and remain in compliance with rental assistance program requirements in order to maintain their housing and rental subsidy.

Goal: Create new and maximize existing permanent housing opportunities that offer long-term support to individuals experiencing chronic homelessness.

Action: Partner with a local homeless services agency to provide the supportive services for the CoC's additional TBRA vouchers as well as outreach to landlords and offer incentives to rent available units to people experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Prevention initiatives are a necessary component of an effective homeless services system to ensure people are able to remain in their homes and avoid a destabilizing housing crisis. By strategically targeting assistance to those who are most at-risk of homelessness, programs are able to maximize the limited available resources for prevention. The City will continue to provide and bolster investments in homeless prevention assistance to households at risk of homelessness, as well as implement discharge planning policies as described earlier in this document.

Goal: Engage systems partners outside of the homeless services sector to identify people who are at high risk of falling into homelessness and refer them for prevention assistance.

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Action: Facilitate connections between the City's leading homelessness prevention service provider and systems partners, including Flintridge Center (employment and reintegration), Huntington Hospital Senior Care Network (healthcare), Lake Ave Church (faith-based organization), Pasadena Senior Center (high-risk older adults), and Los Angeles County's probation department (re-entry).

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AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

The City of Pasadena has played a significant role in addressing the housing needs of the community. Pasadena's history has been marked by forward-thinking housing policy. The City's record of accomplishment of providing quality affordable housing through new construction, rehabilitation, and homeowner and renter assistance is well known. The 2019 Analysis of Impediments report identified specific recommendations to address barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

1. Land Use and Zoning

- Amend the City's Housing Code to be consistent with the Zoning Code regarding the definition of family.
- Amend the Zoning Code to address the following:
 - Low Barrier Navigation Center (AB 101)
 - Supportive Housing (AB 2162)
 - Emergency and Transitional Housing (AB 139)
 - Density Bonus for 100% Affordable Housing (AB 1763)
 - Accessory Dwelling Units (ABs 68, 671, 881, and 587, and SB 13, and others)

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AP-85 OTHER ACTIONS

Actions planned to foster and maintain affordable housing:

- Identify and secure state and county funding sources to assist affordable housing projects in Pasadena.
- Support the financial restructuring of older HUD rental projects with expiring affordability covenants.
- Complete in-lieu fee analysis of the City's inclusionary housing program and make recommendations for adoption as appropriate.
- Work with state and federal lobbyists on legislative matters which relate to or impact affordable housing.
- Conduct public forums and workshops on affordable housing issues.

Actions planned to reduce lead-based paint hazards:

The City will continue to address housing conditions through its Occupancy Inspection and Quadrennial Inspection Program, and through its housing rehabilitation programs.

Actions planned to reduce the number of poverty-level families

The City will design programs to provide investment opportunities for low-moderate income families.

Actions planned to enhance coordination between public and private housing and social service agencies

The Pasadena Partnership to End Homelessness has five standing committees that meet regularly to provide the CoC guidance, incorporating the unique knowledge and experience of members, including housing and service providers, people with lived experience, healthcare providers, local government officials, law enforcement, mainstream systems, faith-based and educational organizations, and community members. Committees include the Street Outreach Collaborative, as well as the Healthcare, Housing, Planning and Research, and Faith Community Committees. These committee meetings are critical platforms to gather feedback on emerging and unmet needs and provide opportunities for cross-system collaboration and strategic evaluation of CoC initiatives. Feedback from these multidisciplinary partners is incorporated into the actions taken by the CoC to prevent and end homelessness, including informing system-level priorities, policy recommendations, and resource allocation decisions.

The City also leads an Interdepartmental Homelessness Committee, which consists of department heads and senior staff meeting monthly to develop a framework for

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homelessness coordination and collaboration to maximize existing resources within the City and increase the rates of successful connections to services and housing resources.

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AP-90 PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities

\$300,000

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

- Inclusionary Housing Trust Funds. These are generated under the City's Inclusionary housing ordinance when a developer opts to pay a fee in lieu of providing affordable housing within their market rate housing development.
- Program income from the repayment of former redevelopment agency housing loans is available to support affordable housing activities.
- The City owns the "Heritage Square South" site which will be used for affordable housing development. Developer BRIDGE Housing Corp. entered into an agreement with the City to develop the site with a mixed-use project, which includes a 70-unit permanent supportive housing project for very low-income seniors.

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2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

RESALE AND RECAPTURE POLICIES (5/18/20)

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI), must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ's Consolidated Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the “resale” and “recapture” policies of the City of Pasadena (the “City”). As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

The City may utilize HOME funds to assist homeowners or homebuyers in the following ways:

1. Acquisition and development assistance for developers of new homeownership housing;
2. Down payment assistance for new homebuyers; and;
3. Single-family rehabilitation assistance for existing homeowners.

City of Pasadena Resale Policy

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer for site acquisition and/or construction for homeownership housing projects.

Specific examples where the City of Pasadena would use the resale method include:

1. Providing funds for the developer to acquire property and/or to develop new homeownership housing projects;
2. Providing funds for the developer (or the City itself using such funds) to acquire existing dwelling units to be utilized for affordable homeownership housing; and
3. City use of funds for acquisition and preparation of a site (including demolition)

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for development of new homeownership housing.

Notification to Prospective Buyers. The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign a “Borrower Disclosure Statement” document acknowledging that they understand the terms and conditions applicable to the resale policy as they have been explained.

Enforcement of Resale Provisions. The resale policy is enforced through the use of the City’s regulatory agreement Notice of Restrictions Affecting Real Property (the “Notice of Restrictions”) signed by the homebuyer at closing. The Notice of Restrictions will specify:

1. the length of the affordability period which will typically be 45 or 55 years;
2. that the home remain the Buyer’s principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including;
 - a. the Owner must formally notify the City in writing if intending to sell the home (“Notice of Intent to Sell”) prior to the end of the affordability period;
 - b. the subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser’s primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided);
 - c. the sale price to the subsequent purchaser shall be such that the total housing cost for the new buyer (principal, interest, taxes, insurance, utilities, HOA) does not exceed 35 percent of the new Buyer’s annual income (the “Affordable Housing Cost”, as calculated by the City); and
 - d. Upon City’s receipt of the Notice of Intent to Sell, City shall have the right of first refusal to acquire the home at an Affordable Sale Price.

Fair Return on Investment. The City will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the Owner’s investment which is the sum of the down payment, capital improvements, and an Equity Share as described below:

1. The amount of the Owner’s original down payment;
2. The cost of any capital improvements documented with receipts provided by the

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homeowner. All capital improvements shall be approved in advance by the City.

3. An “Equity Share” amount which, as described in detail in the City’s homebuyer documents, increases proportionately with the number of years of Owner residency in the home during the affordability period.

Affordability to a Range of Buyers. The City will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 65 percent to no greater than 80 percent of the Los Angeles Area Median Income.

Sales prices shall be such that the total housing cost (principal, interest, taxes, insurance, utilities, HOA) does not exceed the product of 30 percent times 80 percent of the Los Angeles County Area Median Income adjusted for family size appropriate for the unit (the “Affordable Housing Cost”), as calculated by the City. In a high housing cost area such as Pasadena, this would most likely require the City to provide additional financing assistance to the new homebuyer.

Example: The Owner originally purchased a home seven (7) years ago at the original purchase price of \$400,000 with City homebuyer assistance in the amount of \$150,000. The Owner now wishes to resell his home which has a fair market value of \$490,000, representing an appreciation in value of \$90,000. The Owner’s mortgage at the time of original purchase was in the principal amount of \$242,000.

Calculating Fair Return on Investment.

Down payment: The original homeowner was required to put down \$8,000 earnest money at the signing of the sales contract.

Cost of Capital Improvements: The Owner had handicapped-accessibility improvements made to the home four years ago at the cost of \$3,000. The work was pre-approved by the City and Owner has receipts to document the improvement.

Equity Share: Of the \$90,000 appreciation in the value of the home, Owner would receive \$59,625.

Calculating the Fair Return to the Original Owner:

Down payment:	\$ 8,000
Capital Improvements:	\$ 3,000
Equity Share:	\$59,625
\$70,625 Fair Return on Investment	

In order for the sales transaction to realize the Fair Return on Investment to the Owner, it may be necessary for the City to provide additional financing assistance to the new homebuyer.

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3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

**RESALE PROVISIONS
FOR HOME-FUNDED SUBSIDIES
IN HOMEOWNERSHIP DEVELOPMENT PROJECTS**
per CFR 92.254(a)(4)
(Revised 6/1/15)

These resale provisions apply to homeownership projects that are subsidized by the City with a HOME-funded below-market rate development or construction loan. The HOME funds are not used to lower the homebuyer's purchase price from fair market value to an affordable price.

Pursuant to HOME resale requirements, the City is required to ensure that, when an owner in a HOME-assisted for-sale housing development sells his or her property ("Property"), either voluntarily or involuntarily, during the affordability period:

- (a) The Property is sold to another low-income homebuyer who will use the property as his or her principal residence;
- (b) The owner receives a fair return on investment (i.e., the original down payment plus capital improvements made to the property); and
- (c) The Property is sold at a price that is "affordable to a reasonable range of low-income buyers".

Long-Term Affordability

The Property must be acquired by an eligible low-income family, and it must be the principal residence of the family. If the Property is transferred, voluntarily or involuntarily, it must be made available for subsequent purchase only to a buyer whose family qualifies as low-income, and will use the Property as its principal residence. The HOME resale provisions shall be in effect for the duration of the period of affordability, based on the amount of the City's HOME investment in the development of the project.

Fair Return on Investment

If the Property is sold during the period of affordability, the price at resale shall provide the owner a "fair return on investment" (including the owner's initial investment and any subsequent capital improvements). "Fair return on investment" shall be measured by the percentage change in the Consumer Price Index over the period of ownership. Details on the calculation of fair return, definitions of initial investment and eligible capital improvements, and how such capital improvements will be valued by the City, shall be contained within the City's homebuyer loan documents.

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Continued Affordability

The resale requirements must also ensure that the Property will remain “affordable to a reasonable range of low-income homebuyers”. The City defines “affordable to a reasonable range of low-income homebuyers” as:

- (a) Target Population: A family with a gross household income that is greater than 50% of Area Median Income (“AMI”), but not exceeding 80% of AMI, adjusted for family size; and
- (b) Housing Affordability: Housing costs (mortgage, property taxes, insurance, HOA, utility allowance) do not exceed 40% of the family’s gross household income.

The City must set a resale price that provides a fair return to the owner while ensuring that the Property is affordable to its target population. In such instances, the City may provide additional direct funding assistance to the subsequent homebuyer to ensure that the original owner receives a fair return and the Property is affordable to the defined low-income population.

Homebuyer Loan Documents

Typically, when the City provides a HOME loan to assist the development of a homeownership housing project, the development loan is recast as individual homebuyer loans after the project is completed and the housing is sold to qualified buyers. These homebuyer loans are originated under the City’s Homeownership Opportunities Program (“HOP”). The HOP loan is typically structured in two ways: a) fully deferred for the term of the loan; of b) deferred for the first five (5) years with amortized monthly payments required for the balance of the loan term.

HOP loan documentation consists of the following:

- (a) A Promissory Note and a Deed of Trust which is recorded against the property.
- (b) A Request for Notice of Default and Resale which is recorded against the property to ensure that all parties to a resale transaction are aware that the City’s participation is required.
- (c) To secure compliance with HOME resale and other requirements applicable to the homeowner, a regulatory agreement Notice of Restrictions Affecting Real Property Including HOME Recapture Provisions (the “Regulatory Agreement”) is recorded against the property.
- (d) Other key homebuyer loan documents include a Loan Agreement and a Borrower Disclosure Statement.

4. Plans for using HOME funds to refinance existing debt secured by

Annual Action Plan

multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to use HOME funds to refinance existing debt on multifamily housing projects that have been rehabilitated with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Allocating Funds

The Pasadena CoC is contained within the geographical boundaries of the City of Pasadena. Both CoC funds and ESG funds come to the City of Pasadena, which acts as the lead agency in the coordination of homeless services for the jurisdiction. The Pasadena Partnership to End Homelessness serves as the principal planning entity for ESG funds, and provides guidance to the Housing Department in allocating ESG dollars for Council approval. Consultation includes: feedback on local need and funding priorities; review and comment on proposed funding allocations prior to funding award; direct input in performance and evaluation measures; and guidance on best practices nationwide for utilizing ESG funds to prevent and end homelessness. Funds are awarded through an RFP process, and proposals are reviewed by non-ESG funded CoC members and representatives administering ESG funds from outside the CoC.

Setting Performance Outcomes

The Pasadena CoC will consult the HUD CoC Program Grant guidelines, ESG guidelines, as well as grant recipients to establish performance targets appropriate for population and program type. The CoC will maintain and review HMIS, Annual Performance Reports, and other documentation as necessary to measure the Continuum of Care progress in meeting HUD CoC Program Grant goals and objectives.

The Continuum of Care Board of Directors may establish additional performance measurement requirements as necessary to report progress on local goals and objectives. Collaborative Applicant staff will communicate with CoC Program Recipient Agencies throughout each program year to ensure that they are aware of expected performance measures required by HUD and the Continuum of Care Board of Directors.

Operating and Administering Homeless Management Information System (HMIS)

Annual Action Plan

The City of Pasadena, in collaboration with the Southern California Regional HMIS Collaborative has designated an HMIS that is in compliance with current HUD HMIS Data Standards and has successfully executed an implementation plan that has increased HMIS participation from CoC and ESG recipients and subrecipients. The City has ensured and maintained record of all participating agencies that have attended basic user training, including training on privacy policies, HUD required data elements, system navigation, and signed required agreements from each participating agency and end users, such as but not limited to HMIS agency Agreements, HMIS User Agreements, and HMIS Policies and Procedures. To maintain participation and high data quality, the City has designated a HMIS administrator to generate monthly reports to ensure all HUD-required data is complete, accurate, and entered into system in a timely manner. The City has also met reporting requirements and submitted reliable data for LSA, APR, HIC, and other HUD-mandated reports. The City of Pasadena continues to improve HMIS and update policies and procedures from input and recommendations from HMIS Users.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC utilizes a Coordinated Entry System. In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, the Pasadena CoC operates a coordinated entry system (CES) that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services.

Key elements of this system include the following:

Standardized Evaluation

The CES establishes standard policies and procedures for evaluating individuals' and families' eligibility for assistance under CoC and ESG programs.

Prioritization of Clients to Receive Assistance

The CES also establishes policies and procedures for determining and prioritizing which eligible individuals and families will permanent supportive housing assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City awards ESG funds to sub-recipients through a Request for Proposals process.

Annual Action Plan

This process is publicized through Public Notice, announcements at the CoC's Pasadena Partnership to End Homelessness meetings, and email list mailings. Proposals are reviewed by a committee made up of non-ESG funded CoC members, and awards are approved by Pasadena's City Council.

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City meets the homeless participation requirement as outlined in 24 CFR 576.405a. The co-chair of the Pasadena Partnership and CoC Board member is a formerly homeless person.

- 5. Describe performance standards for evaluating ESG.**

ESG projects are evaluated through monitoring and with data pulled from HMIS. Programs performance standards are set in consultation with the CoC based on PIT homelessness data and overall goals for ending homelessness. Individual programmatic goals are developed through the RFP process. Programs that do not meet established goals are subject to reduction or non-renewal of funding.

SECTION VI

APPENDICES

CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

The City follows HUD's guidelines for citizen and community involvement concerning the Consolidated Plan. As the Lead Agency for the Consolidated Plan, it is the intent of the City to provide for and encourage citizen participation throughout the process of implementing the federal entitlement programs (specifically CDBG, HOME, and ESG). Hearings are conducted to allow the public to provide input and comments.

Towards this end, the City has established advisory bodies to assist the City in allocating and monitoring the use of federal entitlement funds. The two advisory bodies utilized for implementing federal entitlement funds are known as the Northwest Commission (reference City Ordinance No. 6404) and Human Services Commission (reference City Ordinance No. 6507). These advisory bodies represent various segments of the community including:

- ❖ Low/Moderate income residents;
- ❖ Minority groups;
- ❖ Elderly;
- ❖ Handicapped; and
- ❖ the Business community

Northwest Commission

Meeting Information:

Date: 2nd Tuesday of each month

Time: 6:30 p.m.

Location: Jackie Robinson Center

1020 N. Fair Oaks Ave.

Pasadena, CA 91103

This advisory commission consists of 11 members who are appointed by City Council. The northwest part of the City has the highest concentration of low/moderate income residents. The purpose of the commission is to advise and make recommendations to City Council regarding economic development in Northwest Pasadena. This advisory board monitors the allocation of CDBG funds used for non-public service activities.

Human Services Commission

Meeting Information:

Date: 2nd Wednesday of each month

Time: 6:00 p.m.

Location: Jackie Robinson Center

1020 N. Fair Oaks Ave.
Pasadena, CA 91103

This advisory commission consists of 13 members, 8 of which are appointed by City Council, one by the Pasadena Community College Board of Trustees, one by the Pasadena Unified School District, and 3 members who are recommended by agencies that provide human services to Pasadena. This commission was established to respond to significant unmet human service needs and gaps in the city. The purpose of the board is to advise and make recommendations to City Council regarding human service needs of people of all ages in the community. This advisory body monitors the allocation of funds used for public service activities.

II. COMMUNITY NEEDS SURVEY

In order to evaluate specific housing and community development needs in the City, staff elected to use a survey instrument (Appendix B). The survey is administered in paper form at commission meetings and/or electronically through the City website and social media. It consists of a variety of housing and community development needs for specific improvement types organized into the following categories: Public Services, Housing, Public Facility Improvements, Infrastructure Improvements, and Economic Development. Results of the survey are utilized to determine priorities in the Consolidated Plan and within the Notice of Funding Award (NOFA) process for the allocation of entitlement funds. Surveys are administered at commission meetings during the winter quarter, and are advertised through public noticing.

III. PUBLIC NOTICE, REVIEW & HEARINGS

The City shall hold at least two public hearings annually before City Council. The hearings shall be held prior to the submission of the City's Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).

The City shall provide sufficient advance notice of hearings and commission meetings by advertising times and locations in several local newspapers, through social media and the City website. Hearings and commission meetings are held in buildings that are readily accessible to the handicapped.

Action Plan public hearings are advertised with a minimum 30-day notification period, also referred to as the public review period. The CAPER will have a minimum public review period of 15 days. During the public review period, draft versions of the Annual Action Plan and CAPER are made available throughout the City (libraries, senior centers, City website, etc.). The public notice invites citizens to review the draft documents and to attend the public hearings to present oral and written comments to the City Council for

consideration in approving the document. Citizens unable to attend the public hearings are invited to submit written comments to the City up to and including the day of the public hearing. The City will receive and respond to any oral and written comments at meetings and public hearings. Written comments received through the City and at the public hearing and a transcript of oral comments received will be included in the final copy of the document before submission to U.S. Department of Housing and Urban Development (HUD).

IV. AMENDMENTS AND ADMINISTRATIVE UPDATES

As specified in the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], the City shall amend the Consolidation or Action Plan when it:

- Changes allocation priorities or funds distribution method;
- Revises policies, data, or goals; or
- Modifies the purpose, scope, location, beneficiaries, or time extension of an activity.

Standard Amendment

Amendments that are not considered substantial shall be referred to as standard amendments. Standard amendments do not require citizen participation (public notice).

Substantial Amendment

The City has determined that an amendment is substantial when:

1. A new activity that was not included in the Action Plan is proposed;
2. A funded activity described in the Action Plan is cancelled during the Program Year; or
3. A project listed in the Action Plan is changed from one (1) eligible activity to another.

The City will post a public notice and provide a public review period for a minimum of 30 calendar days, for citizens to make comments on a substantial amendment before it is implemented and submitted to HUD.

Substantial Emergency Amendment

The City has determined that an amendment is a substantial emergency when:

- It may be necessary to amend the Consolidated Plan and/or Annual Action Plan in the event of a National Emergency, State of Emergency, and Public Health Emergency including terrorism and infectious diseases, or natural disasters (i.e. earthquake, wildfire, severe storm, wind storm, tornado, flood, or mudslide). To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Pasadena certifies:
 - o Pose a serious and immediate threat to the health and welfare of the community;
 - o Are of recent origin or recently became urgent (within the past 18 months);
 - o The City is unable to finance the activity on its own; and,
 - o Other resources of funding are not available to carry out the activity
- Amendments may include funding new activities and/or the reprogramming of funds including canceling non-performing activities to meet community development needs that have a particular urgency.

The City will post a public notice on the Housing Department website and provide a public review period for a minimum of 5 calendar days, for citizens to make comments on a substantial emergency amendments before it is implemented and submitted to HUD. Public hearing requirements can be met with virtual public hearings if:

- 1) National/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
- 2) Virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

All interested persons are invited to participate electronically by submitting comments to publiccomment@cityofpasadena.net prior to the start of the City Council meeting. Or during the meeting and prior to the close of the public hearing, members of the public may submit up to 200 words to be read aloud, if so desired, at the following webpage: www.cityofpasadena.net/city-clerk/public-comment.

Administrative Updates

Changes to the Consolidated Plan that do not meet the criteria for standard or substantial amendments and do not require citizen participation are defined as administrative updates. Examples of administrative updates include: grammatical or structural edits

that do not substantially change the scope of meaning of an activity; and changes in the coding or eligibility determination of a project that do not change the scope, location, or beneficiaries.

Submission of Amendments and Administrative Updates to HUD

The City will submit Substantial Amendments to HUD on a quarterly basis through the Integrated Disbursement and Information System (IDIS). Standard Amendments and Administrative Updates are not formally noticed to the public, nor submitted to HUD. However, documentation describing general changes and/or identifying specific changes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

V. PARTICIPATION BY NON-ENGLISH SPEAKING RESIDENTS

It is the intent of the City to allow for input by all non-English speaking residents in the public hearing process. Due to the significant number of Spanish speaking residents in the City, an interpreter will be present upon request at all federal entitlement program-related community meetings and/or public hearings.

VI. TECHNICAL ASSISTANCE

It is the intent of the City to provide technical assistance to all residents interested in developing proposals for the future use of entitlement funds. To ensure that residents are aware of this assistance, advertisement of public information meetings related to the development and the review of proposed activities will include reference to this service.

VII. COMPLAINTS & GRIEVANCES

The City recognizes that despite making significant efforts through outreach and education there may be complaints and/or grievances files regarding the operation of the City's federal entitlement programs. These concerns should be addressed to the following:

City of Pasadena, Department of Housing
Attn: William K. Huang, Housing Director
P.O. Box 7115 Pasadena, CA 91109

Office Location: Renaissance Plaza
649 N. Fair Oaks Ave. Suite 202, Pasadena, CA 91103
Telephone: (626) 744-8300

When practical, a written response will be made by the City within 15 working days. If it should take longer to develop a response the City shall notify the correspondent in writing within 15 working days of the time period needed to provide an answer.

VIII. DISPLACEMENT OF RESIDENTS

The Citizen Participation Plan includes an Anti-displacement and Relocation Plan that describes how the City will help persons who must be temporarily relocated or permanently displaced due to the use of CDBG, HOME or ESG funds.

BACKGROUND

The City of Pasadena has adopted a policy that requires that a relocation assessment be completed in any circumstance in which it is anticipated even one person will be displaced as the result of a project using federal funds. This policy exceeds all State and Federal requirements. The purpose of this assessment is to insure the City of Pasadena is advised early in the process of any major relocation problems that could be encountered in a project. The early recognition of problems gives the City the opportunity to review the impact that the project may have on the community.

In addition, the City of Pasadena follows the Citizen Participation process required in Paragraph 6012 of the State of California Relocation Regulations and HUD relocation regulations found in HUD Transmittal 1378 Paragraph 2-2. A summary of that process follows:

“All persons who may be displaced, neighborhood groups, formed relocation committees or similar individuals or organizations shall be given an opportunity and will be encouraged fully and meaningfully to participate in reviewing the relocation plans and/or assessments.”

Definitions

Displacement occurs when a person moves as a direct result of federally assisted acquisition, demolition, conversion, or rehabilitation activities, because he or she is:

- Required to move;
- Not offered a decent, safe, sanitary and affordable unit in the project;
- Treated “unreasonably” as part of a permanent or temporary move.

The term *displaced person* means any person that moves from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

- Acquisition of, or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project;
- Rehabilitation or demolition of such real property for a project;
- Rehabilitation, demolition, or acquisition (or written notice of intent) of all or a part of other real property on which the person conducts a business or farm operation, for a project.

A person may also be considered displaced if the necessary notices are not given or provided in a timely manner and the person moves for any reason.

RELOCATION OF DISPLACED PERSONS

When a substantial number of persons will be displaced from their dwellings the City of Pasadena will encourage the residents and community organizations in the displacement area to form a relocation committee. The committee will include, when applicable, residential owner occupants, residential tenants, business people, and members of existing organizations within the area. In lieu of initiating a new process of citizen participation, public entities, which have conducted or are conducting a citizen participation process as part of an existing development program, will be utilized and committees they formed may be substituted if the goals of Citizen Participation will be reached.

During the relocation planning process the City of Pasadena will, at a minimum, guarantee the following:

- Timely and full access to all documents relevant to the relocation program;
- The provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials;
- The right to submit written or oral comments and objections, including the right to submit written comments on the relocation plan and to have these comments attached to the plan when it is forwarded to the local legislative body or the head of the state agency for approval;
- Prompt, written response to any written objections or criticisms;
- Assurances that families living in the project area will be given the opportunity, if feasible, to return to the project area after completion of project activities.

COMMUNITY PRIORITY SURVEY RESULTS

November 2019

Thinking about their community, respondents were asked to rank four (4) categories from highest to lowest on the level of need for improvement. One (1) being the highest, and four (4) being the lowest. Based on 329 responses, those categories ranked as follows:

Category of Improvement	Rank
Create more affordable housing available to low income residents.	1
Improve city infrastructure (i.e. sidewalks, lighting, street improvements, water drainage).	2
Improve facilities providing public and community services (i.e. parks, libraries, senior centers, youth centers).	3
Create more jobs available to low income residents.	4

Based on knowledge of the needs in their community, respondents were asked to rate the priority of 52 activities (High Priority = 4, Medium Priority = 3, Low Priority = 2, No Priority = 1 or N/A = I Don't Know). The following are the overall top 25 priorities based on 271 responses.

Overall Top 20 Highest Rating	
Project Activity	Rating Average
Services for Abused and Neglected Children (Public Service)	3.38
Mental Health Services (Public Service)	3.38
Abused and Neglected Children Facilities (Public Facility Improvement)	3.28
Slum/Blighted Neighborhood Cleanup (Housing)	3.26
Homeless Facilities (Public Facility Improvements)	3.25
Permanent Housing for Homeless (Housing)	3.23
Services for Victims of Domestic Violence (Public Service)	3.20
Increase Affordable Rental Housing (Housing)	3.18
Street Improvements (Infrastructure Improvements)	3.16
Youth Services (Public Service)	3.14
Water/Sewer Improvements (Infrastructure Improvements)	3.14
Health Services (Public Service)	3.10
Youth Centers (Public Facility Improvements)	3.10
Food Banks (Public Services)	3.05
Neighborhood Facilities (Public Facility Improvements)	3.05
Child Care Services (Public Services)	3.04
Child Care Center (Public Facility Improvements)	3.04
Crime Awareness/Prevention Services (Public Services)	3.03
Disability Services (Public Service)	3.02
Health Facilities (Public Facility Improvements)	3.01

The following are the top 5 priorities for each project category that will receive scoring preference as part of the evaluation process throughout the 5-Year (2020-2024) Consolidated Plan.

Public Service	
Project Activity	Rating Average
Services for Abused and Neglected Children	3.38
Mental Health Services	3.38
Services for Victims of Domestic Violence	3.20
Youth Services	3.14
Health Services	3.10

Housing	
Project Activity	Rating Average
Slum/Blighted Neighborhood Cleanup	3.26
Permanent Housing for Homeless	3.23
Increase Affordable Rental Housing	3.18
Energy Efficiency	2.89
Housing Accessibility (ADA) Improvements	2.80

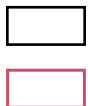
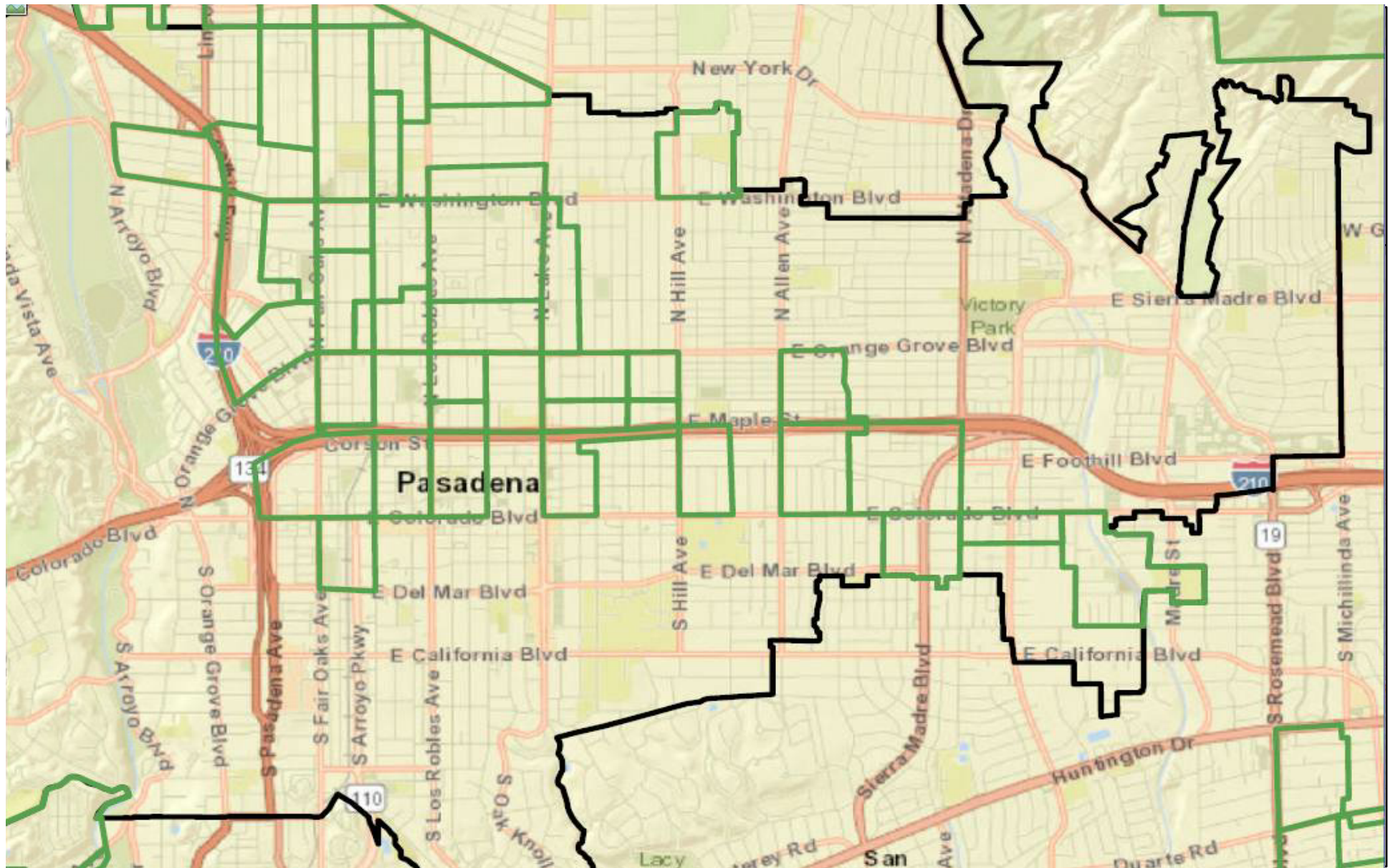
Infrastructure Improvements	
Project Activity	Rating Average
Street Improvements	3.16
Water/Sewer Improvements	3.14
Sidewalk Improvements	2.98
ADA Accessibility	2.83
Flood Drainage Improvements	2.81

Economic Development	
Project Activity	Rating Average
Micro-Enterprise Assistance	2.51
Publicly or Privately Owned Commercial/Industrial Rehabilitation	2.44
Commercial/Industrial Improvements	2.43
Store Front Improvements	2.36
Technical Assistance to Businesses	2.30

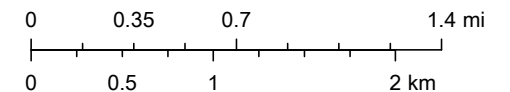
Public Facility Improvements	
Project Activity	Rating Average
Abused and Neglected Children Facilities	3.28
Homeless Facilities	3.25
Youth Centers	3.10
Neighborhood Facilities	3.05
Child Care Centers	3.04

CDBG Benefit Service Area (Pasadena)

Appendix C



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National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA,

U.S. Department of Housing and Urban Development, Web AppBuilder for
National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. |

GLOSSARY OF TERMS AND ABBREVIATIONS

Area Benefit Activities - Activities that benefit a specific area where at least 51 percent of the residents are low- and moderate-income persons. See CDBG Low- and Moderate-Income Designated Activities.

Area Median Income (AMI) - The exact middle of an income range, where 50 percent of the families have incomes above and 50 percent of the families have incomes below.

Area of Minority Concentration - as a census tract whose proportion of any one minority racial/ethnic group is greater than the overall City average.

Area of Very Low Income Concentration - as a census tract whose proportion of 50% AMI households is greater than 51%.

Benefit Service Area - An area of the City determined to be eligible for CDBG funded project activities. Eligibility is based on the median family income of the area at or below 80 percent of the median family income of the county.

Capital Improvements - A capital improvement is a significant change, collection or addition to a physical structure. To be considered a capital improvement, the activity must result in a material, long term benefit that adds value to the improved structure.

Census Tract - Refers to an area or region of the City. Eligible census tracts are based on 2016 American Survey (ACS) data. CDBG eligible census tracts those with at least a 51% of households earn less than 80% AMI.

Child Care - The group care of children in a licensed, or licensed-exempt, program by qualified, trained staff.

Children - Individuals between the ages of 0 and 12 years.

Community-Based Development Organization (CBDO) - CBDOs are generally nonprofit organizations that undertake specific kinds of CDBG-funded activities. CBDOs can be for-profit or nonprofit organizations, but cannot be governmental entities. A CBDO may be a subrecipient.

Community Development Block Grant (CDBG) Program - This program provides states, counties, and cities with Federal funds to help meet their housing and community development needs. The funds must meet one of the following three national objectives: (1) benefit low and moderate income persons; (2) help eliminate slums and blight; or (3) meet urgent needs (such as recovery from a disaster). The program was established by Congress in the Housing and Community Development Act of 1974.

Community Development Financial Institution (CDFI) - An organization that: has as its primary mission the promotion of community development; serves an

investment area or targeted population; provides development services and equity investments or loans; maintains accountability to residents within its investment area; and is not a public agency or institution.

CDBG Area Benefit Activities - Proposed projects or activities that benefit a surrounding area, where at least 51 percent of the residents are low- and moderate-income persons. An area that is not primarily residential in character will not qualify under this criterion.

CDBG Entitlement Amount - The amount of funds that a metropolitan city and urban county are entitled to receive under the CDBG Entitlement program formula.

CDBG Nonentitlement Amount - The funds that are distributed to selected communities that apply for CDBG funding through their State or HUD-administered Small Cities program.

CDBG National Objectives - In order for a CDBG activity to be funded, it must either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. An activity may also be funded if it meets an urgent need.

CDBG Low- and Moderate-Income Designated Activities - Activities that must benefit at least 51 percent of low- or moderate-income persons. The four types of activities that meet this designation are Area Benefit Activities, Housing Activities, Job Creation or Retention Activities, and Limited Clientele Activities.

CDBG Slum and Blight Designated Activities - Activities performed in areas that, under state criteria, are considered slum and blighted areas.

CDBG Urgent Need Designated Activities - Activities where a grantee certifies that a particular activity is needed to meet an urgent need and that the only funds available to finance the activity are CDBG funds.

Consolidated Plan - The Consolidated Plan is a document that is submitted annually to HUD that serves as the planning and community development document of the jurisdiction.

Continuum of Care - A system that requires a comprehensive system of housing and necessary services to transition homeless individuals and households into permanent housing.

Contractors - A contractor is an entity paid with CDBG funds in return for a specific service (e.g., construction). Contractors must be selected through a competitive procurement process.

Displacement - Refers to that process by which homeowners or renters are forced from their residences by increased rents, property values or a change in use (e.g., a housing structure converted to commercial use) as a result of housing or neighborhood improvement activities. Any CDBG program that contributes to displacement must also provide for appropriate assistance to any affected individual/family.

Economic Development Category - A category that allows grantees to use their funds for projects and activities that increase economic opportunity, principally for persons of low and moderate income. A project may also include one or more activities that address a lack of affordable housing accessible to existing or planned jobs. See HUD Activity Categories.

Entitlement - A city with a population of 50,000, a central city of a metropolitan area, or an urban county with a population of at least 200,000 that receives an annual allocation of CDBG funds directly from HUD under the CDBG Entitlement Program.

Entitlement Area - Pasadena's Entitlement Area is delineated by the following boundaries: the Arroyo area on the western edge of the City, the northern City boundaries on the north, Allen Street to Whitefield Road, Hill Street to Orange Grove Boulevard, Altadena Drive to Colorado Boulevard, and Lake Avenue to California Boulevard on the east, and California Boulevard to Lake Avenue, and Colorado Boulevard to Altadena Drive on the south.

Emergency Solutions 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.

Empowerment Zone/Enterprise Community (EZ/EC) - The designees named in a 1994 Federal initiative to revitalize economically-distressed areas of the country. This initiative rewards communities that form local partnerships that help develop a comprehensive revitalization plan for low-income neighborhoods. The four designees are: Empowerment Zone, Supplemental Empowerment Zone, Enterprise Community, and Enhanced Enterprise Community.

Evaluation - The Northwest Commission and/or Human Services Commission will assess and rate each program/project based on the applicant's written proposal, oral presentation, and community needs assessment. Staff will review and value the applicant's written response to the program/project's consistency with federal and local regulations.

Extremely Low-Income - As defined in the Consolidated Plan, a family whose income is between 0 and 30 percent of the Area Median Income. See Income Groups.

Family - All persons living in the same household who are related by birth, marriage or adoption.

Formula-based programs - Programs that provide direct allocations (grants) to states, cities, and urban counties based on specific factors, such as total population count, number of persons with incomes below the poverty line, and housing conditions.

Grantee - A State, metropolitan city, or urban county that receives an annual formula-based allocation directly from HUD under its HOME, CDBG, ESG and/or HOPWA programs.

Community Housing Development Organization (CHDO) - A private, locally-based housing development organization with federal tax-exempt status. A HOME-participating jurisdiction must invest not less than 15 percent of its HOME funds in CHDO housing activities.

HOME Consortium - A group of units of general local government geographically linked and joined as a participating jurisdiction for the purpose of obtaining and sharing an allocation of HOME funds.

Fair Market Rents (FMRs) - Rents established under the Section 8 Existing Housing Program that represent approximately the 45th percentile of standard housing occupied by recent movers. FMRs are published annually in the Federal Register and are established for each area of the country.

HOME Investment Partnership Program - 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 very-low-income families through housing rehabilitation, new construction, first-time home buyer financing, and rental assistance.

Subrecipient - A public agency or nonprofit organization selected by the participating jurisdiction to administer all or part of the participating jurisdiction's entitlement program.

Homeless Programs Category - A category that allows for the construction, conversion, renovation, or rehabilitation of shelters for the homeless. Also eligible are activities that provide for transitional housing and single-room occupancy units for the homeless. See HUD Activity Categories.

Household - All the persons who are the occupants of a housing unit. The Census Bureau defines occupants as a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Housing Assistance Needs - Housing assistance needs are determined in two ways. A household in need of housing assistance is either: (1) living in a deteriorated housing unit; or (2) spending more than 30 percent of its income on housing. Both needs are subject to careful, identical and verifiable criterion. To be counted as having a housing assistance need, household earnings must be less than 80 percent of the median family income of the county, adjusted for household size.

Housing Category - A category that includes activities that retain and expand safe and decent affordable housing for both owner and tenant-occupied units (e.g., housing acquisition and disposition; minor and major housing rehabilitation of single- and multi-unit properties; and new construction). See HUD Activity Categories.

Housing Activities - Activities carried out for the purpose of providing or improving permanent residential structures that, upon completion, low- and moderate-income households will occupy. See CDBG Low- and Moderate-Income Designated Activities.

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

HUD - CDBG funds are provided to entitlement communities through the U.S. Department of Housing and Urban Development (HUD). HUD established the regulations and requirements for the program and has oversight responsibilities for the use of CDBG funds.

HUD Activity Categories - Categories of activities that may be assisted with CDBG, HOME, ESG and HOPWA funds. The categories are Anti-Crime Program, Economic Development, Homeless Programs, Housing, Infrastructure, Other, Planning and Administration, Public Facilities, Public Services, Senior Programs, and Youth Programs.

Income - For the purposes of HUD programs, income is either measured for families or households:

- 1) Household income includes the income of the householder and any person in the household 15 years of age and over, whether related to the householder or not.
- 2) Family income refers to the income of persons 15 years of age and older, related by birth, marriage or adoption, who reside together.

Income Groups - The following income groups refer to the households, families, and persons who are eligible CDBG and HOME beneficiaries because their annual incomes are below the Area Median Income. These income groups also include the two additional income levels added to the Consolidated Plan's list of income definitions: Extremely Low-Income, Very Low-Income, Low- and Moderate-Income, and Above Moderate-Income.

Infrastructure Category - A category that includes water/sewer improvement activities, such as the replacement of water lines and sanitary and storm sewers. This category also allows a grantee to undertake street projects that may include the installation of street lights, street drains, curbs, and gutters. See HUD Activity Categories.

Job Creation or Retention Activities - Activities that are eligible because they will create or retain permanent jobs, where at least 51 percent of the full-time jobs employ low- and moderate-income persons. See CDBG Low- and Moderate-Income Designated Activities.

Limited Clientele Activities (LMC) - Activities that benefit a "limited clientele," such as abused children and spouses, homeless persons, and persons living with AIDS. See CDBG Low- and Moderate-Income Designated Activities.

Low- and Moderate-Income Area (LMA) - An area where 51% or more of the residents have incomes that do not exceed 80 percent of the Area Median Income. There are exception communities where less than 51% of the residents have incomes at or below 80 percent of the Area Median Income.

Low and Moderate Income Households - Persons/households are considered to be low and moderate income if their income is less than 80 percent of the median family income for the county, adjusted for household size.

Very Low-Income - a household or a person whose annual income is 50% or less than the Area Median Income.

Median Household Income - The exact middle of a range of household incomes. The Census Bureau defines household incomes as incomes of persons 15 years of age and over residing together, whether related or not. A household may consist of one person only.

Memorandum of Understanding (MOU) - A legally binding agreement between two (2) or more parties consenting to adhere to the conditions and terms of an event, grant, monetary or in-kind exchange of services.

Metropolitan Cities - Central cities of metropolitan areas, other metropolitan area cities with a population of 50,000 or more, and cities that retain their metropolitan area status because of their previously-qualifying designation.

Microenterprise - A business that has five or fewer employees, one or more of whom owns the enterprise.

Above Moderate - As defined in the Consolidated Plan, a family whose income is above 80 percent of the Area Median Income. See Income Groups.

Moderate-Income Household/Family - A household/family having an income equal to or less than the Section 8 Low Income limit established by HUD but greater than the Section 8 Very Low Income limit established by HUD.

Moderate Rehabilitation Program - This component of the Section 8 Program provides both rental subsidies and funds for limited rehabilitation of the units. Landlords are selected for this program competitively, and must make rehabilitated units available for very low-income Section 8 certificates for a minimum of 10 years. See Section 8 and Very Low-Income.

Modernization - HUD provides annual funds to Public Housing Authorities (PHA) for both physical improvements to the units and management improvements. The program requirements differ, depending on the size of the housing authority. Small PHAs, those with fewer than 250 units, receive funds and must operate under the conditions of the Comprehensive Improvement Assistance Program (CIAP). Large PHAs, those with more than 250 units, operate under the Comprehensive Grant Program. See Comprehensive Improvement Assistance Program (CIAP) and Comprehensive Grant Program.

Neighborhood Based - A neighborhood-based organization is an association or corporation, duly organized to promote and undertake community development activities on a not-for-profit basis within a neighborhood. An organization is considered to be neighborhood-based if the majority of either its membership, clientele, or

governing body are residents of the neighborhood where activities assisted with CDBG funds are to be carried out.

Operating Subsidies Program - The Public Housing Operating Subsidies Program provides operating subsidies to Public Housing Authorities (PHAs) and Indian Housing Authorities (IHAs) to assist in funding the operations and maintenance expenses of their dwellings, in accordance with Section 9 of the U.S. Housing Act of 1937, as amended. The subsidies are required to help maintain services and provide minimum operating reserves.

Other Category - A category that includes unprogrammed funds, which are funds that have not been programmed for use. See HUD Activity Categories.

Outreach - Outreach is a service approach which relies on the provider making the effort to find or go to the client, rather than the client having to find or go to the provider. Outreach involves extending services or activities to clients or potential clients by reaching out and increasing access for clients who otherwise might be unfamiliar with or unable to use such services or activities. For example, an emergency shelter for homeless might offer an outreach activity by dispatching workers to locations where homeless clients or potential clients might be found (e.g., selected parks and streets), and then offer information, linkage, counseling, transportation to a shelter or other service to such a client. Also, the extent or length of reach out; specifically, the extent of an organization's involvement in the community. Any program designed to extend services to those not usually accommodated by or included within an organization.

Overcrowded Housing - Housing in which the number of persons exceeds the number of rooms in a housing unit. When using a ratio of the number of persons living in a housing unit to the number of rooms in that unit, a ratio of 1.0 means that the number of persons and the number of rooms are the same. Any housing where the ratio of rooms to persons exceeds 1.0 is considered overcrowded.

Participating Jurisdiction - A state or unit of general local government that HUD has designated as eligible for HOME funds.

Partnership - Organization of two or more persons who pool some or all of their money, abilities, and skill in a business and divide profit or loss in predetermined proportions.

Planning and Administration Category - A category that allows a grantee to expend a reasonable amount of its grant funds for overall program management, coordination, and evaluation. Such costs include staff salaries and wages, as well as costs associated with the administration of a grantee's housing rehabilitation program. See HUD Activity Categories.

Prevention - A preventive project takes advance measure against something that is likely to occur; it is designed to stop something before it starts. A preventive human service project targets a population with a strong likelihood of experiencing a human service problem (e.g., "at risk" of violence, homelessness, substance abuse, etc.) and provides an activity or service designed to prevent that problem before it occurs.

Prevention is distinguished from “treatment,” which focuses on activities to modify or remedy an already existing problem.

Private Non-Profit - An incorporated charity, or any corporation operated under a policy by which no stockholder or trustee shares in the profits or losses, if any, of the enterprise. There are three types of California non-profit corporations: public benefit, religious and mutual benefit.

Program - A broad description covering a logical series of related activities designed to achieve a broad common objective(s) or result.

Program Income - Gross income that the grantee, participating jurisdiction, state grant recipient, or subrecipient receives. This income is directly generated from CDBG, HOME, ESG, or HOPWA funds.

Project Activity - A specific task necessary to achieve an objective; or a series of proposed activities occurring in a logical sequence, supported by reasonable costs, designed to resolve a particular problem or meet a particular need.

Public Facilities - A category that allows grantees to undertake the acquisition, reconstruction, rehabilitation, and installation of public facilities and improvements. Examples of eligible public facilities are neighborhood parks, recreational and parking facilities, and centers for the disabled. Interim Assistance may also be given for the repair of streets, sidewalks, or public buildings to arrest their deterioration before any permanent improvements of the facilities are made. See HUD Activity Categories.

Public/Human Service Activity - An activity which is: (1) directed toward improving the community’s need for public/human services and facilities, including those concerned with employment, crime prevention, child care, etc.; and (2) supportive of physical development activities being carried out in a concentrated manner. Public/human service activities are to be directed at residents of Neighborhood Strategy Areas and may only be incidentally provided to residents outside of these areas. A cap expenditure of 15% of the entire CDBG entitlement may be used for Public/Human Service Activities.

Recipient - See grantee.

Section 8 - A federal rental assistance program which provides a direct housing subsidy to a qualified tenant so that he or she does not pay more than 30 percent of their income for rent. Section 8 is available for new, improved and existing housing units.

Seniors - Individuals who are 55 years and older.

Senior Programs - A category that allows grantees to use their funds for activities that provide public services to the elderly, such as Meals on Wheels, and Dial-a-Ride. Funds may also be used for construction and rehabilitation. See HUD Activity Categories.

Single Room Occupancy (SRO) - (1) A portion of the Section 8 program that provides rental subsidy funding for efficiency accommodations that are to be occupied by only one person. The units need not but may contain food preparation facilities,

sanitary facilities, or both. See Section 8. (2) Housing that consists of a single-room dwelling unit that is the primary residence of its occupant. The unit must contain food preparation and sanitary facilities, if it is a new construction project, conversion of non-residential space, or reconstruction.

Social Services - Non-financial supportive aid rendered to individuals and families to help them meet their personal, social, psychological, medical, economic, or other problems which interfere or otherwise prevent them from moving towards self-care, self-support, independent living, and strengthened family life.

Small Business Investor Corporation - A private enterprise which would provide investment banking-type services to smaller companies which could not normally qualify for this type of financing.

State - Any state of the United States, the Commonwealth of Puerto Rico, and in some cases, the District of Columbia.

State Grant Recipient - A unit of general local government that receives its CDBG funds from its state's CDBG program.

Subgrantee - A unit of general local government that is not eligible to receive direct funding as a HUD formula-based grantee, but is eligible to compete for funds through its state's formula-based grant program.

Subrecipient - A public agency, private nonprofit organization, or a for-profit organization that is authorized to receive funds from a grantee or another subrecipient to undertake eligible activities.

Urban Counties - Counties that receive an annual allocation of funds under the CDBG program. To be eligible for HUD funding, a county must meet the eligibility criteria for participation, such as extent of poverty, housing conditions, income levels, etc.

Unit of General Local Government - A city, town, township, county, parish, village, or other general purpose political subdivision of a state; or a consortium of such political subdivisions recognized by HUD.

Very Low-Income - a household or a person whose annual income is 50% or less than the Area Median Income.

Youth - Individuals between the ages of 13 and 17 years.

Youth Programs - A category that focuses on the needs of children and teenagers. Activities include the funding of youth centers and facilities, as well as playground and recreation facilities that are part of youth centers. See HUD Activity Categories.