

Table 4	
Projects and Programs Summary (2004-2009)-Draft	
Project or Program	Location or Description
Downtown Core Area	
<i>Including Old Pasadena, Civic Center-Mid-Town, Playhouse District, South Lake Avenue</i>	
Downtown Redevelopment Project Area	
Business Improvement Districts Assessment Districts (BID)	Continue Efforts in Business Improvement Districts
Avery Dennison Expansion	Develop potential expansion opportunities for headquarters facility
Raymond Theater Project	Identify potential infill development/rehabilitation program opportunity
Civic Center/Old Pasadena Linkage	Identify infill development program for undeveloped portions of privately held parcels on Colorado Boulevard and Arroyo Parkway between Arroyo Parkway and Marengo Avenue to facilitate development continuity between Old Pasadena and Civic Center subdistricts
YWCA	Continue efforts to facilitate the rehabilitation of this historic treasure in the Civic Center area
Stats-Raymond/Green	Working with property/business owner, identify infill development program opportunity.
Parsons	Identify infill development program opportunities for surface parking locations on perimeter of site.
MTA Right-of-Way Hardscape Improvements	Hardscape/landscape improvements for right-of-way segment between Holly Street and Green Street
Downtown Façade Improvement Program	Downtown/Old Pasadena
Downtown Museum Block Improvements	Identify comprehensive development program for Pacific Asia Museum block.
Convention Center Expansion	Provide assistance as necessary with exploring Convention Center expansion opportunities.
Support Pasadena Based Research and Development Efforts	
Old Pasadena Redevelopment Project Area	
Old Pasadena Façade Lighting Program	Implement Façade Lighting Program improvements on key historic building facades.
Other Citywide Initiatives	
Explore Opportunities for Development of the Caltrans Properties	As opportunities may arise, assist with identifying development/rehabilitation opportunities on the sites.
South Fair Oaks Area Bio-Tech Campus	Continue to support broad vision for business cluster on South Fair Oaks Avenue
Halstead/Sycamore Project Area Expansion	Explore potential of expanded project area in East Pasadena
Proposed Glenarm Redevelopment Project Area	Explore potential for new project area at southern City gateway.

Northwest Pasadena <i>Including Fair Oaks Avenue, Lincoln Avenue, Lake/Washington, and Villa-Parke Redevelopment Project Areas</i>	
Fair Oaks Avenue Redevelopment Project Area	
756-780 North Fair Oaks Avenue	Identify development and implementation program for northeast corner of Fair Oaks Avenue and Orange Grove Boulevard.
Orange Grove Corridor Improvements	Develop strategy for improving residential, commercial, and public facilities along the corridor
Northwest Project Area Consolidation	Develop work program and seek approval for the consolidation of all Northwest Pasadena redevelopment project areas
865-873-877 and 895-899 N. Fair Oaks Ave.	Proposed mixed-use project consisting of 28 units with approximately 5,000 s.f. of commercial space
851-863 N. Fair Oaks and 25-31 Yale St.	Identify development and implementation program for site
747 N. Fair Oaks Avenue	Identify development and implementation program for site
Lincoln Ave. Redevelopment Project Area	
Lincoln/Washington "A" Site	Identify development and implementation program.
Lincoln Corridor Improvements	Develop strategy for improving residential, commercial, and public facilities along the corridor
Support Pasadena Based Research and Development Efforts	Focus: Lincoln Avenue Corridor
Public Parking Study/Acquisition	Identify a candidate site between Vermont and Wyoming Avenues to provide public parking to support area businesses.
Lake/Washington Redevelopment Project Area	
Washington Theater	Identify rehabilitation and implementation program for historic community theater structure.
Villa-Parke Redevelopment Project Area	
Fair Oaks Court Development	Identify commercial/residential development concept and implementation program for Villa-Parke Project Area Block
584-612 N. Fair Oaks/6-45 Peoria St.	
Orange Grove Gardens	Implement infill residential project along Orange Grove Blvd. Corridor.
284 E. Orange Grove Boulevard	
Orange Grove Center	
208 E. Orange Grove Boulevard	Identify infill commercial project development opportunity along Orange Grove Boulevard

The adoption of this Implementation Plan does not constitute an approval of any specific program, potential project or estimated expenditure and shall not change the need to obtain any required approval of a specific program, potential project or estimated expenditure of the Commission, the City, or any agency or department thereof. One or more of the proposed or potential projects or the projected expenditures identified herein may fail to be realized as a result of subsequent studies, reviews, or market forces. Furthermore, the projects and programs listed above identified purely to allow the Commission to make the determination required in

H & S Code Section 33490(a)(1)(A). As new opportunities or constraints arise during the course of the term of this Implementation Plan, the Commission may choose to initiate new projects or programs.

E. Description of How Programs and Projects Eliminate Blight in the Project Areas

H & S Code Section 33490(a)(1)(A) requires that the implementation plan prepared by each agency provide an explanation of how the programs and expenditures, projected to be completed during the term of the Implementation Plan, will eliminate blight within the project area. Table 5 shows the relationship of the proposed projects/program categories to the eradication of remaining blight, as shown in Table 1, within the various Project Areas.

Table 5
General Redevelopment Program and Expenditures Nexus to Blight Elimination

	Physical Conditions Summary						Economic Conditions Summary				Infrastructure
	Deteriorated, Dislocated, or Disuse Of Buildings (Unsafe/ Unhealthy Buildings)	Lack Of Parking	Incompatible Buildings And Land Uses	Irregular Shaped/ Inadequately Sized Parcels	Other Similar Factors That Affect Use or Capacity	Depreciated Or Stagnant Property Value	High Vacancies	Lack of Commercial Facilities	Inadequate Public Improvements		
Programs & Expenditures											
Economic Development	•	•	•	•	•	•	•	•			
Infrastructure		•	•	•	•	•			•	•	
Complies with CCRRL Section 33490(a)(1)(A)											

However, adoption of this Implementation Plan does not constitute approval of any specific program, project or expenditure and does not change the need to obtain the necessary approvals from the Commission.

IV. Housing Compliance Plan

H & S Code Section 33413(b)(4), requires each redevelopment agency to adopt a compliance plan as part of the implementation plan required by Section 33490, indicating how the Agency will comply with the requirements set forth in that section and H & S Code Section 33490. This Section IV of the Implementation Plan complies with this requirement and is the Commission's Housing Compliance Plan.

This Housing Compliance Plan addresses the requirements of H & S Code Section 33413(b)(4) and updates the component of the Second Implementation Plan identified as "Section 11, Housing Plan". Section 11 of the Initial Implementation Plan contained a mission statement which is included in its entirety below and made a part of this Implementation Plan and the Housing Compliance Plan.

All people have an equal right to live in decent and safe affordable housing in a suitable living environment for the long-term well being and stability of themselves, their families, their neighborhoods and their communities.

Therefore, the Affordable Housing Plan of the Pasadena Community Development Commission seeks to accomplish the following:

To provide for an adequate supply and range of affordable housing opportunities throughout the City by developing new housing units and preserving the existing housing stock, and to address the housing needs of special populations.

To educate residents on what is affordable housing, the need for such housing in our communities, and the availability of affordable housing opportunities in the City.

To link affordable housing opportunities with human, social, and educational services where appropriate.

To promote a regional strategy to meet the diverse housing needs of the Arroyo-Verdugo and San Gabriel Valley Council of Governments sub-regions.

The Housing Compliance Plan is organized much the same way as are Sections II and III above except that the Compliance Plan its own set of introductory and background information in Subsection A below. Subsection B below describes the Commission's goal and objectives for producing affordable housing, Subsection C describes the funds projected to be available over the next five fiscal years to implement the Commission's identified goal, and Subsection D describes the proposed actual programs and projects which the Commission can afford to fund over the next five years in order to implement its goal and objectives to provide affordable housing. Subsection E provides the nexus between housing programs and the provision of affordable housing, Subsection F

describes how the Commission complies with certain state-mandated housing replacement and inclusionary provision, and Subsections G through I describe various technical issues relating to the provision of affordable housing.

A. Introduction and Background to Housing Compliance Plan

Consistency with City's Housing Element and Other Housing Documents

The Housing Compliance Plan must be consistent with the Housing Element of the City's General Plan. It must be reviewed and amended at least every five years, in conjunction with either the Housing Element Cycle or the Implementation Plan Cycle. The Housing Compliance Plan must ensure that the requirements of the H & S Code Section 33413(b) are met every ten years.

As described in Section I above, the City, Commission and Housing Authority are jointly adopting four (4) separate but inter-related Housing Documents which serve the dual function of complying with various laws and regulations, and providing the Board and interested citizens with a comprehensive "snapshot" of the City's overall affordable housing programs. To the extent possible, this housing compliance plan conforms with conventions which are common to all Housing Documents.

Requirement to Fund Housing Programs

H & S Code Sections 33334.2 and 33334.3(a) require that not less than 20 percent of all tax increment generated from within the various Project Areas be deposited into the Commission's Trust Fund to increase, improve and preserve the community's supply of very-low, low- and moderate income housing available at affordable housing cost (the 20 percent set-aside"). Over the years the Commission has made contributions into the Trust Fund as required by applicable statutes.

Definition of Affordable Housing

Most governmental programs and all Housing Documents define housing as affordable when the household is paying no more than 30 percent of housing income for housing (generally, payment of utilities, and for homeowners, property tax, is included in the 30 percent amount). To calculate this amount, HUD determines a median income based on household size for each county or other statistical area within the nation. The statistical area for Pasadena is Los Angeles County. Since governmental programs are intended to provide affordable housing for specific income groups, target groups of very low (50 percent of County median income), low (between 50 percent and 80 percent of County median income) and moderate (between 80 percent and 120 percent of County median income) are also calculated.

Use of Fund Monies Outside the Project Areas

H & S Code Section 33334.2(g) makes provision for redevelopment agencies to use housing set-aside funds outside of a redevelopment project area if the redevelopment agency and the City Council find that the use of these funds outside the project area(s) will be of benefit to the project(s). The Commission and City Council have adopted the prerequisite resolutions that enable the Commission to use its housing trust fund monies outside of the Project Areas. However, H & S Code Section 33413(b)(2)(A)(ii) provides that dwelling units developed by the Commission outside a project area by agreement or regulation which are to be credited toward inclusionary requirements require two such units outside a project area for each unit that otherwise would have had to have been made available inside a project area.

B. Affordable Housing Goal and Objectives (2004-2009)

As discussed above, the Second Implementation Plan established goals and objectives for each of the Commission's Redevelopment Project Areas. Each project area, with the exception of the Halstead/Sycamore Redevelopment Project Area, included one "housing goal" which called for the "development of affordable housing" in the project area. Similarly, affordable housing objectives for all project areas call for the creation of new housing opportunities "...at various affordability levels..."

In addition to these affordable housing goals and objectives, Section 11 of the Second Implementation Plan included 25 "General Housing Policies" and 27 "Housing Goals."

A review of the policy statements found in the Second Implementation Plan in i) those sections relating to each specific redevelopment project area, ii) the "Mission Statement" found in Section A of Section 11, and iii) Section B of Section 11, shows duplications. As with the general redevelopment goals and objectives, the Commission has provided in this Implementation Plan for a more generalized, but shorter, list of policy statements to enunciate its continued commitment to the full range of affordable housing required by the City.

The Commission's 2004-2009 affordable housing goals, objectives and policies are set forth below. Please note that Goals I and II, the general redevelopment goals, have already been addressed above.

GOAL NO. III: INCREASE, IMPROVE AND PRESERVE THE SUPPLY OF QUALITY AFFORDABLE HOUSING AVAILABLE FOR ALL SEGMENTS OF THE COMMUNITY.

OBJECTIVE III.A:

As permitted by law, continue to help meet the housing needs of Special Needs Populations including, l) assisted living, physically disabled, iii) homeless, iv) persons with AIDS or HIV positive, v) mentally disabled, and v) seniors.

Policy III.A.1: The Commission shall promote the implementation of a "continuum of care" which includes outreach/assessment, coordination and collaboration of emergency shelters and transitional housing with support services, permanent service-enriched housing and permanent housing, for addressing homelessness and priority needs of homeless individuals and families.

Policy III.A.2: The Commission shall encourage a balanced geographical dispersal of additional emergency shelter, transitional housing, service-enriched permanent housing, independent living, permanent housing including community integration of supportive social services for individuals/households, and other special housing needs populations such as HIV/AIDS infected, seniors, and mentally disabled.

Policy III.A.3: The Commission shall promote and strengthen a comprehensive strategy which addresses the needs of our homeless and at-risk populations.

OBJECTIVE III.B:

Continue efforts to increase, l) construction of new ownership housing, and ii) home buyer assistance programs.

Policy III.B.1: As required by law, the Commission shall ensure continued affordability of new units which are financially assisted by the Commission.

Policy III.B.2: Provide assistance in ownership housing projects for qualified households up to the moderate-income level.

OBJECTIVE III.C:

Continue efforts to increase, l) construction of new rental housing, ii) rental assistance, and iii) rental to ownership conversion programs.

Policy III.C.1: As required by law, the Commission shall ensure continued affordability of new rental and rental to ownership converted units which are financially assisted by the Commission.

Policy III.C.2: The Commission shall increase opportunities for renters to become homeowners by providing financial assistance and education programs.

Policy III.C.3: The Commission shall assist rental housing projects with preference given to very-low and low-income affordability groups.

OBJECTIVE III.D:

Continue to seek out partnerships with other agencies, organization and City departments such as HUD, for-profit and non-profit organizations and Planning & Development Departments to retain affordability, and/or acquire and rehabilitate single- and multi-family units, and support and promote development of affordable housing.

Policy III.D.1: As required by law, the Commission shall ensure continued affordability of rehabilitated units which are financially assisted by the Commission.

Policy III.D.2: The Commission shall focus its rehabilitation and preservation efforts on units occupied by very low- and low-income persons, and larger-sized households.

Policy III.D.3: The Commission shall coordinate with the Planning & Development Department to establish policies which support Commission/City housing goals.

Policy III.D.4: The Commission shall promote local and regional planning strategies, and the sharing of resources to address affordable housing needs.

Policy III.D.5: The Commission shall advocate changes in public policy that accomplish the City's affordable housing goals.

Policy III.D.6: The Commission shall address barriers that prevent the City from meeting its affordable housing goals.

Policy III.D.7: The Commission shall give priority to all forms of assisted affordable housing development within specific development plans where allowed by the General Plan, and as permitted by redevelopment law.

Policy III.D.8: The Commission shall target identified neighborhood revitalization areas for housing rehabilitation financial assistance.

OBJECTIVE III.E:

Continue to conduct outreach and education programs for the development community, property owners, and potential homebuyers.

Policy III.E.1: The Commission shall endeavor to educate the public about affordable housing and the community need for the same.

Policy III.E.2: The Commission shall target Pasadena residents in marketing plans for occupancy of assisted projects.

Policy III.E.3: The Commission shall continue supporting Fair Housing opportunities and services, which prohibits discrimination in sale, rental, and financing of dwellings based on color, religion, sex, or national origin.

OBJECTIVE III.F:

Continue to encourage and support infill residential development as a way to reduce urban sprawl and to better utilize available land resources and existing urban infrastructure systems..

Policy III.F.1: The Commission shall only participate in the development of infill housing projects whose design and density are compatible with adjoining land uses and consistent with the architectural and historic character of the neighborhood.

Policy III.F.2: The Commission shall select developers through a notice of funding availability (NOFA) or a request for proposals (RFP) competitive selection process for infill projects involving Commission/City owned properties. Whenever feasible the NOFA or RFP process should coincide with funding cycles or other financing sources.

OBJECTIVE III.G:

Continue to promote balanced geographic dispersal of all forms of assisted affordable housing development throughout the City in accordance with the General Plan, and as permitted by redevelopment law, and address barriers to this objective.

Policy III.G.1: The Commission shall continue to encourage and facilitate an income/affordability mix in assisted projects.

OBJECTIVE III.H:

Identify and effectively utilize all available financing sources available to the Commission.

Policy III.H.1: The Commission shall continue to leverage other financing sources such as tax-exempt bonds, tax credits, California Housing Finance Agency funding, and affordable housing incentives (density bonus, fee waivers) with Commission/City financial resources.

Policy III.H.2: The Commission shall assist developers and property owners to identify all available supplemental funding sources for projects.

Due to the fact that the City is adopting its other Housing Documents after the Commission adopts this Implementation Plan, the above goal, objectives and policies have been drafted prior to the completion of complementary policy statements and goals contained in the other Housing Documents. To the extent any policy statements, yet to be adopted as part of any other Housing Documents, conflict with the above goals, objectives and policies the Commission may, but is not required to, review and modify the above goal, objectives, and policies. It should be noted, however, that policy statements adopted by the Commission need not be exactly the same as those adopted by either the Board or the Housing Authority since all entities have different regulations and requirements and different, but complementary, methods of resolving issues providing affordable housing in Pasadena.

C. Projected Housing Trust Fund Expenditures (2004-2009)

Section 33490(a)(2)(A)(i) of the H & S Code requires that each agency show the amount of money available in its housing fund and the estimated amounts which will be deposited into the housing fund during each of the next five years. Estimated tax increment deposits are equal to 20 percent of the project gross tax increment and are increase annually based upon estimated annual increases in assessed valuations. H & S Code Section 33490 (a)(2)(A)(ii) requires that an Agency provide, in addition to the

estimate of the number of new, rehabilitated or price restricted units to be assisted, an estimate of the expenditures of monies from its housing fund during each of the five years. Table 6 is included herein for the purpose of providing the required information.

Table 6 shows the Commission beginning the 2004-2009 planning period with Trust Fund balances of more than \$200,000, tax increment income of \$ 2.1 million, approximately \$100,000 in interest income, and approximately \$7.1 million of other income. During fiscal year 2004-05, the Commission will allocate over \$7.0 million for programs and projects, and approximately \$ 625,000 for Commission administration costs.

While it would appear that the Commission is anticipating the expenditure of over \$9.6 million in the first fiscal year of this Implementation Plan, it should be pointed out that budgeting practices in the City are to expense all funds allocated in any given year to that year, even though they would be expended over a longer period of time. Commission staff anticipates that the CHFA and Fannie Mae funds will actually be expended over a period of several years during the term of this Implementation Plan, even though they have been listed as being expensed in FY 2004-05.

In fiscal years 2005-06 through 2008-09 Commission allocations for affordable housing programs and projects range from approximately \$10.8 million in FY 2005-06 to approximately \$3.7 million in FY 2008-09 with the cost of administration increasing only marginally to a total annual expenditure in FY 2008-09 of \$438,373. The Commission anticipates ending the five-year term covered by this Implementation Plan with approximately \$2,300,787 in its Housing Trust Fund.

Total Commission expenditures for programs and projects in its Trust Fund for the term of this Implementation Plan are projected to equal approximately \$44,122,100 while total administrative costs are projected to equal \$2,318,358.

The Commission's expenditures on affordable housing programs will meet or exceed the 20 percent requirement established by H & S Code Section 33334.2.

**Table 6
Estimated Commission LMI Fund Receipts and Expenditures
FY 2004-05 Through FY 2008-09¹**

FUND ACTIVITY	FISCAL YEAR						TOTAL
	2004-05	2005-06	2006-07	2007-08	2008-09		
Yearly Beginning Balances²	\$3,683,327	\$3,209,411	\$475,974	\$433,559	\$175,180		\$12,977,451
Estimated Receipts							
A. Tax Increment ³	\$2,140,133	\$2,156,000	\$2,191,383	\$2,226,901	\$2,263,361		\$10,977,778
B. Interest Income	\$170,000	\$240,000	\$100,000	\$100,000	\$100,000		\$710,000
C. Loan Proceeds							
D. Other Income	\$168,000	\$168,000	\$84,000	\$0	\$0		\$420,000
E. Non-Trust Funds ⁴	\$8,727,119	\$4,319,750	\$5,029,000	\$5,021,700	\$4,967,181		\$28,064,750
Total Estimated Receipts	\$11,205,252	\$6,883,750	\$7,404,383	\$7,348,601	\$7,330,542		\$40,172,528
Total Funds Available⁵	\$14,888,579	\$15,093,161	\$7,880,357	\$7,782,160	\$7,505,722		\$53,149,979
Estimated Expenditures							
A. Projects and Programs ⁶							
1. Real Estate Acq.							
2. Rehabilitation	\$300,000	\$590,000	\$607,700	\$625,931	\$644,709		\$2,768,340
3. Affordable Housing	\$3,390,185	\$10,823,963	\$3,500,000	\$3,605,000	\$3,713,150		\$25,032,298
4. Other	\$356,200	\$348,642	\$348,942	\$349,251	\$349,569		\$1,752,604
B. Housing Admin.	\$640,000	\$401,173	\$413,208	\$425,604	\$438,373		\$2,318,358
C. Consult/Planning/Proj. Mgt.	\$355,000	\$784,641	\$808,180	\$832,425	\$857,398		\$3,637,645
D. Debt Payments ⁷	\$1,637,783	\$1,668,768	\$1,768,768	\$1,768,768	\$1,768,768		\$8,612,855
TOTAL EXPENDITURES	\$6,679,168	\$14,617,187	\$7,446,798	\$7,606,980	\$7,771,967		\$44,122,100
Yearly Ending Balance	\$8,209,411	\$475,974	\$433,559	\$175,180	(\$266,246)		\$9,027,878

¹Complies with CCR Section 33490(a)(2)(A)(i) and (ii)
²Beginning fund balance from LMI Budget for FY 2004-05, FY 2005-06
³LMI Housing Fund Set-Aside
⁴Includes reserves from federal grant programs (HOME, CDBG, ESG) and other non-tax increment revenues
⁵Total funds available are equal to the sum of the yearly beginning balance and the estimated receipts
⁶Housing Programs include expenses related to affordable housing, real estate acquisition, rehabilitation, emergency shelter and the costs of operating acquired property
⁷Debt payments include bond payments and payments to the City of Pasadena

D. Housing Projects and Programs (1999-2004 and 2004-2009)

Housing Projects and Programs Active During the Second Implementation Plan (1999-2004)

The Commission oversaw and administered a number of programs designed to provide permanent affordable housing and temporary emergency housing to qualifying persons and families. These programs varied in scope and size from providing short-term rental assistance to providing long-term housing and health care. Programs that the Commission administered during the term of the Second Implementation Plan are divided into six categories: i) HOME Investment Partnerships Program, ii) Emergency Shelter and Services, iii) Rental Housing and Supportive Services, iv) Housing Production, v) Housing Rehabilitation, and vi) Homebuyer Assistance. Each program is designed to provide housing and services to persons in need of such affordable housing and services. Each program the Commission participated in is listed in greater detail below.

1. HOME Investment Partnerships Program

In general, under the HOME Investment Partnerships Program, the Department of Housing and Urban Development (HUD) allocates funds by formula among eligible state and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary and affordable housing, with primary attention to rental housing, for very low-income and low-income families. Generally, HOME funds must be matched by non-federal resources. State and local governments that become participating jurisdictions may use HOME funds to carry out multi-year housing strategies through acquisition, rehabilitation and new construction of housing, and tenant-based rental assistance. The City of Pasadena, as a participating jurisdiction, provides assistance in a number of eligible forms, including loans, advances, equity investments, interest subsidies, and other forms of investment that HUD approves.

2. Emergency Shelter and Services

The Emergency Shelter Grant Program (ESG) is a federally-funded program designed to address homelessness in the City by providing for shelter operation, food assistance, counseling, job training, motel vouchers, and rental start-up funds for persons in desperate need of emergency shelter. The Commission matches ESG funds on a dollar for dollar basis with money from the Trust Fund.

3. Rental Housing and Supportive Services

Housing Choice Voucher Program

The Housing Choice Voucher Program is a federally funded program that assists very low-income households in obtaining affordable, decent, safe, and sanitary housing. Assistance is in the form of a rental voucher which is used to offset the cost of a suitable rental unit within the City. The program makes monthly housing assistance payments to the property owner who leases the rental unit to the assisted household. The assistance makes up the difference between what the household can afford and actual approved rent of the dwelling unit. Approximately 1,300 households within Pasadena received and continue to receive assistance under this program.

Family Self Sufficiency (FSS)

The FSS Program enables families receiving Housing Choice Voucher Program assistance to achieve economic self-sufficiency within a five-year time frame. Under FSS, a family receives an interest-bearing escrow savings account which may be utilized as a down payment for a house purchase, transitional resources for economically independent living and opportunities to improve educational attainment, skills levels, and income generating abilities.

Tenant-Based Assistance for Persons with AIDS

The Commission administered (and continues to administer) two tenant-based assistance programs for persons with HIV/AIDS, the HOPWA and HOME Programs. The HOPWA and HOME Programs provide tenant-based rental assistance to very low-income individuals and families living with HIV/AIDS, plus case management and supportive services. Supportive services address immediate and long-term needs such as health care, mental health, substance abuse, public benefits, private insurance and legal assistance.

Shelter Plus Care

The Shelter Plus Care program assists homeless individuals with mental disabilities, chronic substance abuse problems and/or HIV/AIDS by providing long-term affordable rental housing and a range of supportive services. The goal of the program is to increase the participant's independent living skills and self-confidence to become a productive member of society.

Continuum of Care Supportive Housing

The Continuum of Care Supportive Housing Program provides affordable, safe, decent and sanitary rental housing as well as an array of supportive services to homeless individuals and families with disabilities including chronic substance abuse, mental illness, and HIV/AIDS.

Compliance Monitoring

The Commission has contracted to provide compliance monitoring for projects throughout the City for which it has affordability covenants. The Commission assures that all units maintain their affordability covenants on an annual basis. Seventy-five percent of these units are reserved for senior citizens and a percentage of them are single-room occupancy units.

4. Housing Production

Housing production projects ranged from the preservation of historically significant single-family homes to the construction of new infill rental and ownership housing during the term of the Second Implementation Plan. The Commission was, and remains, committed to encouraging and assisting developers in constructing new housing units, especially those developers willing to construct new affordable housing units, which positively contribute to neighborhood revitalization and community development. The Commission encourages and assists developers in providing affordable housing throughout the City in two ways.

Request for Proposals (RFP)

Under the RFP process, developers are invited to submit proposals and compete to acquire Commission-owned project sites, which typically are located within the Project Areas, for affordable housing developments.
Notice of Funding Availability (NOFA)

Under the NOFA process, the Commission invites developers and housing sponsors to compete for Commission housing funds which could be used for affordable housing activities, including new construction and rehabilitation citywide.

5. Housing Rehabilitation

Homeowner Residential Rehabilitation

The Pasadena Neighborhood Housing Services Inc. (PNHS) administers the Homeowner down subsidies for loan funds currently provided by the Bank of America for the rehabilitation of one to four dwelling unit structures or condominiums. Borrowers can receive up to \$25,000 in assistance and must occupy the property as their primary residence.

Christmas in April, Pasadena

The Commission provides annually provides funding assistance to Christmas in April, Pasadena which uses volunteer labor to complete minor rehabilitation work on selected low-income residences during April of each year. The program provides assistance for between five and ten homes annually.

Rehabilitation Loans for Multi-Family Rental Properties

The Commission provided assistance for the rehabilitation of multi-family rental properties occupied by very low- and low-income tenants. The loan is determined by the amount of funds utilized on a per-unit basis. The interest rate is four percent and the repayment schedule is determined by the project's cash flow.

6. Homebuyer Assistance

Homebuyer's Club

Funded by the Commission and administered by the Pasadena Neighborhood Housing Services, Inc., the Homebuyer's Club Program would offer two percent down payment assistance and up to \$4,000 for non-recurring closing costs. Participants must attend a series of homebuyer education workshops and seminars and must be low-income, first time homebuyers.

Homeownership Opportunities Program (HOP)

This program provides a second trust deed loan up to \$45,000 to assist low- and moderate- income homebuyers. The HOP loan has a below-market interest rate and a term of 20 years. Monthly payments are required and, upon resale of the property or loan maturity, the borrower must repay the loan amount plus a share of any appreciation.

Mortgage Credit Certificate (MCC) Program

The MCC 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 15 percent of the homebuyer's annual mortgage interest payment. The Commission provides administrative support for this program.

Lease-to-Purchase Program

This program provides homebuyer assistance to participants via the opportunity to lease a home with an option to purchase under the California Cities Home Ownership Authority (CCHOA) Lease-to-Own Program.

Proposed Housing Projects and Programs (2004-2005)

Based upon the goal and objectives outlined above, and the funds available as described in Subsection C above, the Commission is proposing to both continue and initiate the programs and projects outlined below in its efforts to provide affordable housing to all segments of the Pasadena community.

1. Continuing Proposed Projects and Programs

Those housing projects and programs which the Commission intends to continue have been identified in detail directly above and are only listed below by title. Readers interested in reviewing more complete descriptions of these continuing projects and programs are directed to review the above information.

Federal and State Funded Programs Assisted by the Commission: These programs include CDBG, ESG, Housing Choice Voucher Program, FSS, tenant-based assistance for persons with AIDS, SPC, and Continuum of Care Supportive Housing. The Commission will continue to provide assistance, both financial and "in-kind" for these programs.

Housing Production: The Commission will continue to issue RFP's and NOFA's when and as sites and funds become available for properties both inside and outside the various Project Areas.

Housing Rehabilitation: The Commission will continue to fund such programs as the homeowner residential rehabilitation, Christmas in April, Pasadena, and Rehabilitation Loans for Multi-Family Rental Properties programs.

Homebuyer Assistance: The Commission will continue to provide funding for the Homebuyer's Club and HOP Programs and will continue to assist the MCC Program and Lease to Purchase Program as needed.

2. New Proposed Projects and Programs

In addition to the ongoing programs and projects identified above, the Commission is proposing the completion of the following activities:

Corridor Studies: The Commission proposes to develop corridor strategies for the Lincoln Avenue, Orange Grove Avenue, and Fair Oaks Avenue corridors. Among other objectives, these strategies will include a component which will address the inclusion of affordable housing.

Merged Project Areas: The Commission is examining the potential for merging a number of existing Project Areas which, if completed, will increase the amount of funds available for the Housing Trust Fund.

Down Payment Assistance Program: The Commission, in cooperation with Fannie Mae, administers a down payment assistance program for the provision of funding to low- and moderate-income buyers of existing ownership units.

Acquisition Rehabilitation Program: (refer to Second Imp. Plan): Realizing that many affordable home in the private market prior to occupancy, the Commission is preparing a program modeled after the Federal "203k" program, which enables qualified homebuyers to borrow funds to purchase and rehabilitate homes.

The above-listed descriptions are relatively brief because: i) those housing programs and projects which have been fully developed by Commission staff have been discussed in detail in other Commission writings, ii) those housing programs and projects which are still in the conceptual stage cannot, by definition, be more fully described, and iii) it is the intent of this Implementation Plan to provide interested citizens with the broad framework for projected Commission housing-related activities over the next five-year period; detailed information can be obtained on a project-by-project basis from Commission staff as and when it becomes available for public distribution.

Many projects the Commission engages in are dependent upon private market involvement and, as such, their initiation and completion are not wholly controlled by the Commission. Each of the programs or projects outlined above implements the Commission's affordable housing goal (Goal III) and one or more of its affordable housing Objectives and Policies. The adoption of this Implementation Plan does not constitute an approval of any specific program, potential project, or estimated expenditure and shall not change the need to obtain any required approval of a specific program, potential project or estimated expenditure from the

Commission, the City, or any agency or department thereof. One or more of the proposed or potential projects or the projected expenditures identified herein may fail to be realized as a result of subsequent studies, reviews or market forces. Furthermore, the projects and programs listed above are identified purely to allow the Commission to make the determination required in H & S Code Section 33490 (a)(1)(A). As new opportunities or constraints arise during the course of the term of this Implementation Plan, the Commission may initiate new projects or programs for which it will not be necessary to modify or amend this Implementation Plan. Adoption of this Implementation Plan does not constitute approval of any specific program, project or expenditure and does not change the need to obtain the necessary approvals from the Commission.

E. Description of How Housing Programs and Projects Eliminate Blight in the Project Areas

H & S Code Section 33490(a)(1)(A) requires that the implementation plan prepared by each agency provide an explanation of how the programs and expenditures outlined above for affordable housing programs will eliminate blight within the Project Areas. Table 7 shows this relationship.

**Table 7
Program and Expenditures Nexus to Blight Elimination**

Programs & Expenditures	Physical Conditions Summary				Economic Conditions Summary				Infrastructure
	Deteriorated, Dislocated, or Disuse Of Buildings (Unsafe/ Unhealthy Buildings)	Lack Of Parking	Mixed and Incompatible Buildings And Land Uses	Irregular Shaped/ Inadequately Sized Parcels	Other Similar Factors That Affect Use or Capacity	Prevalence of Depreciated Values And Impaired Investments	Abnormal Business Conditions, Abandoned Buildings, Excessive Vacant Lots	Lack of Commercial Facilities	
Federal and State Funded Programs	•	•	•	•	•	•	•	•	•
Housing Production	•	•	•	•	•	•	•	•	•
Housing Rehabilitation	•	•	•		•	•	•		
Homebuyer Assistance	•				•	•	•		

Source: Pasadena Community Development Commission

F. Commission's Compliance with Replacement and Inclusionary Requirements (Plan(s) Adoption Through 2004)

H & S Code Section 33490 (a)(2)(B) requires that the portion of an implementation plan addressing the Agency-developed and project area housing shall contain:

- (i) Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased within one or more project areas, both over the Life-of-the-plan and during the next ten years.
- (ii) Estimates of the number of units of very low-, low, and moderate income households required to be developed within one or more project areas in order to meet the requirements of paragraph (2) of subdivision (b) of Section 33413, both over the Life-of-the-Plan and during the next 10 years.
- (iii) The number of units of very low-, low-, and moderate-income households which have been developed within one or more project areas which meet the requirements of paragraph (2) of subdivision (b) of Section 33413.
- (iv) Estimates of the number of agency-developed residential units which will be developed during the next five years, if any, which will be governed by paragraph (1) of subdivision (b) of Section 33413.
- (v) Estimates of the number of agency-developed units for very low-, low-, and moderate-income households which will be developed by the Agency during the next five years to meet the requirements of paragraph (1) of subdivision (b) of Section 33413.

This Subsection F complies with these requirements.

Commission Compliance Requirements

H & S Code Section 33334.4 provides that over the duration of each redevelopment plan to which the various housing production and replacement requirements accrue, the Trust Fund shall be used to assist housing for persons of low-, and very low- income in at least the same proportion as the total number of housing units needed for those low income groups which are not being provided by other governmental programs bears to the total number of units needed for persons of moderate-, low- and very low-income within the community.

One of the fundamental goals of redevelopment in California is the production, improvement and preservation of a community's supply of housing affordable to very low-, low-, and moderate-income households. This goal is accomplished, in part, through compliance with four different, but interrelated requirements imposed on redevelopment agencies by the CCRL. The requirements are as follows:

- For all redevelopment project areas for which a final redevelopment plan has been adopted or territory added on or after January 1, 1977,⁵ an agency must use at least 20 percent of tax increment revenue to increase, improve and preserve the supply of very low-, low-, and moderate income housing in the community (H & S Code Section 33334.2(i));
- For all redevelopment project areas for which a final redevelopment plan has been adopted or territory added on or after January 1, 1977, and for all units in any project area removed or destroyed, as part of a redevelopment project, on or after January 1, 1996,⁶ an agency must replace, in equal or greater number, very low- and low- and moderate-income housing units and bedrooms which are destroyed or removed as a result of a redevelopment project (the "replacement rule," H & S Code Section 33413(a));
- For all redevelopment project areas for which a final redevelopment plan has been adopted or territory added on or after January 1, 1976, an agency must ensure that a fixed percentage of all new or substantially rehabilitated dwelling units developed by an agency are affordable to very low-, low-, and moderate-income persons and families (the "inclusionary rule," H & S Code Section 33413(b)(1)). The Commission has not, itself, developed, constructed, or owned any housing units within a redevelopment project area, and does not anticipate doing so; and

⁵ Pursuant to H & S Code Section 33334.3(i), the territory added by amendment to the Fair Oaks Avenue Redevelopment Project Area in 1986, and the Lake/Washington, Old Pasadena, and Lincoln Avenue Redevelopment Projects must comply with this requirement. Inasmuch as there are no tax increments received by the Commission from the Halstead/Sycamore Redevelopment Project, this project area has no obligation to help fund the Housing Trust Fund.

⁶ Pursuant to H & S Code Section 33334.5 the territory added by amendment to the Fair Oaks Avenue Redevelopment Project Area in 1986, and the Lake/Washington, Old Pasadena, and Lincoln Avenue Redevelopment Projects must comply with this requirement. Inasmuch as there are no housing units to destroy or remove from the Halstead/Sycamore Redevelopment Project, the requirement is moot for this Project Area. However, pursuant to H & S Code Section 33413(d)(1) any units removed or destroyed as part of a redevelopment project in any other project area on or after January 1, 1996 must be replaced pursuant to H & S Code Section 33413 (a).

- For all redevelopment project area for which a final redevelopment plan has been adopted or territory added on or after January 1, 1976⁷, an agency must ensure that a fixed percentage of all new and substantially rehabilitated dwelling units developed within the project area by public or private entities or persons other than the Agency are affordable to very low-, low-, and moderate-income persons (the "inclusionary rule", H & S Code Section 33414(b)(2)).

H & S Code Section 33413(b)(4) requires that, as part of an implementation plan, the Commission shall adopt a plan to comply with the requirements of the inclusionary rule. In addition, H & S Code Sections 33413.5 and 33334.5 require replacement housing plans for compliance with the replacement rule.

More detailed descriptions of the "replacement rule" and the "inclusionary rule" are found in Appendix 4.

Terms of Affordability

H & S Code Section 33413 (c) requires that replacement and inclusionary units shall remain available at affordable housing cost to the income levels indicated for "the longest feasible time", which includes but is not limited to unlimited duration and is no shorter than the effectiveness of the land use controls in the redevelopment plan.⁸

Current Status of Commission Affordable Housing Compliance

The information presented on Tables 8 through 14 represents analysis of the Commission's compliance with CCRL affordable housing mandates during the time period covered under the Second Implementation Plan (FY 2000-01 through FY 2003-04). Commission accomplishments prior to FY 2000-01 were described in the Second Implementation Plan.

As has been described above, a number of the redevelopment plans were adopted by the Commission prior to January 1, 1976 and therefore are not subject to the "inclusionary" requirements found in H & S Code Section 33413. These are the Downtown, Villa-Parke, Orange Grove and original territory of the Fair Oaks Avenue Redevelopment Project Areas (the "Non-

⁷ Pursuant to H & S Code Section 33413(d)(1), the territory added by amendment to the Fair Oaks Avenue Redevelopment Project Area in 1986, and the Lake/Washington, Old Pasadena, and Lincoln Avenue Redevelopment Projects must comply with this requirement. Inasmuch as there are no housing units in the Halstead/Sycamore Redevelopment Project, the requirement is moot for this Project Area.

⁸ H & S Code Section 33334.3(f) states that when new or substantially rehabilitated housing units are developed or assisted with money from an agency's 20 percent affordable housing set-aside fund, the agency shall require that those housing units remain affordable for the longest feasible time, but for not less than 15 years for rental units or 10 years for owner-occupied units. While expenditures pursuant to H & S Code Section 33334.3(f) are appropriately expended from the Trust Fund, they do not provide the Commission with any "replacement" or "inclusionary" credits.

Obligated Project Areas"). Please note that the San Gabriel Redevelopment Project Area was a Non-Obligated Project Area, however, the redevelopment plan for this project area is no longer effective.

The balance of the redevelopment plans were adopted by the Commission subsequent to January 1, 1976 and therefore must comply with the requirements of H & S Code Section 33413. These are the redevelopment plans for the territory added to the Fair Oaks Avenue, Lake/Washington, Old Pasadena, Lincoln Avenue, and Halstead/Sycamore Redevelopment Project Areas (the "Obligated Project Areas").

Please note that the Commission's obligations and housing assistance accomplishments for all Project Areas have been identified on one set of tables for ease of reference.

Finally, please note that Tables 8 through 14 count those units assisted by the Commission for which the Commission may receive "replacement" and "inclusionary" credits pursuant to H & S Code Section 33413. That is to say that all units identified in these tables have been income-restricted (for occupancy by either very-low income or low- and moderate-income persons and families) pursuant to covenants recorded against the property for the longest feasible time, but for not less than a term which is at least equal to the term of the effectiveness of redevelopment plan land use controls, except as permitted by law. Units identified in Table 14 have been income restricted and/or assisted by the Commission pursuant to H & S Code Sections 33334.2 and 33334.3.

Table 8 Combined Project Areas Total Units Destroyed or Removed and Inventory of Replacement Dwelling Units Provided Plans Adoption Through June 2004¹												
Fiscal Year	Number of Units Destroyed or Removed Affecting			Total No. Bedrooms Destroyed or Removed	Destruction/ Removal Subject to (a, b) ⁸	No. of Units Rehabilitated, Developed or Constructed ^{9,10,11}				Total Number Bedrooms Provided ¹²		
	Very Low Income ³	Lower Income ⁴	Low-Mod Incomes ⁵			Total ^{6,7}	Very Low Income	Lower Income	Low-Mod Income		Total	
Balance Forward ²		2		2	6	b		2			2	6
1999-2000												
2000-2001												
2001-2002												
2002-2003												
2003-2004												
TOTAL		2		2	6	b		2			2	6

NO ACTIVITY

¹ through ¹² See Appendix 4, Housing Tables General Footnotes for footnotes.

**Table 9
 Combined Project Areas
 Total Units Developed and Substantially Rehabilitated Inside Project Areas by Commission¹
 Plans Adoption Through June 2004**

Fiscal Year	Type of Construction				Units Made Available at Affordable Housing Cost				Project Area Status				
	1	2	3	4	Very Low ⁶		Low-Moderate ⁶		Deficit (if any)		Surplus (if any)		Cumulative Difference: ^{7,8} (Deficit [-]/Surplus [+])
	New Construction	Substantial Rehab ³	Price Restricted Purchase Existing ⁴	Total	5 Rqd. to be 15% of Col. 3	6 Actual Units Restricted	7 Rqd. to be 15% of Col. 3	8 Actual Units Restricted	Very Low	Low Mod	Very Low	Low Mod	
Balance Forward ²													
1999-2000													
2000-2001													
2001-2002													
2002-2003													
2003-2004													
TOTAL													

NO ACTIVITY

¹ through ⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.
 Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

**Table 10
 Combined Project Areas
 Total Units Developed and Substantially Rehabilitated Outside Project Areas by Commission¹
 Plans Adoption Through June 2004**

Fiscal Year	Type of Construction				Units Made Available at Affordable Housing Cost				Project Area Status					
	1	2	3	4	Very Low ⁵		Low-Moderate ⁶		Deficit (if any)		Surplus (if any)		Cumulative Difference ^{7B} (Deficit [-] Surplus [+])	
	New Construction	Substantial Rehab ³	Price Restricted Purchase Existing ⁴	Total	5 Rqd. to be 15% of Col. 3	6 Actual Units Restricted	7 Rqd. to be 15% of Col. 3	8 Actual Units Restricted	Very Low	Low Mod	Very Low	Low Mod		
Balance Forward ²														
1999-2000														
2000-2001														
2001-2002														
2002-2003														
2003-2004														
TOTAL														

NO ACTIVITY

¹ through ⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.
 Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

**Table 11
Obligated Project Areas
All Non-Commission Developed and Substantially Rehabilitated Dwelling Units¹
Plans Adoption Through June 2004**

Fiscal Year	Units Developed by Others				Non-Commission Developed Units Made Available At Affordable Housing Cost				Project Area Status					
	1 New Construction	2 Substantial Rehab ³	3 Price Restricted Purchase Existing ⁴	4 Total (1+2+3)	Very Low ⁶		Low-Moderate ⁷		Annual Deficit (if any)		Annual Surplus (if any)		Cumulative Difference ^{8,9} (Deficit [-] Surplus [+])	
					5 Rqd. to be 6% of Col. 4	6 Actual Units Restricted	7 Rqd. to be 9% of Col. 4	8 Actual Units Restricted	Very Low	Low Mod	Very Low	Low Mod		
Balance Forward ²	76 ¹⁰	1 ¹¹	2 ¹²	79	4.74	9	7.11	23	0	0	+4.26	+15.89	+4.26	+15.89
1999-2000	4 ¹³	0	0	4	0.24	0	0.36	4 ¹⁶	-0.24	0	0	+3.64	+4.02	+19.53
2000-2001	5	0	0	5	0.30	0	0.45	0	-0.30	-0.45	0	0	+3.72	+19.08
2001-2002	17	0	0	17	1.02	0	1.53	0	-1.02	-1.53	0	0	+2.70	+17.55
2002-2003	45	0	0	45	2.70	13 ¹⁴	4.05	0	0	-4.05	+10.30	0	+3.00	+13.50
2003-2004	0	313 ¹⁵	0	313	18.78	313 ¹⁷	28.17	0	0	-28.17	+299.2	0	+307.22	-14.67
TOTAL	147	314	2	463	27.78	335	41.67	27					+307.22	-14.67

¹through³ See Appendix 4, Housing Tables General Footnotes for footnotes.

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

⁴See Table 6 for projection of Housing Trust Fund expenditures (CCRL Sections 33413(b)(1) and (2) and 33334.2 and/or 33334.6).

⁵Seventy-six (76) new units had been constructed between plan adoption and 1999-2000 in the obligated project areas.

⁶One (1) unit had been substantially rehabilitated between plan adoption and 1999-2000 in the obligated project areas.

⁷Two (2) price-restricted units between plan adoption and 1999-2000 in the obligated project areas.

⁸Four (4) newly constructed units in the Lake-Washington Redevelopment Project Area in 1999-2000.

⁹Thirteen (13) newly constructed units in the Lake-Washington Redevelopment Project Area in 2002-2003.

¹⁰Three hundred thirteen (313) units substantially rehabilitated in the Fair Oaks Avenue Redevelopment Project Area in 2003-2004.

¹¹Four (4) moderate income-restricted units in the Lake-Washington Redevelopment Project Area in 1999-2000.

¹²Three hundred twenty-eight (328) very low income price-restricted units in the Fair Oaks Avenue and Lake-Washington Redevelopment Project Areas in 2003-2004.

**Table 11.1
 Non-Obligated Project Areas
 All Non-Commission Developed and Substantially Rehabilitated Dwelling Units Within the Project Areas¹
 Plans Adoption Through June 2004**

Fiscal Year	Units Developed by Others				Non-Commission Developed Units Made Available at Affordable Housing Costs ⁶				Project Area Status					
	1 New Construction	2 Substantial Rehab ³	3 Price Restricted Purchase Existing ⁴	4 TOTAL (1+2+3)	Very Low ⁶		Low-Moderate ⁷		Annual Deficit (if any)		Annual Surplus (if any)		Cumulative Difference as (Deficit [-] Surplus [+])	
					5	6	7	8	Very Low	Low Mod	Very Low	Low Mod		
					Rqd. to be 6% of Col. 4	Actual Units Restricted	Rqd. to be 9% of Col. 4	Actual Units Restricted						
Balance Forward ²	482	8	7	497	29.82	155	44.73	7	0	-37.73	125.18	0	125.18	-37.73
1999-2000	4	69 ¹⁰	0	73	4.38	31 ¹¹	6.57	6	0	-0.57	+26.62	0	151.80	-38.30
2000-2001	0	0	0	0	0	0	0	0	0	0	0	0	156.80	-38.80
2001-2002	542 ¹²	0	0	542	32.52	11 ¹³	48.78	2 ¹⁴	-21.52	-46.78	0	0	130.28	-85.08
2002-2003	167	0	0	167	10.02	12 ¹⁴	15.03	0	0	-15.03	+1.98	0	132.26	-100.11
2003-2004	3	0	0	3	0.18	0	0.27	0	-0.18	-0.27	0	0	132.08	-100.38
TOTAL	1,198	77	7	1,282	76.92	209	115.38	15					132.08	-100.38

¹ through ⁸ See Appendix 4, Housing Tables General Footnotes for footnotes.

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

⁹ See Table 6 for projection of Housing Trust Fund expenditures (CURL Sections 33413 (b)(1) and (2) and 33334.2 and/or 33334.6).

¹⁰ Sixty-nine substantial rehabilitation units in the Villa-Parke Redevelopment Project Area in 1999-2000.

¹¹ Thirty-one (31) very low income restricted units in the Villa-Parke Redevelopment Project Area in 1999-2000.

¹² Five-hundred forty-two newly constructed units in Downtown Redevelopment Project Area in 2001-2002.

¹³ Eleven (11) very-low income restricted units in the Downtown Redevelopment Project Area in 2001-2002.

¹⁴ Twever (12) very-low income restricted units in the Downtown Redevelopment Project Area in 2002-2003.

**Table 12
Obligated Project Areas
Total Commission Assisted Units and Inclusionary Credits Earned Outside the Combined Project Areas¹
Plans Adoption Through June 2004**

Fiscal Year	Units Which Are Subject to Affordability Covenants				Non-Commission Developed Units Made Available At Affordable Housing Cost ²				Project Area Status										
	1		2		3		4		Very Low ⁶		Low Moderate ⁷		Annual Deficit (if any)		Annual Surplus ⁹ (if any)		Cumulative Difference ⁸ (Deficit [-] Surplus [+])		
	New Construction	Substantial Rehab ³	Price Restricted Purchase Existing ⁴	Total (1+2+3)	Rqd. to be 6% of Col. 4	Actual Units Restricted	Rqd. to be 9% of Col. 4	Actual Units Restricted	Very Low	Low Mod	Very Low	Low Mod	Very Low	Low Mod	Very Low	Low Mod	Very Low	Low Mod	
Balance Forward ²	112	11	51	174	N/A	87	N/A	87	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+43	+43
1999-2000	0	9	0	9	N/A	0	N/A	9	N/A	N/A	N/A	N/A	N/A	N/A	0	4.50	0	+43	+47.5
2000-2001	19	9	0	28	N/A	7	N/A	21	N/A	N/A	N/A	N/A	N/A	N/A	3.50	10.50	0	+46.5	+58.0
2001-2002	0	5	0	5	N/A	5	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	2.50	0	0	+49.0	+58.0
2002-2003	8	6	0	14	N/A	6	N/A	8	N/A	N/A	N/A	N/A	N/A	N/A	3.00	4.00	0	+52.0	+62.0
2003-2004	79 ¹⁰	8	6	87	N/A	75	N/A	12	N/A	N/A	N/A	N/A	N/A	N/A	37.50	6.00	0	+89.5	+68.0
TOTAL	218	48	51	317	N/A	180	N/A	137	N/A	N/A	N/A	N/A	N/A	N/A					

¹ through ³ See Appendix 4, Housing Tables General Footnotes for footnotes.

Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

⁴ According to CCRL Section 33413, one (1) inclusionary housing credit can be received for every two Commission-assisted units outside the Project Areas.

¹⁰ Seventy-nine (79) new construction units in Fiscal Year 2003-2004.

**Table 13
Summary of Tables 9 Through 12**

Fiscal Year	Units Developed by Others				Non-Commission Developed Units Made Available At Affordable Housing Cost				Project Area Status	
	Very Low		Low Moderate		5	6	7	8		Cumulative Difference (Deficit [-] Surplus [+])
	1	2	3	4						
	New Construction	Substantial Rehab	Price Restricted Purchase Existing	Total (1+2+3)	Rqd. to be 6% of Col. 3	Actual Units Restricted	Rqd. to be 9% of Col. 3	Actual Units Restricted	Very Low	
Balance Forward ⁷	670	20	60	750	4.74	251	7.11	117	+203	+66
Table 9 Totals						NO ACTIVITY				
Table 10 Totals										
Inclusionary "Obligated Project Areas" (Table 11)	147	314	2	463	27.78	335	41.67	27	+307.22	-14.67
Inclusionary "Non-Obligated Project Areas" (Table 11.1)	1,198	77	7	1,282	76.92	209	115.38	15	+132.08	-100.38
Inclusionary "Outside Project Areas" (Table 12)	218	48	51	317	N/A	180	N/A	137	+89.5	+68
COMBINED TOTAL	2,233	459	120	2,812	109.44	975	164.16	296	+731.80	+18.95

⁷ through ⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.
Note: Calculation variants in the Cumulative Difference column are due to rounding calculations.

Table 14
Total Commission Assisted Units and Homeownership Opportunities Program (HOP)
Units Inside and Outside the Project Areas¹
Plans Adoption Through June 2004

Fiscal Year	Homeownership Ownership Opportunities Program (HOP) ²	Rehabilitated ³	Total
Balance Forward	81	28	109
1999-2000	13	8	21
2000-2001	15	8	23
2001-2002	15	8	23
2002-2003	18	12	30
2003-2004	8	10	18
TOTAL	150	74	224

¹through⁷ See Appendix 4, Housing Tables General Footnotes for footnotes.

²Also includes homebuyer loans made through CalHome and Mortgage Assistance Program. These figures do not include affordable ownership units assisted by Commission on housing projects pursuant to a development and loan agreement (which units are counted in previous tables included in this report).

³Units assisted under Commission housing rehabilitation programs (e.g. Rebuilding Together) which are not counted in the previous tables because they are not covered as to continuing affordability.

- Table 8: As shown in Table 8, no units have been destroyed or removed during the reporting period.
- Table 9: As shown in Table 9, to date within the combined Project Areas the Commission has not directly developed or substantially rehabilitated any units.
- Table 10: As shown in Table 10, to date within the combined Project Areas the Commission has not directly developed or substantially rehabilitated any units.
- Table 11: Table 11 is one of two tables showing Commission activities relating to the construction, substantial rehabilitation and price restriction of housing inside the Obligated Project Areas. For the purposes of the summary, the Obligated Project Areas are the Fair Oaks Avenue, Lincoln Avenue, Lake/Washington, and Old Pasadena project areas.
- In sum, the Commission currently enjoys a surplus of three-hundred seven (307) very low income units within the obligated project areas. A deficit of 14.67 units is encountered, however, for low and moderate income units in the obligated project areas.
- Table 11.1: The Commission has been extremely active during the term of the Second Implementation Plan, providing 132.08 income restricted units to very low-income households but encountering a cumulative deficit of 100.38 units restricted to low- and moderate-income households.
- Table 12: Table 12 provides information on all Commission-assisted units (new construction, substantially rehabilitated, and price restricted) *outside* the combined Project Areas. H & S Code Section 33413(b)(2)(A)(ii) requires that the Commission must assist two such units located outside a project area for every one unit which would have been made available inside a project area. The Commission has secured price restrictions on 218 newly constructed, 48 substantially rehabilitated and 51 existing units outside the combined Project Areas for a total of 317 such units, providing "credit" of 180 inclusionary units of with 89.5 units are restricted to very low-income households and 68 units are restricted to low- and moderate-income households, pursuant to H & S Code Section 33413(b)(2)(A)(i) and (c).
- Table 13: Table 13 is the summary table for all Commission housing activity both inside and outside the combined Project Areas during and before the term of the Initial Implementation Plan and Second Implementation Plan for those units which the Commission can claim "replacement" or "inclusionary" credit pursuant to H & S Code Section 33413. Please note that each line represents the totals for each of Tables 8 through 12. This table graphically points out that the Commission has been extremely active in providing affordable housing for the Pasadena community and, in fact, the Commission enjoys today an inclusionary surplus of 731.80 very low-income units and 18.95 low- and moderate-income units.

Table 14: Table 14 describes all units assisted by the Commission pursuant to H & S Code Sections 33334.2 and 33334.3. As can be noted on this table, in addition to the 750.75 units already assisted by the Commission summarized in Table 13 above, the Commission has provided "soft" second trust deeds for 150 first time homebuyers and has assisted in the rehabilitation of 79 other units in Pasadena during the term of the first two Implementation Plans.

While the Commission has effectively used its LMI Funds in the past, it should be pointed out that there remains a substantial unmet need for affordable housing in Pasadena and that this unmet need is identified and quantified in the other Housing Documents.

Status of Projected Commission Affordable Housing Compliance (2004-2009)

Tables 15 through 20 present an analysis of the Commission's housing assistance activities projected to occur with the 2004-2009 planning period using the programs and methods of assistance described in the other sections of this Implementation Plan. The information contained in these tables, in concert with the other parts of this Implementation Plan, ensure compliance with H & S Code Sections 33490, 33413, 33334.2, and/or 33334.6, 33334.3, and 33334.4. The tables represent what is required by law regarding affordability, replacement and inclusionary requirements established in the CCRL and discussed at the beginning of this section of the Implementation Plan.

Table 15: Table 15 shows that the Commission is anticipating the destruction or removal of 14 residential units from within the combined project areas during the time period covered by this Implementation Plan. These units are projected to contain a total of 20 bedrooms. In accordance with provisions of H & S Code Section 33413 (a), at least 75 percent of the units counted to replace these units must be at affordable housing cost in the same income level of very low-income households and lower-income households as those destroyed. The Commission will comply with H & S Code Section 33413(a) by replacing all 20 of the units and all 14 of the bedrooms destroyed at affordable housing costs and within the Fair Oaks Project Area as part of projects anticipated to be completed during the same years that the units are removed from the affordable housing market.

Table 16: This table shows that no (0) units have been proposed for development or substantial rehabilitation directly by the Commission inside any of the Project Areas during the 2004-2009 planning period.

Table 17: Table 17 shows that no (0) units are proposed to be developed or substantially rehabilitated outside any project area directly by the Commission during the time period covered by this Implementation Plan.

Table 18: Table 18 is the first of two tables showing projected Commission activities relating to construction, substantial rehabilitation and price restriction of housing inside the combined Project Areas and mirrors the "11" series of tables described above.

Table 18 provides information on the Obligated Project Areas. The "Balance Forward" information comes from the "Total" row on Table 11. The Commission is projecting a total of 100 newly constructed and 34 substantially rehabilitated units in the Obligated Project Areas over the term of this Implementation Plan for a total of 134 units. The Commission is anticipating a surplus in the Obligated Project Areas of 299.18 very low income units and 57.27 low-/moderate- income units at the end of the term of this Implementation Plan.

Table 18.1 provides information on the Non-Obligated Project Areas. This table provides information on all housing anticipated to be built or substantially rehabilitated in the Non-Obligated Project Areas; however, because these Project Areas incur no inclusionary obligations, columns 5 and 7 are not applicable. The Commission is anticipating the income restriction of 83 of these units (37 very low-income units and 46 low- and moderate-income units) during the term of this Implementation Plan, increasing the Commission's inclusionary surplus.

Table 19 shows that the Commission is not anticipating assisting any units outside of the Project Areas during the term of this Implementation Plan.

Table 20 summarizes the totals of Table 16 through Table 19. Table 20 shows that the Commission is anticipating a healthy total inclusionary housing surplus of 169.08 very low-income units, with a deficit of 54.38 low-/moderate-income units at the end of the term of this Implementation Plan.

Any actual surplus would be due to market and other conditions out of the Commission's control and may result in total surplus other than what is being anticipated at this time. Although the Commission shows a healthy surplus in terms of inclusionary credit in reference to the requirements of H & S Code Section 33413, additional housing may need to be provided based upon the specific demands of the City, as noted in the other housing documents.