



Department of Housing

CITY COUNCIL – SUPERVISOR BARGER JOINT MEETING

Proposed Solution for Heritage Square South Funding Shortfall

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Housing Director
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Problem & Solution

Department of Housing

- BRIDGE Housing applied to the recent LACDA NOFA for the Heritage Square South PSH project but is not being recommended for funding
- NPLH does not prioritize senior housing
- AHTF prioritizes unincorporated areas
- The American Rescue Plan includes a significant increase in HOME funds
- LACDA uses its HOME funds for single family rehab and first time homebuyer programs
- Use the ARP HOME funds for unfunded PSH projects including Heritage Square South



North Half

South Half



Fair Oaks & Orange Grove

LA CAÑADA FLINTRIDGE

LOS ANGELES COUNTY (ALTADENA)

Zoning:

- Single-Family Residential
- Non-RS Parcels

All Affordable Housing -
by Housing Type w/Zoning
City Manager
City of Pasadena

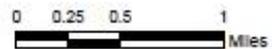
Heritage Square South

Legend

- Special Needs
- Section 8
- Family
- Senior
- Owned (35)
- Council District:
- City Boundary

Unit Count:

- 1 - 13
- 14 - 44
- 45 - 96
- 97 - 313



Prepared By: Pasadena DoIT - GIS
Date: 10/2019
Source: City of Pasadena
Coordinate System:
State Plane California Zone V (Feet)
Datum: NAD 1983



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GLENDALE

District 6

LOS ANGELES

SOUTH PASADENA

SAN MARINO

District 1

District 3

District 2

District 5

District 4

District 7

Mary's Place
Salvation Army Hope Center
Centennial Place
Euclid Villa

DISTRICT NAME	SPECIAL NEEDS	SECTION 8	FAMILY	SENIOR	TOTAL
District 1	6	142	50	77	275
District 2	15	222	70	0	307
District 3	144	236	858	504	1742
District 4	21	34	31	0	86
District 5	39	177	264	181	661
District 6	15	20	181	287	503
District 7	0	29	26	0	55
No District	0	146	0	0	146
TOTAL	240	1006	1480	1049	3775



Union
ar Vista

ONE WAY

UNION PLACE



YOUNG MEN'S CHRISTIAN ASSOCIATION







Homeless Housing Need

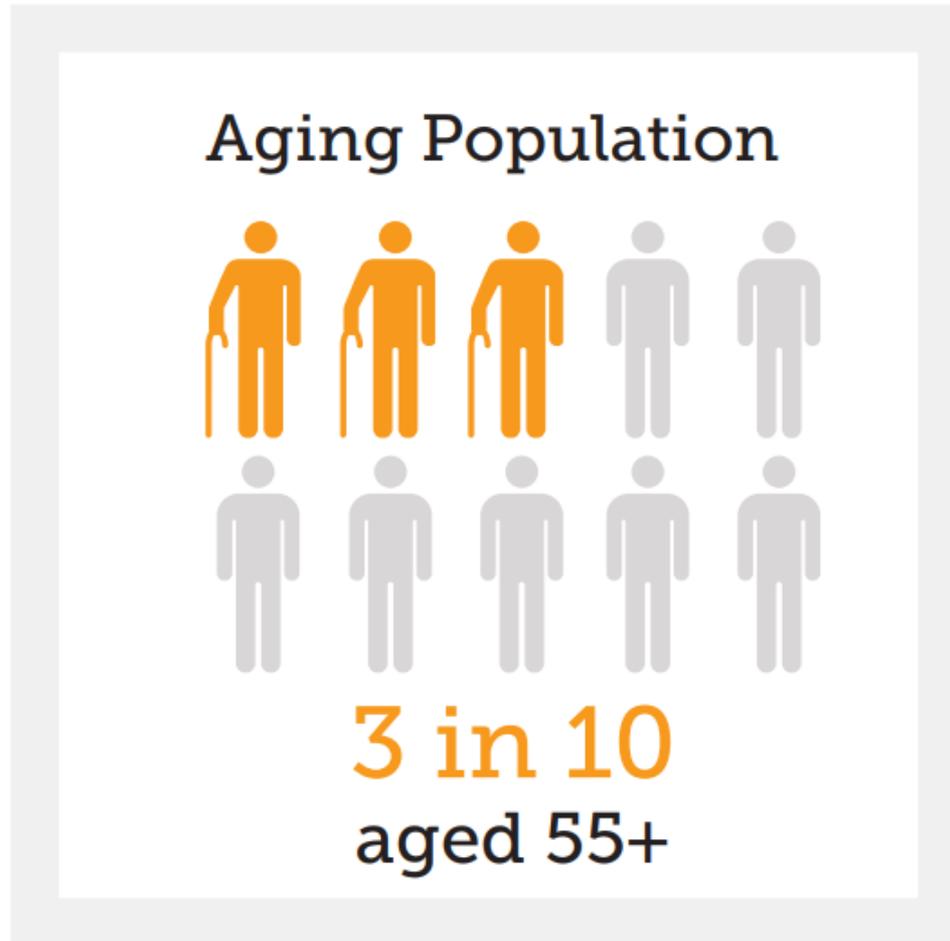
Department of Housing





Older Homeless Population

Department of Housing





Project Description

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- 69 permanent supportive housing units for homeless seniors plus 1 manager's unit
- New 3-story mixed-used building to be developed, owned and operated by BRIDGE Housing
- First floor with 7,500k SF of neighborhood retail
- City-owned site to be long term leased to BRIDGE Housing
- Significant local benefits



City Commitment

Department of Housing

- Extensive community outreach; no opposition
- City contribution
 - > City-owned land
 - > Development funds
 - > Project based voucher



Project Cost & Funding

Department of Housing

\$17,790,219	LIHTC equity
\$ 5,000,000	County LACDA - AHTF
\$ 1,050,000	County LACDA - NPLH
\$ 6,400,000	City land (Capitalized 99-year ground lease)
\$ 4,992,683	City of Pasadena loan
<u>\$ 3,848,000</u>	Conventional permanent loan
\$39,080,902	Total Permanent Financing



ARP HOME Funds Solution

Department of Housing

- Continue to use the annual allocation of HOME funds (\$8M) for single family rehab and first time homebuyer programs
- Use ARP HOME funds (\$25M-\$30M) for unfunded PSH projects
 - > HOME funds can be transferred to an adjacent HOME jurisdiction including Pasadena
 - > Alternatively, swap out NPLH and AHTF dollars committed to projects in unincorporated areas and participating cities with ARP HOME funds and use NPLH and AHTF for unfunded PSH projects