

The City of Pasadena

COMPREHENSIVE GENERAL PLAN

ELEMENTS:
Housing Element
Adopted November 2002

Housing Element

Adopted November 4, 2002 (Resolution No. 8174)
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HOUSING GOALS AND POLICIES

This section of the Housing Element contains a brief overview of the key issues from Chapter 2, the Needs Assessment, as well as the goals and policies that Pasadena intends to implement to address the community's housing needs. Chapter 5 follows with a discussion of the various housing programs that are designated to implement the City's forthcoming policies as well as quantified or qualitative objectives for each program.

The following section addresses the community's overall housing goals and the specific policies designed to achieve each goal. The housing goals and policies were developed through an extensive and inclusive public participation process. Participants included members of the Housing and Homeless Network, the Senior Advocacy Council, nonprofit affordable housing developers, and others with a special interest in the needs of people with lower-incomes. As described in Chapter 1, this process included at least four stakeholder meetings on Housing Element, City Council hearings, and various commission hearings. Based upon this input, the City's housing vision is as follows:

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.

Pasadena shall achieve this vision by utilizing its resources toward five priorities:

1. Preservation and improvement of established residential neighborhoods and larger communities through implementation of policies designed to protect the established character, quality, and identity of neighborhoods.
2. Provision of an adequate supply and range of housing opportunities throughout the community by assisting in the development of new housing and being responsive to special housing needs of resident populations.
3. Support and provision for fair and equal housing opportunities for all persons regardless of race, age, income, disability, sexual orientation, marital status, household size, ancestry, national origin, religion or color.

4. Ensure that Pasadena residents, especially those with low- and moderate-incomes and special needs, are assisted in meeting their housing needs through the provision of housing assistance and support services.
5. Conservation and improvement of the condition of the existing affordable housing stock, including the preservation of existing assisted housing for lower-income households and special needs groups.

Housing and Neighborhood Quality

Housing and neighborhood condition is an important component in ensuring the quality of life for residents of the community. The particular needs of the neighborhoods vary significantly. In some older areas, Pasadena is confronted with the risk of deteriorating housing and the neighborhood needs to be maintained. The following policies are designated to encourage reinvestment in housing, where appropriate, and foster neighborhood stability to improve and maintain quality of life.

Goal 1 Maintain and Improve the Quality of Existing Housing, Neighborhoods, and Health of Residents

Policy 1.1 Preserve the character, scale, and quality of established residential neighborhoods.

Policy 1.2 Maintain the quality of ownership and rental housing by ensuring compliance with housing and property maintenance standards.

Policy 1.3 Promote the repair, improvement, and rehabilitation of residential structures that are substandard or in disrepair.

Policy 1.4 Encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhoods.

Policy 1.5 Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods.

Policy 1.6 Maintain the condition of streets and drainage, sidewalks and alleys, green spaces and parks, and other public services and facilities.

- Policy 1.7* Integrate the provision of schools, parks, community centers, and other public amenities with the planning and development of housing.
- Policy 1.8* Revitalize neighborhoods with the residents by supporting neighborhood organizations, controlling crime, improving dilapidated housing, managing traffic, and eliminating other blighting conditions.
- Policy 1.9* Preserve neighborhood parks, streets trees, open spaces, hillsides and other landscape amenities in residential areas.
- Policy 1.10* Promote preservation of existing affordable housing stock.

Housing Production

A diversity of housing opportunities is an important goal for Pasadena. Person and families of different ages, types, income levels, and lifestyles have different housing needs that change over time. Maintaining diversity of housing helps ensure that all the persons, regardless of age, income, and family type, have the opportunity to find housing suitable to their needs. The following policies ensure that housing production meets these diverse needs and incomes.

- Goal 2** Ensure an adequate supply of quality rental and ownership housing opportunities
- Policy 2.1* Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balanced community.
- Policy 2.2* Direct new development along transit corridors, close to employment and activity centers; and encourage mixed-use developments.
- Policy 2.3* Promote the construction and rehabilitation of suitable and adequate housing for special needs groups, including seniors, disabled persons, large families, and other persons in need of housing assistance.
- Policy 2.4* Encourage and facilitate a mix of affordability levels in large-scale residential projects.

- Policy 2.5* Support innovative strategies for the adaptive reuse of residential, commercial, and industrial structures for housing.
- Policy 2.6* Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, and inclusionary housing program, and other means.
- Policy 2.7* Encourage multifamily-residential projects to incorporate energy conservation features.
- Policy 2.8* Encourage dispersal of new affordable housing to expand choice and avoid and over-concentration in any one residential area.
- Policy 2.9* Protect and preserve established neighborhoods from incompatible uses and intensity, and other development impacts.
- Policy 2.10* Continue to require, monitor, and enforce National Pollutant Discharge Elimination Systems permits, Standard Urban Stormwater Mitigation Plans, Best Management Practices, Total Maximum Daily Loads for impaired water bodies, Storm Water Quality Management Programs, and Storm Water Pollution Prevention Plan, as applicable.

Housing Assistance

Pasadena is home to people with special housing needs, including seniors, large families, disable persons, single parent families, students, homeless people and others. They may face greater difficulty in finding decent and affordable housing due to special circumstances related to their income, family characteristics, disability, or health issues. Goal and policies to address assistance and special needs are as follows:

- Goal 3*** **Expand and protect housing opportunities for households and special needs groups**
- Policy 3.1* Seek and establish housing partnerships to aid in the retention and provision of affordable housing opportunities.
- Policy 3.2* Use available federal, state and local resources to support the production of affordable housing.

- Policy 3.3* Support collaborative partnerships of nonprofit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.
- Policy 3.4* Require new and substantially rehabilitated housing projects to include a share of units for moderated and lower-income households.
- Policy 3.5* Expand homeownership opportunities by assisting lower income renters to become homeowners.
- Policy 3.6* Support the conservation of publicly subsidized housing and rental housing that is affordable to lower-income households.
- Policy 3.7* Provide rental assistance to address housing overpayment among special needs groups and the very-low-income population.
- Policy 3.8* Provide housing assistance, supportive services, and various other services to address special needs populations.
- Policy 3.9* Explore possible establishment of an impact fee for commercial development to address the demand for new affordable housing due to increases in the employment base.
- Policy 3.10* Prohibit discrimination in the sale or rental of housing on the basics of race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap or minor children.

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HOUSING PROGRAMS

The goals and policies in the Housing Element are implemented through a variety of programs designed to encourage the maintenance, improvement, development, and conservation of housing within the community. In describing these programs, they are organized in a manner consistent with the City's housing goals:

- Housing and Neighborhood Conservation.
- Residential Sites and Housing Production
- Housing Assistance and Special Needs

The following describe the programs that Pasadena will implement to address these areas, including specific objectives for the 2000-2005 housing element planning period. Chart 50 at the end of the chapter specifies the following for each program: five-year objective, funding sources, and agency responsible to implement the program.

Program # 1. Code Enforcement Program

a. Citywide Code Enforcement.

Code Enforcement is a means to ensure that the quality of and neighborhoods is maintained. To that end, the City's Code Enforcement Division enforces State and local regulations governing building and property maintenance. Code Enforcement officials encourage community involvement by looking with neighborhood advisory groups. Code enforcement efforts focus on individuals buildings, neighborhoods, and revitalization areas as described below. When code violations are found, City staff direct owners to the appropriate City rehabilitation loan and grant programs.

Five-Year Objective:

Continue implementation of targeted code enforcement.

b. Emergency Enforcement Programs.

In many cases, code enforcement efforts are sufficient to identify and resolve the majority of code violations. In some cases, multi-agency cooperation is needed to provide targeted code enforcement to problem buildings. To that end, the City Prosecutor's Office provides a Nuisance Abatement Program task force to identify and find solutions to criminal and/nuisance issues, which negatively impact neighborhoods. The City's CRASH unit is designed to target key habitability and hazard properties within the community. Property owners are held accountable to remedy situations.

Five-Year Objective:

Continue implementation of targeted code enforcement.

Program # 2. Housing Inspection Programs

a. Occupancy Inspection Program

The City's occupancy inspection program is designed to protect new occupants from the effect of housing and zoning code violations, help maintain the quality of housing, and provide a livable environment for residents. Whenever a change in occupancy occurs, the City requires that the property must be inspected for compliance with applicable codes. Typical items inspected include electrical, plumbing, heating, structural conditions, and other health and safety items. Upon completion and remedy of any code violations, the property owner is issued a Certificate of Occupancy.

Five-Year Objective:

Continue implementing housing inspection program.

b. Quadrennial Inspection Program.

The quadrennial Inspection Program is designed to ensure that multi-family projects (e.g., apartments, condominiums, etc.) are decent, safe and well maintained. All rental properties in Pasadena containing three or more units must be inspected at least once every four years. Typical items inspected include electrical, plumbing, heating, structural conditions, and health and safety items. Property owners are notified if code violations do exist and, upon remedy, the property owner is issued a Certificate of Occupancy. The occupancy inspection program continues to serve as an effective means to identify code violations as they occur, and before they affect an entire building.

Five-Year Objective:

Continue implementing housing, inspection program.

c. Lead-Based Paint Program

Lead poisoning is the most prevalent preventable environmental health hazard facing children. The Agency of Toxic Substances and Disease Registry notes that lead-based Paint (LBP) hazards may be concentrated in housing built before 1950. As an older established community, many apartments in Pasadena were built before 1950. Therefore, the City's Public Health Department implements a LBP hazard program for the City's assisted housing. The program contains four components: (1) community education and awareness; (2) blood screening for young children under ages six, (3) housing and environmental inspections, and (4) referrals for services.

Five-Year Objective:

Implement housing inspection program.

Program # 3: Neighborhood Improvement.

a. Neighborhood Revitalization Program.

The City administers the Neighborhood Revitalization Program (NRP). The City oversees a NRP team comprised of multiple city departments who concentrate a host of City and non-city services and resources to affect change in neighborhoods. The NRP program focuses on housing rehabilitation, property maintenance, beautification, and traffic safety, among others. The program lasts two years per neighborhood. The City has completed revitalization efforts in three areas: the Lincoln Triangle (1994), Villa Park (1996), and North Madison (1999). The City helps solicit public support by organizing demonstration projects, securing volunteers, conducting neighborhood outreach, and dedicating City staff.

Five-Year Objective:

Revitalize the Washington NRP.

b. Neighborhood Impact.

Northwest Pasadena has long been a special target area of Pasadena for enhanced community development efforts. With CDBG funding from the City, the PNHS offers programs to address these needs. PNHS offers a rehabilitation loan program to assist lower-income residents make home repairs, home repairs grants of up to \$ 1,500 in grants for very-low income residents, and a tool lending program for residents to make home repairs. Additional homeownership opportunities through new construction and homeownership assistance are also provided with funding from the City of Pasadena.

Five-Year Objective:

Provide assistance to 125 households.

c. Neighborhoods Organizations.

The City has established a Neighborhood connections office with the mission to promote and foster participation and communication as a neutral liaison among neighborhood organizations and elected representatives, and city staff to facilitate resolution of neighborhood issues. The office is designed to encourage neighborhoods to identify issues of common concern as well as to create a partnership between the city and residents to help address issues affecting the quality of life within neighborhood. Since its inception, Neighborhood Connections continues to serve over 90 neighborhood groups as a program of the Human Services Recreation and Neighborhoods Department.

Five-Year Objective:

Continue program implementation.

Program # 4: Historic Preservation

a. Historic Preservation

Pasadena has a significant number of historic homes and has thus established a series of historic preservation guidelines. Under Chapter 2.75 of the Pasadena Municipal Code, the Cultural Heritage Commission reviews demolitions, relocations, and alterations of designated landmarks, and historic treasures; works of architects Greene and Greene; and architecturally significant buildings over 50 years old outside the Central District. Chapter 17.52 also authorizes design review of demolitions, relocations, exterior alterations, and new construction within Bungalow Heaven and Garfield Heights historic districts. Residential guidelines are needed to assist homeowners with maintaining and rehabilitating houses.

Five-Year Objective:

Adopt residential design guidelines to assist homeowners with maintaining and rehabilitating historic homes by 2001.

b. Heritage Housing Partners Program.

Pasadena has a number of historic homes, the majority of which are located in Northwest Pasadena. To preserve these historic homes, significant efforts are often necessary to rehabilitate the homes and bring them up to code standards. To address this issue, Heritage Housing Partners implements an acquisition, rehabilitation, and homeownership program. Under the first program, Heritage has been earmarked up to \$ 1,000,000 to acquire and rehabilitate homes. In addition, Heritage receives additional set-aside funds to provide a second deed of trust for low- and moderate-income home buyers funds to also purchase historic single-family homes. Funds are also available for routine home repair.

Five-Year Objective:

Rehabilitate 20 housing units.

c. Historic Incentives.

Pasadena encourages the retention and/or adaptive reuse of historic buildings through various regulatory incentives. The Zoning Code allows the following incentives: (1) the adaptive reuse of designated historic resources by permitting and additional use within some areas otherwise zoned solely for residential uses; (2) waivers for two covered space parking requirements in landmark districts; (3) waiver of some City Gardens standards when projects include the rehabilitation or adaptive reuse of a historic property; and lastly, (4) the waiver of fees for design review for projects within a landmark district. Additional incentives are being considered.

Five-Year Objective:

Adopt Mills Act program by 2002 and additional incentives in revision of the Zoning Code in 2002.

Program # 5 : Rehabilitation Loan Programs

a. Homeowner Residential Rehabilitation.

The Pasadena Neighborhood and Housing Services administers a loan program for rehabilitating single-family homes. Loans are provided by financial institutions, while the Pasadena Community Development Commission provides interest rate write-down subsidies. The subject property can be a single-family unit, a small multi-family complex or two to four units, or a condominium project. To qualify, borrowers must occupy the residential property as their primary residence as well as meet other application criteria. The maximum loan amount is \$25,000 but may be increased for properties requiring substantial rehabilitation.

Five-Year Objective:

Rehabilitate 95 units.

b. Multi-Family Rental Rehabilitation Program.

The Pasadena Community Development Commission provides loan assistance for rehabilitation of multi-family rental properties that are occupied by very-low- and low- income tenants paying affordable rents. The loan term is determined by the amount of loan used on a per units basis. The interest rate is typically 4% and repayment schedules are determined by the protected cash flow of the complex. To ensure that rents remain affordable to targeted income groups, a rental covenant is enforced during the loan term. The program has served as an effective way to rehabilitate older rental units.

Five-Year Objective:

Rehabilitate 50 units.

c. Maintenance Assistance to Homeowners.

The Maintenance Assistance to Homeowners (MASH) Program is a federally funded program which provides free house painting, yard cleanup, minor exterior home repair, and repair or construction of wheelchair ramps for very low-income homeowners, seniors, and disabled persons. The secondary function of the program is to provide job training for up to three years for people who have had difficulty finding jobs. Since its inception in 1979, City staff have trained approximately 700 persons, placed 400 people in regular employment, and provided home maintenance services to numerous individuals and families in Pasadena. Thus, the MASH program has helped maintain the quality of homes while also serving broader employment training goals.

Five-Year Objective:

Provide assistance to 80 households.

Program # 6: Provision of adequate Sites

The provision of sufficient and adequate sites for residential development is important in ensuring that all households, regardless of special needs status, have the opportunity to find suitable housing that meets the needs of their lifestyle. The City has programs to encourage sites for market rate, affordable, and special needs housing.

a. Land Use Element

The provision of adequate sites is important to encourage the production of housing that is suitable and affordable to economic groups in Pasadena. The City's Land Use Element is being updated. The present Land Use Element permits various housing types ranging from a density of 1 unit per acre in hillside areas, to 6 units per acre in single-family districts, from 16 to 48 units per acre in multifamily residential areas, to a maximum of 87 units per acre in some commercial districts. Mixed use is also permitted in certain commercial districts.

Five-Year Objective:

Identify sufficient and adequate sites to accommodate the 1998-2005 RHNA.

b. Sites for Special Needs Housing.

Pursuant to requirements of State law, the City allows for the siting of housing facilities designed to accommodate special needs groups, such as the homeless, disabled persons, single parents with children, large households, college students, seniors, and persons with substance problems, among others. The Zoning Code permits emergency shelters and transitional housing, dormitories, and sororities/fraternities, licensed community care facilities, single room occupancy, affordable senior housing as well as other standard housing opportunities.

Five-Year Objective:

Continue to make provision for special needs housing.

c. Special Plan Caps.

The 1994 Land Use Element provided an exemption to the residential development caps for each Specific Plan area in three cases to encourage the provision of affordable housing. The exemptions are: (1) the ownership units are affordable to lower- or moderate-income households; (2) the rental units are affordable to lower income households, or (3) the rental or ownership units are for senior housing. Although this policy has increased the number of affordable units citywide, in some cases it could conflict with the City's policy of integrating affordable housing throughout the city. Thus, the City will continue exempting qualified affordable units from the Specific Plan caps, unless otherwise specified by the Specific Plan.

Five-Year Objective:

Continue policy of exempting qualified affordable units from the Specific Plan caps, unless specified by the Specific Plan to encourage dispersal throughout the City.

Program # 7: Regulatory and Financial Assistance

To encourage the provision of housing, the City offers an array of programs designed to provide regulatory and financial assistance, to the extent feasible to encourage the affordability of housing to all economic groups. These programs include the provision of regulatory and financial assistance through the following three programs.

a. Fee Waivers.

Pasadena has strong record in providing financial incentives to facilitate development of affordable housing. Since 1992, the City has permitted waivers from the plan check fee, building permit fee, and the construction tax- for a total of 220 lower income units. To ensure long-term affordability of the unit, a rental covenant is placed upon the restricted units for 30 years guaranteeing affordability to low-income persons. This program has been used by publicly assisted projects to preserve affordability beyond mortgage expiration dates.

Five-Year Objective:

Continue providing fee waivers.

b. Regulatory Incentives.

Pasadena is actively involved providing regulatory incentives for affordable housing. Affordable projects which a density bonus can use compact parking to satisfy a greater share of the minimum parking required. Parking for senior housing may be reduced in half, while reductions are granted for single-room occupancy rooms also have less stringent parking requirements. Lastly, the City of Pasadena may also process proposed affordable housing projects in an expedited manner, avoiding the costs of normal delays resulting from the review of development applications.

Five-Year Objective:

Continue program implementation.

c. Land Assemblage/Write Downs.

The Pasadena CDC is actively involved in providing land write downs to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Site assemblage may be by city agencies or private entities with a reduced land cost either paid or credited to the affordable housing developers. The actual value of the land or write down is based on the reuse value of the property for affordable housing. To ensure long-term affordability of the unit (s) constructed or rehabilitated, a 15-40 year covenant is placed on the property to control occupancy of the restricted units.

Five-Year Objective:

Continue program implementation.

Program # 8: Reduction of Governmental Constraints

a. Revision of Garden Standards.

With experience in the implementation of multi-family developments, City staff has identified several areas that merit examination. The “City of Gardens” standards, which were adopted in 1989, were designed to create more livable and higher density multi-family developments. As part of an overall zoning code revision (which was last done in 1985), the City will have the opportunity to assess the effects of development standards on the affordability and production of multi-family housing and to propose modifications for flexibility. In particular, the City will examine height limits and setbacks in the Garden standards which affect multi-family developments.

Five-Year Objective:

Complete revision of Garden standards in 2002.

b. Density Bonus Program.

Pasadena implements the State-mandated density program for projects which set aside a certain portions of units as affordable to very low income persons, or seniors. As an alternative to the density bonus, the City will grant an incentive of equal financial value. However, affordability of the units must be maintained for 20 years if no development incentive is requested and 30 years if a development incentive is granted. For projects in certain downtown areas, however, up to 50% density bonus is allowed with a conditional use permit. The City advertises the program through the predevelopment plan review process for multi-family projects larger than nine units.

Five-Year Objective:

Continue program implementation.

c. Recycling Program.

Pasadena is in the midst of a building boom for a new housing. The high demand for housing has led to the conversion of old gas stations, restaurants, parking lots, dilapidated or underutilized homes into high density multi-family housing. Recycling of commercial uses is occurring at rate of 24 new units for every 1 unit demolished. The City facilitates recycling by allowing high-density housing (up to 87 units per acre) in commercial zones, granting density bonuses to ten projects comprising over 1,100 new housing units, and granting fee waivers to such developers in excess of \$40,000 annually. Pasadena has actively used these incentives to facilitate and encourage the development of over 3,500 new units since 1998. Pasadena will continue to provide these incentives.

Five-Year Objective:

Continue program implementation.

Program # 9: Affordable Housing Incentives

a. Inclusionary Program.

The City is proposing to require residential development projects and mixed-use projects to include a share of units that are affordable to moderate- and low-income households. In projects of ten or more units, the program will require that 15% of the units are affordable, with certain exemptions. A phase-in period is under consideration. Single-family dwelling units will be subject to the requirement only in Planned Development projects of 10 or more units. As alternatives to constructing the inclusionary units on the primary development site, an applicant may choose three alternatives: (1) to construct the units on another site, (2) to pay a fee in lieu of constructing the units, or (3) donate a site for development.

Five-Year Objective:

Adopt inclusionary ordinance by 2001 and review impact of regulations by 2004.

b. Commercial Impact Fee.

There is a clear relationship between the addition of new employment in a given area and the demand for housing. Some jobs will be service occupations that earn more modest income, while other jobs will be higher-paying. However, if the demand for new housing exceeds supply, housing costs will increase accordingly – having its greatest impact upon low- and moderate-income households. Some cities have adopted an impact fee program to address the demand for affordable housing generated by commercial and office development. Funds are earmarked for affordable housing.

Five-Year Objective:

Evaluate establishing impact fee for non-residential development.

c. Northwest Pasadena Program.

As a highly urbanized community, Pasadena has undergone significant redevelopment and enhancement over the 1990s. However, certain portions of Pasadena required more focused attention due to the age of the neighborhood, the condition of public improvements, and quality of housing stock. Northwest. Pasadena is such an area. Pasadena has received \$50,000,000 in Fannie Mae's American Communities Fund to assist in increasing the production, rehabilitation and preservation of the housing stock with an emphasis on affordable housing. The City allocates the funds through a Notice of Funding Availability (NOFA) process, administers the distribution of loans, and develops and monitors the affordability agreements.

Five-Year Objective:

Assist 250+ households.

Program # 10: Homebuyers Assistance Programs

Expanding homeownership is a means to stabilize neighborhoods, and provide housing for all households. Pasadena offers a number of homeowners assistance programs that make it more financially feasible to own single-family homes and also town homes. These assistance programs are offered citywide as well as in particular neighborhoods.

a. Citywide Homebuyers Club.

Pasadena Neighborhood Housing Services (PNHS), as local nonprofit housing organization, offers homeownership assistance program. Specifically, PHNS offers 2% down payment assistance and up to \$4,000 for non-recurring closing cost to purchase a home in Pasadena. Funding can also be used for the repair and rehabilitation of their homes. Participants are required to attend a series of homebuyers education workshops and seminars provided by PNHS. To be eligible for the financial assistance, the prospective homebuyer must be a low-income and first time homebuyer.

Five-Year Objective:

Assist 31 households.

b. Homeownership Opportunities Program.

The City's Homeownership Opportunities Program (HOP) provides homeownership assistance for low and moderate-income homebuyers. The HOP Program provides a second trust deed loan in the amount of up to \$45,000 to assist low and moderate-income homebuyers. The HOP loan has a below-marketed interest rate and a term of up to 30 years. Monthly loan payments are required and, upon resale or refinancing of the property before loan maturity, the borrower is required to repay the outstanding amount owed in the HOP loan plus a share of the property's appreciation in value.

Five-Year Objective:

Assist 150 households.

c. HomeKey Program.

The City's Home Key Program provides up to \$15,000 for down payment and closing cost assistance in the form of a second trust deed loan. The interest loan rate is 7.45% over a 15-year term. Moderate income limits apply. A minimum 1% down payment is required. Monthly loan payments are amortized over the 15 year loan term. Unlike the HOP loan restrictions, however, payment of a share of the property's appreciation in value is not required upon resale or refinancing. Home Key applications are available only for lenders participating in the program.

Five-Year Objective:

Assist 100 households.

d. Mortgage Credit Certificate Program.

Pasadena participates with a consortium of cities in the Mortgage Credit Certificate Program (MCC) administered by the Los Angeles County CDC. This Program provides first-time homebuyers with a federal income tax credit which increases their ability to qualify for a mortgage. The amount of the tax credit is equal to 10% of the homebuyer's annual mortgage interest paid and is taken as a dollar-for-dollar credit against the owner's federal income taxes. The annual tax credit is 15% for homes purchased within a Target Area and 10% for homes purchased outside the Target Area. To be eligible for an MCC, the applicant must be a first-time homebuyer and not earn above moderate- income. Program information is publicized through the City's homebuyer seminars.

Five-Year Objective:

Assist 100 households.

e. Lease-Own Program.

Pasadena participates in a lease-to-purchase program with the California Cities Home Ownership Authority (CCHOA). CCHOA'S program provides additional means of transitioning moderate-income renters into homeownership. After the prospective homebuyer qualifies with a lender and pays a 1% commitment fee, CCHOA purchases the home and the prospective homebuyers enters into a lease agreement with an option to purchase. CCHOA pays 3% down and capped closing costs. After a three-year lease period, the homebuyer assumes the loan at a fixed rate. Program information is publicized through the City's homebuyer seminars.

Five-Year Objective:

Assist 50 households.

f. Section 8 Ownership Program.

Traditionally, Section 8 vouchers have supported renters. Because securing homeownership is difficult in Pasadena's market and the need to transition renters to ownership opportunities, the City will explore the concept of housing vouchers for home ownership. The basic concept consists of using a voucher subsidy to help the family pay for monthly homeownership expenses, rather than rent payments. Applicants must be enrolled in the Family Self-Sufficiency Program, have an adequate work, housing, and credit history. Furthermore, the family would also be required to satisfactorily complete the home-ownership counseling program required by the Public Housing Authority.

Five-Year Objective:

Assist 20 households.

Program # 11: Rental Assistance

a. Housing Choice Vouchers.

The Pasadena Community Development Commission (PCDC) contracts with HUD to administer the Housing Choice Voucher Program. Under this program, the City provides very low-income households with vouchers to subsidize the cost of renting an apartment unit. The tenant pays 30% of income toward the rent; HUD pays the difference up to a Payment Standard; and the tenant pays any additional rent provided cost do not exceed 40% of income. In recent years, the leaseup rate has been declining and thus the City has committed to hiring a consultant to improve the lease up rates. Moreover, since rents in Pasadena exceed regional averages, PCDC must negotiate with HUD to secure exception rents.

Five-Year Objective:

Assist 1,300 households, seek to adjust payment standard, and improve leaseup rates.

b. HOME Rental Assistance.

In certain cases, temporary rental assistance is needed by very low incomes families with special circumstances. The City administers a tenant-based rental assistance program with HOME funds. All applicants must be referred to the Pasadena CDC by Sponsor Agency. Special circumstances recognized by the PCDC are as follows: 1) involuntarily displacement due to government action, involuntarily as a result of a health or safety hazard cited by the City, victim of domestic violence, and temporary homelessness due to loss of job or other event. Rental assistance under this program is available but limited to a maximum period of 24 months.

Five-Year Objective:

Assist 30 households.

c. Supportive Housing Assistance.

Many times the needs of very low and low-income persons and families extend beyond housing. Households require a complex matrix of supportive services that enable them to stabilize their lives. The City administers three supportive programs-Family Self Sufficiency (FSS), Shelter Plus Care (S + C), and Housing for People With Aids (HOPWA). FSS is a highly structured program designed to foster independence. S + C funds are provided to homeless people living with mental disabilities, chronic substance misuse, or HIV/AIDS. HOPWA provides case management and supportive services to very low-income persons and families with HIV/AIDS. The goal of these three programs is to enable participants to live as independently as possible within a structured program.

Five-Year Objective:

Assist 150 households.

Program # 12: Continuum of Care

a. Emergency Shelter.

Pasadena has one of the more extensive emergency shelter systems throughout the entire San Gabriel Valley. The City of Pasadena permits and assists in the funding of one bad weather shelter and six emergency shelters for homeless, persons, families, youth, and victims of domestic violence. Emergency shelters typically allow stays of up to 60 days. Through this program, Pasadena also assists in the provision of hotel/motel vouchers administered through nonprofit organizations. Taken together, these programs provide 111 emergency beds and numerous vouchers.

Five-Year Objective:

Continue Program Implementation.

b. Transitional Housing.

The second phase of the continuum of care program is transitional housing. Transitional housing typically lasts up to two years and typically involves the provision of shelter plus supportive services to help transition the individual or family to more of a self-sufficient lifestyle. Supportive services address the immediate and long-term needs of the participants (e.g., health care, mental health, substance abuse, public benefits, private insurance, legal assistance). The City assists four residential substance abuse treatment facilities, two facilities for single parents with children, and the HOPWA, S+C, and other housing assistance programs.

Five-Year Objective:

Continue program implementation

c. Permanent Supportive Housing.

Finally, the City also supports the provision of permanent supportive housing for residents needing services, such as seniors, disabled persons, and formerly homeless persons. These facilities include licensed community care facilities, sober living facilities, and AIDS homes which allows for long-term stays in a facility that provides specialized services. Pasadena currently has one AIDS facility, sixteen skilled nursing facilities, and numerous licensed community care facilities providing over 4,000 beds. In addition, the Pasadena CDC is currently assisting the construction and rehabilitation of group homes, including the Wynn House, Chester House, Sierra Home, Navarro Home, and the San Gabriel Foundation facility for persons with developmental disabilities.

Five-Year Objective:

Fund the Wynn, Chester, Sierra, Navarro House, and San Gabriel Foundation Home.

Program # 13: Preservation of Affordable Housing

a. Preservation of At-Risk Units.

Twenty-seven multi-family rental projects with approximately 1,500 units receive government assistance in return for reserving units that are affordable to lower-income households. Approximately 454 rental units are at risk of losing their affordability controls by 2010 due the potential expiration of use restrictions, or their section 8 project contracts. Options to preserve these at risk units are as follows:

- 1) provision of rental assistance to tenants;
- 2) purchase of affordability covenants; or
- 3) replacement or development of new assisted housing

As part of the City's prevention efforts, the City recently negotiated with HUD to increase the allotment of Section 8 vouchers to guarantee persons displaced from Sky Vista Apartments and La Villa Lake Apartments a Section 8 voucher. Although these projects opted out of the Section 236 program, HUD increased the numbers of vouchers allocated to Pasadena to accommodate the approximately 100 households displaced. In addition, the Pasadena CDC extended a loan, along with Low Income Housing Tax Credit Assistance, to King Village to preserve the apartment complex as affordable. These actions helped preserve an additional 300 units as affordable.

Five-Year Objective:

Work with owners at least one year prior expiration to develop a strategy to preserve at-risk units.

Preserve the SkyVista, La Villa Lake, and Kings Village complexes.

b. I-710 Freeway Expansion.

Caltrans is proposing the extension of the 710 Freeway through the communities of El Sereno, Alhambra, South Pasadena y Pasadena. To ensure adequate right-of-way for the Freeway, Caltrans has acquired a total of 143 homes in the proposed right of way. Construction of the freeway is not anticipated to being during the 2000-2005 planning period. However, should construction eventually take a place, Pasadena will support Caltrans efforts to make available replacement housing commensurate with the numbers of units demolished and the affordability levels of the housing units. However, not all 143 units are anticipated to be demolished. Still, given the large site inventory detailed in Chapter 4, these potential demolitions will not impede the City's ability to address its regional housing needs.

Five-Year Objective:

Support Caltrans' efforts to make available replacement housing of suitable affordability levels

Program # 14: Fair and Equal Housing Opportunity

a. Fair Housing Services.

Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. The City contracts with the Housing Rights Center to provide counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City is currently updating its 2000-2005 Fair Housing Plan, the recommendations of which will dovetail into the updated of the Zoning Code. In addition, the City will implement its Housing Meditation Ordinance, which oversees landlord – tenant disputes.

Five Year Objective:

Continue to provide fair housing services, complete 2000-2005 Fair Housing Plan by 2003, and develop a new mediation service by 2002.

b. Analysis of Impediments.

The City's 2000-2005 Analysis of Impediments to Fair Housing Choice made the following recommendations to improve fair housing: 1) adopt findings prohibiting second units as required by State law; 2) review licensed community care use descriptions for consistency and clarity with State law; 3) reevaluate Section 8 preferences, particularly for families with children, based upon data from the 2000 Census; 4) remove the maximum occupancy requirement for emergency shelters in the City's commercial and industrial zones; and 5) complete code revisions by 2003.

Five-Year Objective:

Complete zoning code revisions and AI recommendations by 2003.

c. SB 520 Program.

Consistent with SB520 enacted January 1, 2002, the City of Pasadena will analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate action to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Five-Year Objective:

The City will conduct evaluation by 1/2003 and if any constraints are found, will take actions within 6 months to address constraints.

Chart 5-3
Housing Program Implementation

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time-Frame
1. Code Enforcement					
a. Citywide	To maintain and improve quality of housing and neighborhoods	Implement targeted code enforcement	CDBG & General Fund	Planning & Permitting	Ongoing
b. Emergency		Implement targeted code enforcement	General Fund	City Prosecutor	Ongoing
2. Housing Inspections					
a. Occupancy	Maintain quality of ownership and rental units as well as eliminate health hazards.	Implement Housing inspection program	General Fund	Planning & Permitting	Ongoing
b. Quadrennial		Implement Housing inspection Program	General Fund	Planning & Permitting	Ongoing
c. Lead Paint		Implement Housing inspection Program	General Fund	Planning & Permitting	Ongoing
3. Neighborhood Improvement					
a. Neighborhood Revitalization	Encourage involvement by residents and improve quality of neighborhoods	Revitalize the Washington NRP	CDBG & General Fund	Planning & Permitting	2002
b. Neighborhood Impact		Assist a total of 125 Households	CDGB	PNHS	Ongoing
c. Neighborhood Connections		Continue program implementation	CDBG	Human Services	Ongoing
4. Historic Preservation					
a. Historic Preservation	To preserve, improve, and rehabilitate structures of historic merit	Adopt residential guidelines	General Fund	Historic Preservation	2001
b. Heritage Partners		Rehabilitate 20 Units	CDBG	Heritage Partners	Ongoing
c. Historic Incentives		Adopt Mills Act and additional incentives	Genera; Fund	Historic Preservation	2002

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time-Frame
5. Rehabilitation Loans					
a. Homeowners Program	To maintain and improve quality of housing and neighborhoods	Rehabilitate 95 units	HOME	PNHS	Ongoing
b. Multi-Family Rental Program		Rehabilitate 50 units	HOME	CDC	Ongoing
c. MASH Program		Assist 80 households	CDBG	Planning & Permitting	Ongoing
6. Provision of Sites					
a. Land Use Element	Provides sites for housing to accommodate a range in housing types and prices	Identify vacant sites and densities	General Fund	Planning & Permitting	Ongoing
b. Special Needs Group Housing		Permit sites for special needs	General Fund	Planning & Permitting	Ongoing
c. Specific Plan Caps		Exempt affordable housing from Specific Plan growth caps unless specified by Specific Plan	General Fund	Planning & Permitting	2002
7. Regulatory & Financial Assistance					
a. Fee Waivers	Encourage the production of affordable and special needs housing	Continue program implementation	General Fund	Planning & Permitting	Ongoing
b. Regulatory Incentives		Continue program implementation	General Fund	Planning & Permitting	Ongoing
c. Land Writedowns		Continue program implementation	General Fund	Planning & Permitting	Ongoing
8. Reduce Government Constraints					
a. Garden Standards Revision	Reduce the extent of government constraints upon housing development	Complete Zoning Code Revision	General Fund	Planning & Permitting	2002
b. Density Bonus Program		Continue program implementation	General Fund	Planning & Permitting	Ongoing
c. Recycling Program		Continue provision of recycling incentives	General Fund	Planning & Permitting	Ongoing

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time-Frame
9. Affordable Housing Incentives					
a. Inclusionary Housing Program	Facilitate the development of affordable housing	Adopt program and review impact of regulations	General Fund	Planning & Permitting	2001 and 2002
b. Commercial Impact Fee		Evaluate program establishment	General Fund	Planning & Permitting	2002
c. Northwest Pasadena		Assist 250 + households	CDC, HOME, Fannie Mae	Housing & Development	Ongoing
10. Homebuyer Programs					
a. Pasadena Homebuyer Club	Increase and expand home-ownership opportunity to households citywide and in the Northwest	Assist 31 households	HOME	PNHS	Ongoing
b. Home Opportunities		Assist 150 households	CDC	Housing & Development	Ongoing
c. Home Key Program		Assist 100 households	DPAIN	PNHS	Ongoing
d. Mortgage Credit Certificate		Assist 100 households	Federal	Housing & Development	Ongoing
e. Lease-to-Own Program		Assist 50 households	CCHOA	CCHOA	Ongoing
f. Section 8 Homeownership		Assist 20 households	HUD	Housing & Development	2002
11. Rental Assistance					
a. Housing Vouchers	Preserve and Provide affordable units and assist very-low income households	Increase registrations and monitor and increase payment standard	Section 8 vouchers	Housing & Development	Ongoing
b. Emergency rental assistance		Assist 30 persons referred to City	HOME	Housing & Development	Ongoing
c. Supportive Rent Assistance		Assist 150 persons with special needs	S + H; SHP, HOPWA	Housing & Development	Ongoing

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time-Frame
12. Supportive Housing					
a. Emergency Shelter	Provide a continuum of care for persons with special housing needs	Continue program implementation	CDC; S + C; HOPWA; SHP; ESG	Housing & Development	Ongoing
b. Transitional Housing		Continue implementation. Assist in development of Euclid Villa.		Housing & Development	2002
c. Permanent Supportive		Fund the Wynn, Chester, Sierra, Navarro House, and Celebral Palsy home		Housing & Development	2003
13. Conservation Programs					
a. At-Risk Units	Preserve existing affordable housing	Preserve Sky Vista, La Villa Lake and Kings Village and work with property owners to develop strategies	General Fund	Planning & Permitting	2003
b. 710 Freeway		Support Caltrans efforts to replace units at same affordability levels	Varied	Housing & Development	Ongoing
14. Fair Housing Program					
a. Fair Housing Service	Ensure fair and equal housing opportunity	Continue providing fair housing services.	CDBG	Housing & Development	Ongoing
b. Analysis of Impediments		Implement actions items in the 2000-2005 AI	Various	Planning & Permitting; Housing	2003
c. SB520		Conduct required analysis and address or remove any constraints found	Various	Planning & Permitting; Housing	2003
Quantified Objectives	Income Group	New Construction	Rehabilitation	Preservation	
	Very Low	462	222	300	
	Low	284	130	300	
	Moderate	338	18	-0-	
	upper	693	-0-	-0-	

