

Agenda Report

May 20, 2013

TO: Honorable Mayor and City Council

THROUGH: Economic Development & Technology Committee (May 1, 2013)

FROM: Housing Department

SUBJECT: APPROVAL AND AUTHORIZATION OF THE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE/FAIR HOUSING PLAN

RECOMMENDATION:

It is recommended that City Council approve the FY 2013-17 Analysis of Impediments/Fair Housing Plan (AI/Plan) and authorize submission of the AI/Plan to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND:

The City of Pasadena is periodically required to prepare an AI/Plan as part of the consolidated planning process, as mandated by the United States Department of Housing and Urban Development (HUD). This requirement affects jurisdictions that receive Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership funds such as Pasadena.

The AI/Plan identifies impediments to the exercise of fair housing choice and lays out how the City will act on its responsibility to address and take appropriate actions to overcome the effects of these impediments. The AI/Plan includes the following:

- (a) An introduction which explains the purpose of the AI/Plan, as well as a legal framework;
- (b) A discussion of the methodologies used in developing the AI/Plan and a description of the community participation process;
- (c) A community profile consisting of demographic, employment, housing, and other relevant data;

- (d) A detailed identification and analysis of impediments to fair housing choice, including an analysis of public policies;
- (e) An assessment of current public and private fair housing programs and activities in the City; and
- (f) An action plan, including goals and timetables, for carrying out recommended action and reporting progress on impediments identified in previous year's AIs.

Overview of Identified Impediments

The AI/Plan reviews City policies and conditions that exist within the City which affect the exercise of fair housing choice, including policies affecting housing development and other land use policies, programs, and controls. Previous AI/Plans, completed in 1996 and 2000, identified impediments, as does this draft AI/Plan. In general, City policies do not appear to unreasonably hinder Fair Housing Choice. However, specific conditions were identified as potential impediments and actions to address these conditions along with the timeframe, budget, and entity responsible for the action are laid out as part of action plan.

The majority of these conditions are already part of the work plan of several City Departments, primarily Housing and Planning & Community Development. A sampling of these recommendations follows:

<i>Actions</i>	<i>Timeframe, Funding, and Responsible Agency</i>
<ul style="list-style-type: none"> • State law (SB 2) requires that local jurisdictions make provisions in the zoning code to permit emergency shelters by right in at least one zoning district. Local jurisdictions may establish standards to regulate the development of emergency shelters. The City should follow through on its 2008-2014 Housing Element commitment to establish a zoning overlay that permits emergency shelters in the CG district. • The City allows second units in RS districts, subject to certain development standards. The City should follow through on its 2008-2014 Housing Element commitment to review the Second Unit ordinance to better facilitate the provision of second units within the context of maintaining neighborhood character. 	<p>Timeframe: Ongoing</p> <p>Funding: Departmental budget</p> <p>Agencies: Planning and Housing Departments</p>

<i>Actions</i>	<i>Timeframe, Funding, and Responsible Agency</i>
<ul style="list-style-type: none"> • Outreach and education efforts on fair housing rights and responsibilities should extend to homeowners associations to ensure awareness that condominium/townhome developments are also subject to fair housing laws, and rules and regulations must be applied equally to all tenants and homeowners with respect to all protected classes. 	<p>Timeframe: Ongoing</p> <p>Funding: CDBG</p> <p>Agency: Housing Rights Center</p>
<ul style="list-style-type: none"> • Periodically monitor mortgage lending data to identify potential issues with fair lending. • Provide fair lending analysis to lenders working with the City on City programs to ensure these lenders undertake efforts to promote fair lending. 	<p>Timeframe: Ongoing</p> <p>Funding: CDBG; HOME; Departmental budget</p> <p>Agencies: Housing Rights Center; Housing Department</p>

Progress on addressing the identified impediments will be reported in the next AI/Plan covering 2017-2019.

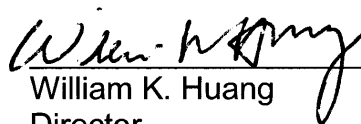
COUNCIL POLICY CONSIDERATION:

Approval of the subject recommendation allows the City to remain in compliance with CDBG regulations and enables the City to certify compliance with the Federal requirement to Affirmatively Further Fair Housing Choice. The proposed actions are in accordance with the General Plan Housing Element, Five Year Consolidated Plan, and Five Year Public Housing Plan.

FISCAL IMPACT:


The City will remain eligible to receive approximately \$3.3 million annually in CDBG, HOME, and ESG entitlement funding for community development, affordable housing, and homeless services.

Respectfully submitted,



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