

OCTOBER 10, 2005

TO: CITY COUNCIL/PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CITY MANAGER/CHIEF EXECUTIVE OFFICER

SUBJECT: SUBMITTAL OF FUNDING APPLICATIONS TO THE STATE OF CALIFORNIA FOR AFFORDABLE HOUSING ASSISTANCE UNDER THE CALHOME PROGRAM, WORKFORCE HOUSING REWARD PROGRAM, AND HOUSING ENABLED BY LOCAL PARTNERSHIPS PROGRAM

RECOMMENDATION:

It is recommended that the City Council/Pasadena Community Development Commission adopt resolutions:

- A. Approving the submittal of funding applications to the California Department of Housing and Community Development for affordable housing assistance funding under the CalHome Program and the Workforce Housing Reward Program;
- B. Approving the submittal of a funding application to the California Housing Finance Agency for affordable housing assistance under the Housing Enabled By Local Partnerships program; and
- C. Authorizing the City Manager/Chief Executive Officer to execute and the Secretary to attest any and all documents necessary to facilitate the submittal of the applications, and the implementation and administration of the proposed programs.

ADVISORY BODIES:

The subject recommendation was scheduled for consideration by the Community Development Committee ("CDC") at its regular meeting on September 22, 2005 but the meeting was not convened due to lack of a quorum. However this item was discussed and supported by the CDC's Housing Subcommittee at its meeting on September 15, 2005.

BACKGROUND

Since 1999 the City of Pasadena (City) and the Pasadena Community Development Commission (Commission) have received a total of \$6,680,000 in affordable housing funding from various programs administered by the State of California.

The passage of statewide ballot measure Proposition 46 in 2002 authorized \$2.1 billion in state bond financing for a variety of new affordable housing programs administered by the California Department of Housing and Community Development ("HCD"). For the most part, funding from these programs are available to local government and non-profit housing developers on a competitive basis. Since the inception of these funding programs, the City has successfully applied for and received \$4,180,000 in State housing assistance (Local Housing Trust Fund Matching Grant Program - \$2,000,000; CalHome Program - \$1,000,000; BEGIN Program - \$930,000; and Exterior Accessibility Grants For Renters Program - \$250,000).

The implementation of these State housing programs, funded pursuant to Proposition 46, is currently in its third fiscal year. Based upon staff's consultation with state housing officials and the City's Sacramento lobbyist, it appears that the program funding cycles scheduled for the remainder of fiscal year 2005-2006 may represent the last opportunities for local jurisdictions to access Proposition 46 housing funds. Of the HCD housing programs for which Proposition 46 funds are currently available, there are two for which the City/Commission are eligible to apply -- the CalHome program and the Workforce Housing Reward program, for which staff recommends City/Commission adoption of resolutions to submit funding applications. In addition, the subject recommendation includes authorization to submit an application in the current funding round of the California Housing Finance Agency's Housing Enabled by Local Partnerships (HELP) program, which is a state program that is not funded under Proposition 46. A description of these three program follows.

The **CalHome Program** provides funds for first-time homebuyer mortgage assistance, owner-occupied rehabilitation, and development loans for homeownership projects. The program's target group is low-and very-low income households. The City/Commission will be applying for the maximum funding amount - \$500,000. The City/Commission was awarded \$500,000 under the CalHome Program in each of the previous two fiscal years and have utilized these funds to provide homebuyer loan assistance. The City/Commission shall utilize CalHome FY 2005-2006 funds, if awarded, to provide loan assistance to qualified low-income, first-time homebuyers in Pasadena. The City/Commission has contracted with Pasadena Neighborhood Housing Services ("PNHS") to administer the homebuyer loan assistance program. If the Commission's application is approved, the Commission will renew its contract with PNHS to administer the use of CalHome FY 2005-2006 funds to provide homebuyer assistance loans. The CalHome-funded loans bear simple interest at the rate of 3% over a 45-year term. Payments on the loan are deferred until loan maturity. The application deadline is October 12, 2005.

The **Workforce Housing Reward Program** provides grants to cities and counties that issue building permits for new housing affordable to very low- or low-income households. The grants may be used for eligible activities which include construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, and police or fire stations. Grant amounts are based on the number of bedrooms in units restricted for very-low and low-income households for which final land use approval was issued on or after January 1, 2004 and building permit was issued in 2005. (It should be noted that the State's usage of the term "workforce housing" within the context of this particular funding program is different from the definition of the term adopted by the City with respect to residential impact fee incentives). Award amounts will be based on \$1,500 per bedroom for each covenanted very low income affordable unit and \$1,000 per bedroom for each covenanted low income affordable unit. Based upon the criteria, staff estimates that approximately \$74,000 may be awarded to the City if its funding application is successful. The application release date for the second round of funding is December 5, 2005, with an application deadline of March 6, 2006.

In addition to these HCD programs funded from Proposition 46, the subject recommendation also includes authorization to submit a funding application to the California Housing Finance Agency ("CalHFA") for housing assistance under its **Housing Enabled By Local Partnerships** ("HELP") program. HELP funds are provided as a 3% interest, deferred payment loan with a 10-year term. The loan proceeds may be used to acquire, develop, rehabilitate or preserve affordable rental or ownership housing units. The maximum funding request is \$1,500,000. The CalHFA HELP program is in its eighth year funding cycle. The City of Pasadena has been successful in competing for and receiving a total of \$2.5 million in HELP funding for applications submitted in FY 1999 and FY 2004. The City's FY 2004 application resulted in an award of \$1.5 million to fund a revolving loan program designed to provide bridge loans to developers for the construction of affordable homeownership and rental housing units. The City's application in the current funding round will be for the same amount and utilized for the same purpose. On September 12, 2005, CalHFA announced the availability of \$10 million in HELP funds, representing the first of two funding rounds to be offered during FY 2005-2006. The application deadline for this first round is November 14, 2005.

HOUSING IMPACT

Securing funding through the State affordable housing assistance programs described in this report meets the goals and objectives of the City of Pasadena's General Plan (Housing Element), Five-Year Consolidated Plan 2005 – 2010, as well as the Commission's Five-Year Implementation Plan, Five-Year PHA Plan, and Ten-Year Strategy To End Homelessness.

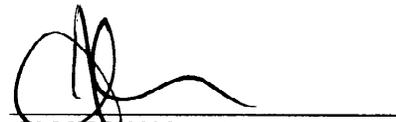
FISCAL IMPACT

If the applications to the CalHome Program, Workforce Housing Reward Program, and Housing Enabled by Local Partnerships program are successful, the City/Commission will receive from the State approximately \$2.1 million in revenues to provide affordable housing assistance in Pasadena.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


JAMES WONG
Senior Project Manager

Reviewed by:


GREGORY ROBINSON
Housing and Community
Development Administrator

Approved by:


BRIAN K. WILLIAMS
Assistant City Manager

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM AND AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS TO COMPLETE THE APPLICATION AND IMPLEMENT THE CALHOME PROGRAM

WHEREAS, on August 10, 2005, the California Department of Housing and Community Development (hereinafter referred to as "HCD") issued a Notice of Funding Availability ("NOFA") for the CalHome Program, codified at Section 59650 *et seq.* of the California Health and Safety Code (the "statute");

WHEREAS, pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the statute and the CalHome Program Guidelines adopted by HCD on July 15, 2003.

WHEREAS, the NOFA announced the availability of \$25,000,000 in funds to assist local public agencies and/or nonprofit corporations in providing funding for the following eligible activities:(i) First-Time Homebuyer Assistance, (ii) Owner-Occupied Rehabilitation, and (iii) Homeownership Project;

WHEREAS, the programs are designed to support existing homeownership and rehabilitation programs aimed at low and very-low income households;

WHEREAS, the City of Pasadena ("City"), wishes to apply for and receive an allocation of funds through the CalHome Program;

WHEREAS, the City wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of \$500,000 (the "Grant");

WHEREAS, the City intends to use the Grant to fund the First-time Homebuyer Mortgage Assistance Program in the amount of \$500,000;

WHEREAS, if HCD approves the City's application, the City will seek a qualified local, non-profit organization to operate and manage the affordable housing program;

WHEREAS, the CalHome Program meets the goals and objective of the Pasadena Community Development Commission's Five-Year Implementation Plan, the City of Pasadena's General Plan (Housing Element) and the Consolidated Plan (2005-2010);

NOW, THEREFORE the City Council of the City of Pasadena ("City Council") does hereby find, determine and resolve as follows:

Section 1. The City shall submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on August 10, 2005, which will request a funding allocation for the following activities:

A grant of \$500,000 to fund the First-Time Homebuyer Assistance Program. The program will be administered by a qualified, local non-profit organization and will provide mortgage assistance to qualified first-time homebuyers.

Section 2. If the application for funding is approved, the City hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the CalHome Program

Guidelines. The City further agrees to execute all other instruments necessary or required by HCD for participation in the CalHome Program.

Section 3. The City Council hereby authorizes the City Manager to execute, in the name of the City, the application, the Standard Agreement, and all other documents required by HCD for participation in the CalHome Program, and any amendment thereto, and to take all actions necessary to implement the CalHome Program.

ADOPTED at the regular meeting of the City Council on the _____ day of _____ 2005, by the following vote:

AYES:

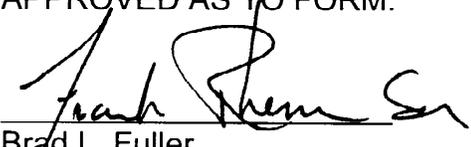
NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, City Clerk

APPROVED AS TO FORM:



Brad L. Fuller
Assistant City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA HOUSING FINANCE AGENCY FOR \$1,500,000 UNDER THE HOUSING ENABLED BY LOCAL PARTNERSHIPS PROGRAM ("HELP") AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE APPLICATION AND IMPLEMENT THE HELP PROGRAM

WHEREAS, the City Council of the City of Pasadena ("City Council") seeks to promote the development, rehabilitation and preservation of the affordable housing stock in the City of Pasadena for the welfare of its residents;

WHEREAS, the City of Pasadena ("City") through its Community Development Commission has budgeted \$13,853,044 for fiscal year 2005-2006 to implement programs to develop, rehabilitate and preserve affordable housing in the City;

WHEREAS, the California Housing Finance agency ("CalHFA") Housing Enabled by Local Partnerships ("HELP") Program offers a 3% interest rate loan to local government agencies for their locally determined affordable housing activities and priorities;

WHEREAS, the Notice of Funding Availability ("NOFA") announced the availability of \$10 million of HELP funds for the fiscal year 2005 - 2006;

WHEREAS, the City will expand its affordable housing activities with additional funding assistance made available through the CalHFA HELP Program;

WHEREAS, the City Council hereby finds and determines that it is in the best interest of the City to apply for funding through the CalHFA HELP Program in the amount of \$1,500,000 to fund the City's Affordable Housing Revolving Loan Program.

NOW, THEREFORE, the City Council does hereby find, determine and resolve as follows:

Section 1. The City is hereby authorized to submit an application ("Application") to the California Housing Finance Agency to incur indebtedness in the amount not exceeding \$1,500,000 under the Housing Enabled by Local Partnerships Program to fund the City's Affordable Housing Revolving Loan Program for the purpose of promoting the development, rehabilitation, and preservation of affordable housing in the City.

Section 2. If the application for funding is approved, the City hereby agrees to use the HELP Program funds for eligible activities in the manner presented in the application as approved by CalHFA and in accordance with the HELP Program Guidelines.

Section 3. The City Manager of the City is hereby authorized and directed to execute and deliver the Application, for and in the name and on behalf of the City. The City Manager of the City, with the advice and consent of the City Attorney is authorized to approve any additions to or changes in the Application deemed necessary or advisable, approval of such additions or changes to be conclusively evidenced by execution by the City Manager of the City of the Application as so added to or changed.

Section 4. The City Council hereby authorizes the City Manager to execute, in the name of the City, the application, the Standard Agreement, and all other documents required by CalHFA for participation in the HELP Program, and any amendment thereto, and to take all actions necessary to implement the HELP Program.

ADOPTED at the regular meeting of the City Council on the _____ day of _____ 2005, by the following vote:

AYES:

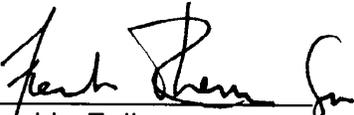
NOES:

ABSENT:

ABSTAIN:

JANE RODRIGUEZ,
CITY CLERK

Approved as to form:



Brad L. Fuller
Assistant City Attorney

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR
FUNDING UNDER THE WORKFORCE HOUSING REWARD PROGRAM AND
AUTHORIZING THE CITY MANAGER TO COMPLETE THE APPLICATION
AND IMPLEMENT THE WORKFORCE HOUSING REWARD PROGRAM

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as "HCD") proposes to issue a Notice of Funding Availability ("NOFA") for the Workforce Housing Reward Program ("WFH") in December 2005, codified at Section 50550 *et seq.*, of the California Health and Safety Code (the "statute");

WHEREAS, the City of Pasadena ("City") will submit the Application Package released December 2005 by HCD for the WFH Program;

WHEREAS, pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the WFH Program pursuant to the Housing and Emergency Shelter Trust Fund of 2002 (Proposition 46);

WHEREAS, the WFH Program is a grant program that does not use a competitive process to award funds and all cities and counties who meet the eligibility requirements will be funded;

WHEREAS, the eligibility requirements of the WFH Program are: (1) the Housing element is in compliance, (2) the Annual Progress Report has been submitted to HCD, (3) the final land-use approval for qualifying units has been obtained, and (4) the qualifying affordable units have been issued building permits.

WHEREAS, the WFH Program award grants, on a per-bedroom basis for each newly constructed residential unit affordable to very-low and low-income households.

WHEREAS, the City wishes to apply for and receive a grant through the WFH Program;

NOW, THEREFORE the City Council of the City of Pasadena ("City Council") does hereby find, determine and resolve as follows:

Section 1. The City shall submit to HCD an application to participate in the WFH Program;

Section 2. If the application for funding is approved, the City hereby agrees to use the WFH Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the WFH Program Guidelines. The City further agrees to execute all other instruments necessary or required by HCD for participation in the program.

Section 3. The City Council hereby authorizes the City Manager to execute, in the name of the City, the application, the Standard Agreement, and all other documents required by HCD for participation in the WFH Program, and any amendment thereto, and to take all actions necessary to implement the WFH Program.

ADOPTED at the regular meeting of the City Council on the _____ day of _____ 2005, by the following vote:

AYES:

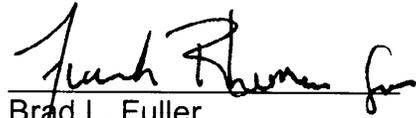
NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, City Clerk

APPROVED AS TO FORM:



Brad L. Fuller
Assistant City Attorney

RESOLUTION NO. CDR –

A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO COMPLETE THE APPLICATION AND IMPLEMENT THE CALHOME PROGRAM

WHEREAS, on August 10, 2005, the California Department of Housing and Community Development (hereinafter referred to as "HCD") issued a Notice of Funding Availability ("NOFA") for the CalHome Program, codified at Section 59650 *et seq.* of the California Health and Safety Code (the "statute");

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WHEREAS, the NOFA announced the availability of \$25,000,000 in funds to assist local public agencies and/or nonprofit corporations in providing funding for the following eligible activities:(i) First-Time Homebuyer Assistance, (ii) Owner-Occupied Rehabilitation, and (iii) Homeownership Project;

WHEREAS, the programs are designed to support existing homeownership and rehabilitation programs aimed at low and very-low income households;

WHEREAS, the Pasadena Community Development Commission, a public body, corporate and politic (the "Commission"), wishes to apply for and receive an allocation of funds through the CalHome Program;

WHEREAS, the Commission wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of \$500,000 (the "Grant");

WHEREAS, the Commission intends to use the Grant to fund the First-time Homebuyer Mortgage Assistance Program in the amount of \$500,000;

WHEREAS, if HCD approves the Commission's application, the Commission will seek a qualified local, non-profit organization to operate and manage the affordable housing program;

WHEREAS, the CalHome Program meets the goals and objective of the Commission's Five-Year Implementation Plan, the City of Pasadena's General Plan (Housing Element) and the Consolidated Plan (2005-2010);

NOW, THEREFORE the Pasadena Community Development Commission does hereby find, determine and resolve as follows:

Section 1. The Commission shall submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on August 10, 2005, which will request a funding allocation for the following activities:

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Section 2. If the application for funding is approved, the Commission hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the CalHome Program Guidelines. The Commission further agrees to execute all other

instruments necessary or required by HCD for participation in the CalHome Program.

Section 3. The Commission hereby authorizes the Chief Executive Officer to execute, in the name of the Commission, the application, the Standard Agreement, and all other documents required by HCD for participation in the CalHome Program, and any amendment thereto, and to take all actions necessary to implement the CalHome Program.

ADOPTED at the regular meeting of the Pasadena Community Development Commission on the _____ day of _____ 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, Secretary

APPROVED AS TO FORM:



Brad L. Fuller
Assistant General Counsel

RESOLUTION NO. CDR - _____

A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA HOUSING FINANCE AGENCY FOR \$1,500,000 UNDER THE HOUSING ENABLED BY LOCAL PARTNERSHIPS PROGRAM ("HELP") AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO COMPLETE THE APPLICATION AND IMPLEMENT THE HELP PROGRAM

WHEREAS, the Pasadena Community Development Commission ("Commission") seeks to promote the development, rehabilitation and preservation of the affordable housing stock in the City of Pasadena ("City") for the welfare of its residents;

WHEREAS, the Commission has budgeted \$ 13,853,044 for fiscal year 2005-2006 to implement programs to develop, rehabilitate and preserve affordable housing in the City;

WHEREAS, the California Housing Finance agency ("CalHFA") Housing Enabled by Local Partnerships ("HELP") Program offers a 3% interest rate loan to local government agencies for their locally determined affordable housing activities and priorities;

WHEREAS, the Notice of Funding Availability ("NOFA") announced the availability of \$10 million of HELP funds for the fiscal year 2005 - 2006;

WHEREAS, the Commission will expand its affordable housing activities with additional funding assistance made available through the CalHFA HELP Program;

WHEREAS, the Commission hereby finds and determines that it is in the best interest of the Commission to apply for funding through the CalHFA HELP Program in the amount of \$1,500,000 to fund the Commission's Affordable Housing Revolving Loan

Program.

NOW, THEREFORE, the Pasadena Community Development Commission does hereby find, determine and resolve as follows:

Section 1. The Commission hereby is authorized to submit an application ("Application") to the California Housing Finance Agency to incur indebtedness in the amount not exceeding \$1,500,000 under the Housing Enabled by Local Partnerships Program to fund the Commission's Affordable Housing Revolving Loan Program for the purpose of promoting the development, rehabilitation, and preservation of affordable housing in the City of Pasadena

Section 2. If the application for funding is approved, the Commission hereby agrees to use the HELP Program funds for eligible activities in the manner presented in the application as approved by CalHFA and in accordance with the HELP Program Guidelines.

Section 3. The Chief Executive Officer of the Commission is hereby authorized and directed to execute and deliver the Application, for and in the name and on behalf of the Commission. The Chief Executive Officer of the Commission, with the advice and consent of the Commission's General Counsel, is authorized to approve any additions to or changes in the Application deemed necessary or advisable, approval of such additions or changes to be conclusively evidenced by execution by the Chief Executive Officer of the Commission of the Application as so added to or changed.

Section 4. The Commission hereby authorizes the Chief Executive Officer to execute, in the name of the Commission, the application, the Standard Agreement, and all other documents required by CalHFA for participation in the HELP Program, and any amendment thereto, and to take all actions necessary to implement the HELP Program.

ADOPTED at the regular meeting of the Pasadena Community Development
Commission on the _____ day of _____ 2005, by the following vote:

AYES:

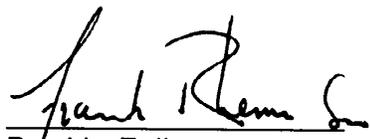
NOES:

ABSENT:

ABSTAIN:

JANE RODRIGUEZ,
SECRETARY

Approved as to form:



Brad L. Fuller
Assistant City Attorney

RESOLUTION NO. CDR

A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE WORKFORCE HOUSING REWARD PROGRAM AND AUTHORIZING THE CHIEF EXECUTIVE TO COMPLETE THE APPLICATION AND IMPLEMENT THE WORKFORCE HOUSING REWARD PROGRAM

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as "HCD") proposes to issue a Notice of Funding Availability ("NOFA") for the Workforce Housing Reward Program ("WFH") in December 2005, codified at Section 50550 *et seq.*, of the California Health and Safety Code (the "statute");

WHEREAS, the Pasadena Community Development Commission, a public body, corporate and politic ("Commission") will submit the Application Package released December 2005 by HCD for the WFH Program;

WHEREAS, pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the WFH Program pursuant to the Housing and Emergency Shelter Trust Fund of 2002 (Proposition 46);

WHEREAS, the WFH Program is a grant program that does not use a competitive process to award funds and all cities and counties who meet the eligibility requirements will be funded;

WHEREAS, the eligibility requirements of the WFH Program are: (1) the Housing element is in compliance, (2) the Annual Progress Report has been submitted to HCD, (3) the final land-use approval for qualifying units has been obtained, and (4) the qualifying affordable units have been issued building permits.

WHEREAS, the WFH Program award grants, on a per-bedroom basis for each newly constructed residential unit affordable to very low- and low- income households.

WHEREAS, the Commission wishes to apply for and receive a grant through the WFH Program;

NOW, THEREFORE the Pasadena Community Development Commission does hereby find, determine and resolve as follows:

Section 1. The Commission shall submit to HCD an application to participate in the WFH Program;

Section 2. If the application for funding is approved, the Commission hereby agrees to use the WFH Program funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with the WFH Program Guidelines. The Commission further agrees to execute all other instruments necessary or required by HCD for participation in the program.

Section 3. The Commission hereby authorizes the Chief Executive Officer to execute, in the name of the Commission, the application, the Standard Agreement, and

all other documents required by HCD for participation in the WFH Program, and any amendment thereto, and to take all actions necessary to implement the WFH Program.

ADOPTED at the regular meeting of the Pasadena Community Development Commission on the _____ day of _____ 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, Secretary

APPROVED AS TO FORM:



Brad L. Fuller
Assistant General Counsel