

**COMMUNITY OUTREACH**

1. Reviewed and considered the comments made over the past three years on housing issues during the General Plan Land Use and Mobility Element update;
2. Met with various stakeholders to determine the major issues;
3. Created a web page so that the public can view existing documents and make comments;
4. Held a community workshop on June 8, 2013;
5. Conducted a presentation and discussion of housing issues at a Housing Element workshop held by the Pasadena Affordable Housing Coalition on July 20, 2013;
6. Presented the Housing Element update to the Human Services Commission on July 10, 2013;
7. Presented the Housing Element update to the Senior Commission on July 31, 2013;
8. Presented the Housing Element to the Northwest Commission on August 8, 2013;
9. Presented the Housing Element at the Flintridge Center on September 3, 2013; and
10. Held a workshop with the Planning Commission on September 11, 2013.

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September 27, 2013

memorandum

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To

David Reyes, Deputy Director, Planning and Community Development

From

Barbara E. Kautz

RE

**Fair Share Requirements in California Housing Element Law**

The City of Pasadena (the "City") has asked for citations from California Housing Element law that require the City to plan and zone for its "fair share" of the region's housing needs.

Requirements for the content of the housing element and for the City's obligations to plan and zone for its fair share are contained in Article 10.6 of Chapter 3 of Planning and Zoning Law, which includes Government Code Sections 65580 – 65589.8 (the "Housing Element Law"). The statutory requirements for the housing element are by far the most complex of the general plan elements, and the housing element is the only element of the general plan required to be completely updated on a fixed schedule (§ 65588; all further references are to the Government Code.)

A brief explanation of the statutory fair share requirements follows below.

**A. Determination of the City's "Fair Share"**

The City's fair share of the region's housing needs for 2013-2021 was determined by the Southern California Association of Governments following a complex regional housing needs allocation ("RHNA") process mandated by Sections 65584 - 65584.08. The City's fair share (often called the City's "RHNA") shows the need for a certain number of dwelling units for various household income levels. For the period currently under review, the City's fair share totals 1,332 units, including 340 very low income households, 207 low income households (together 547 "lower income" households), 224 moderate income households, and 561 above moderate income households.

**B. Requirements to Plan and Zone for City's "Fair Share"**

Site Inventory. The housing element must initially include “[a]n inventory of land suitable for residential development, including vacant sites and sites having potential for

redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” (§ 65583(a)(3).) This inventory of land “shall be used to identify sites that can be developed for housing within the planning period [by 2021] and *that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels.*” (§ 65583.2(a); emphasis added.)

In determining whether the sites identified in the inventory can be developed within the "planning period" (for this housing element, by 2021), the City is required to do an analysis of each site, looking at the general plan designation, zoning, environmental constraints, and utilities, and, for non-vacant sites, a review of the existing uses on the site, development trends, market conditions, and regulatory incentives. (§§ 65583.2(a), (b), (c), (g).) Sites that the City considers suitable for the 547 lower income units must normally be zoned at 30 units per acre. (§ 65583.2(C)(3)(B)(iv).)

Program If Insufficient Sites. If the inventory of existing residentially zoned sites shows that the City does not have enough properly zoned sites to provide for the City's RHNA at all income levels, the housing element must include a program that “shall . . . identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory . . . without rezoning. . . .” (§ 65583c)(1).) As stated by one court,

[The program] must identify a sufficient number of sites that will be made available through appropriate zoning and development standards to meet the quantified objectives for housing for all income levels. And if the program does not identify sufficient sites to satisfy the need for housing for all income levels, it must . . . identify sufficient sites to be zoned for multifamily housing for low and very low income residents.” (*Fonseca v. City of Gilroy* (2007) 148 Cal.App.4<sup>th</sup> 1174, 1183.)

Any sites that must be rezoned “shall be zoned to permit owner-occupied and rental multifamily residential use by right during the planning period” with specified minimum density and development standards. (§ 65583(h).)

Mandated Rezoning. The City is required to complete any required rezoning within three years after receiving comments from the California Department of Housing and Community Development on its draft housing element, with a possible one-year extension. (§§65583(c)(1)(A), (f); 65585(b), (f).) If a court finds that the rezonings are not completed by the deadline (including any adopted one-year extension), the court "shall" compel the City to complete the rezoning within 60 days or the earliest time consistent with public notice requirements. If the City fails to comply, the court "shall" issue further orders requiring additional actions to carry out the rezonings and may impose sanctions on the City. (§ 65583(f).)

**C. No Requirement to Actually Construct Housing**

The Housing Element Law requires that the City support affordable housing and provide enough residentially zoned sites at appropriate densities to accommodate the City's fair share of the regional housing need. Approval of affordable housing developments proposed by applicants may be required in some circumstances. (§ 65589.5.) However, Housing Element Law does not require local agencies to actually construct housing. Nothing in the housing element law “shall require” any local government to “[e]xpend local revenues for the construction of housing, housing subsidies, or land acquisition.” (§ 65589(a)(1); *see also Bowns v. City of Glendale* (1980) 113 Cal.App.3d 875, 884 (rejecting argument that housing element law requires city to produce or acquire housing)).

Please feel free to contact us if you have any further questions.

## RESPONSES TO COMMUNITY ISSUES

Staff has developed the following responses to the issues raised by the community.

**1. The need to establish a dedicated level of funding for affordable housing as a result of an 85 percent decline in housing production funds due to lower inclusionary housing revenues, loss of redevelopment funds, and decline in other funds for affordable housing production.**

The City does not have a dedicated funding source such as a parcel transfer tax for housing production. To establish such a tax would require a ballot measure and a 2/3 majority vote which is difficult, though not impossible, to achieve. Furthermore, it is not feasible to utilize existing City revenues due to budget constraints. The City will continue to evaluate and support State and Federal legislation which increases funding of affordable housing.

**2. A desire to increase affordable housing, the production of affordable housing to meet the City's needs.**

The City has made significant strides in addressing the community's affordable housing needs. Since 1989, City programs have resulted in the production or preservation of 1,751 deed-restricted affordable housing units. Three-quarters of these units are targeted to very low- and low-income households and 25 percent to moderate-income households. Furthermore, the City's administration of the federal "Section 8" rent subsidy program enables over 1,200 very low-income families to live in decent, safe, and sanitary housing in Pasadena.

The Draft Housing Element will include the evaluation of the Inclusionary Housing Ordinance to determine how it could be strengthened and operate more effectively to provide more affordable housing, especially at the very low and low income levels.

**3. The preservation of affordable housing (with or without covenants), a one-to-one replacement of units that are low or very low income (no net lost), and a strengthening of goals to preserve units and assist existing residents.**

A policy of "no net loss" of affordable housing has been discussed at several workshops. This generally has meant that a new development project would be allowed only when existing affordably priced units are either maintained as affordable or are replaced one-for-one. Staff is not recommending an ordinance that would require the replacement of affordable housing. The City cannot require that affordable units be replaced or fees paid to mitigate the loss of affordable units. The City's outside Attorney has prepared a memo on this issue which details the limitations on this issue. This memo can be reviewed as part of this Attachment.

The City has assisted in the long-term preservation of affordable HUD (Housing and Urban Development) projects at risk of conversion to market-rate units, such as Kings

Village and Green Hotel. The City's preservation strategy involved rehabilitation, financing, and purchase of affordability covenants, and are a model for future efforts. In both instances, the City's inclusionary housing funds were utilized. Furthermore, the Inclusionary Housing Ordinance allows developers to rehabilitate and preserve existing "off-site" affordable housing as an option to satisfy the inclusionary requirements on new housing development.

The Draft Housing Element recommends continued implementation of these strategies to preserving existing deed restricted housing, continuing to inform developers of the off-site inclusionary option, and identifying opportunities to fund the rehabilitation and deed-restriction of market-rate affordable housing.

In 2006, the City adopted a "Local Preference" policy which requires that all affordable housing projects (Inclusionary, density bonus, financially assisted by the City) are marketed with a preference in the rental/sale of the affordable units to persons who live and/or work in Pasadena. The City does not have complete data on the percentage of units going to persons who live or work in Pasadena. However, at the Westgate Apartments project, the initial lease-up of the 98 very low income units resulted in 64 percent of the units going to persons who lived and/or worked in Pasadena.

**4. A revision to the City's second unit ordinance to allow for more units to be constructed and consideration of a small lot housing ordinance to increase the amount of affordable housing.**

This program will remain in the Housing Element under Program #13: Alternative Housing Opportunities. Emphasis is on evaluating the ordinance within the context of maintaining the character and quality of neighborhoods. Additionally, a small lot ordinance is proposed to be considered.

**5. An increase in the inclusionary requirement in TOD areas.**

In response to this issue, an objective has been added in Program #8. This objective states that the City will review the current Inclusionary Housing Ordinance to determine if it can be revised to increase the levels of affordable housing production in transit oriented development districts.

**6. A strengthening of protection for renters, a consideration of a just/cause eviction ordinance.**

Issues have been raised by the community about the need for a just/cause eviction ordinance. A just/cause eviction is not being recommended at this time because there is a lack of data that demonstrates that such an ordinance is needed. Additionally, the administrative and fiscal costs of such a program are an issue. However, the Draft Housing Element includes a proposal for the City to review its Tenant Protection Ordinance and evaluate how it could be strengthened (see Program #23).

**7. Establishment of a Housing Commission to handle housing issues.**

The creation of a Housing Commission has been a recommendation that has been discussed at various workshops. The intent of a Housing Commission is to have a single body to make housing policy and address housing issues.

In terms of the City's overall housing policy, the Planning Commission must review changes in the Zoning Code and the Housing Element which is part of the Land Use Element. Establishment of a Housing Commission would likely result in overlapping responsibilities with the Planning Commission, and potentially create redundancy and conflict. Hence, there is no recommendation to establish a Housing Commission.

**8. The addition of formerly incarcerated individuals to the Special Needs population.**

The current Housing Element identifies seniors, people with disabilities, the homeless, and college students as Special Needs populations and discusses programs to address their housing needs. While the City can add additional groups to the Special Needs category, the amount of housing funds available to the City to address the total range of the City's affordable housing needs is very limited. Expanding the Special Needs category will result in greater competition in an environment of reduced funding levels. Hence, staff is not recommending that this group be added to the Special Needs category. However, the City is open to working with service providers to explore other ways to support the provision of housing for this population.

**9. The increasing of education for both the public and the Planning Commission so they have a greater knowledge of housing issues.**

In response to several issues, Program #24: Housing Education Efforts was developed. This program includes community/Planning Commission education and commits the City to an ongoing education effort.

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To

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From

Barbara E. Kautz

RE

**PRESERVATION OF EXISTING AFFORDABLE RENTAL HOUSING**

**Issue Presented:**

This memorandum addresses what actions the City of Pasadena (the "City") may take to preserve privately owned rental affordable housing that is either:

1. Not subject to any affordability covenants; or
2. Subject to expiring government-imposed affordability covenants; or
3. Licensed community care facilities (such as licensed residential care facilities for the elderly).

**Brief Answer:**

1. The Ellis Act allows property owners to go out of the rental housing business and prohibits cities from requiring the construction of replacement rental housing or the payment of an in-lieu fee when dwellings are removed from the rental market. The City may, however, require these owners to provide relocation assistance to existing tenants and otherwise take actions to mitigate adverse impacts on the displaced tenants.

The City retains its land use authority to control the future use of the site and to regulate the demolition of the housing, *so long as those regulations have nothing to do with the maintenance of dwellings in the rental market.*

2. A twelve-month notice of the termination of government-imposed affordability covenants must be provided to the tenants, City, and other parties, and the owner must offer to sell the property to certain entities. However, the owner is not required to accept any purchase offer and may convert the property to market-rate at the expiration of the twelve-month period.



If the building is maintained as rental housing, the owner is not required to make relocation payments, even if rents substantially increase. There is no authority for the City to require that relocation payments be made merely because rents have increased.

3. The State of California has adopted a comprehensive state regulatory scheme for licensed community care facilities and their closure, and this regulatory scheme preempts the City's ability to impose the requirements of the Tenant Protection Ordinance or otherwise regulate the closure of these facilities.

A. **Privately Owned Rental Affordable Housing – Not Restricted by Affordability Covenants.**

The City contains some privately owned rental housing that is affordable to lower income and moderate income households. The City has asked if it may prevent the demolition of this housing or its conversion to another use, or if it may require the developer to mitigate the impact of the loss of the units by payment of a fee or construction of replacement housing. The City's ability to require any of these mitigations is strictly limited by the Ellis Act.

**Ellis Act.** The key provision of the Ellis Act (Government Code §§ 7060 – 7060.7; all further references are to the Government Code) states:

“No public entity. . . shall, by statute, ordinance, or regulation, or by administrative action implementing any statute, ordinance, or regulation, compel the owner of any residential real property to continue to offer accommodations in the property for rent or lease...” (§ 7060(a).)<sup>1</sup>

**Case Law.** The courts have consistently struck down as inconsistent with the Ellis Act a variety of local ordinances intended to preserve a community's rental housing stock. Local land use controls are permissible only where they are “unrelated to the maintenance or preservation of rental housing.” (*First Presbyterian Church of Berkeley v. City of Berkeley* (1997) 59 Cal. App. 4<sup>th</sup> 1241, 1249, 1253.) Provisions that attempt to condition demolition or redevelopment of the property on the provision of replacement housing are considered to impose a “prohibitive price” on the exercise of the rights

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<sup>1</sup> “Accommodations” are defined to include *all* of the units in a building of four or more units, or, *all* of the units in a building of three or fewer units *and* all other rental units on that parcel of land. Put another way, the Ellis Act does not apply if the owner wishes to convert only some of the rental units in a building.

There are several provisions providing additional protections to tenants and controlling the re-use of the property that are applicable only to cities with rent control. (§§ 7060.2 - 7060.4.) These are not applicable because Pasadena does not control rents.

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guaranteed by the Ellis Act (*Javidzad v. City of Santa Monica* (1988) 204 Cal. App. 3d 524, 531), or to have the "plain effect" of compelling the landlord to remain in the rental business. (*Bullock v. City & County of San Francisco* (1990), 221 Cal. App. 3d 1072, 1101.)

In 2000, provisions were added to the Ellis Act stating that it was not intended to "interfere with local government authority over land use, including regulation of the conversion of existing housing to condominiums. . . or to other nonresidential use" nor to "preempt local or municipal environmental or land use regulations, procedures or controls that govern the demolition and redevelopment of real property." (§§ 7060.7(a), (b).)

However, in *Reidy v. City & County of San Francisco* (2004) 123 Cal. App. 4<sup>th</sup> 580, 589, 593, the Court of Appeal rejected the claim that the 2000 amendments provided any increase in cities' land use authority and struck down a San Francisco ordinance prohibiting the demolition of residential hotels unless the owner either: a) replaced the units on a one-to-one basis; b) constructed housing for low-income, disabled, or elderly households; or c) paid an in-lieu fee equal to 80 percent of replacement costs.<sup>2</sup>

An owner whose request for a demolition permit was held up for 19 months in violation of the Ellis Act was awarded \$1.5 million for a temporary taking. (*Ali v. City of Los Angeles* (1999) 77 Cal. App. 4th 246.)

The Court of Appeal did uphold Berkeley controls on demolition of rental housing based on a building's *historic* significance. See *First Presbyterian, supra*. In finding that the controls were not preempted by the Ellis Act, the court emphasized that they were *unrelated to the preservation of rental housing*.

**Assistance to Tenants.** Under 2003 amendments to the Ellis Act, the City may mitigate any adverse impact on persons displaced by the removal of units from the rental market. (§ 7060.1(c).) An ordinance requiring relocation payments of \$4,500 to \$13,500 was held not to be excessive on its face. (*Pieri v. City & County of San Francisco* (2006) 137 Cal. App. 4th 886.)

### **Options for Pasadena.**

**Tenant Assistance.** Pasadena has adopted a Tenant Protection Ordinance (Chapter 9.75) that requires payment of two months fair market rent to households with incomes below 140 percent of median income plus a moving expense allowance to all tenants if buildings are demolished, the units are removed from the rental market, or the City issues an order to vacate because of substandard conditions.

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<sup>2</sup> Amendments made to the Ellis Act in 2003 removed residential hotels in communities with a population of 1 million or more from the Ellis Act's protections. See § 7060(a).

The City's options for additional tenant assistance are fairly limited. The City could review the amount of the relocation payments and increase them if justified by current moving expenses and rents, so long as the payments did not put a "prohibitive price" on an owner's decision to go out of the rental business. The City could also expand the requirement for relocation payments to apply to all tenants, not just those with incomes below 140 percent of median income.

Some cities also require other assistance, most commonly a list of available rentals in the vicinity. The City of Los Angeles requires developers to provide transportation to look at available rentals. Pasadena now requires relocation counseling when units are converted to condominiums, and this provision could be expanded to be applicable to tenants whose units are removed from the rental market.

Controls on Site Reuse. The City retains its land use authority over the reuse of any site where existing housing has been demolished, *so long as those regulations have nothing to do with the maintenance of residences in the rental market.* The City could, for instance, require a minimum amount of housing on sites in certain zones, or limit nonresidential uses, so long as the requirement does not relate to previously existing rental housing on the site. If developers are requesting condominium maps, the City may continue to impose its inclusionary requirements requiring affordable housing in new condominium developments.

**B. Privately Owned Rental Affordable Housing – Restricted by Affordability Covenants.**

If rents in privately owned apartments are restricted by federal, state, or local affordable housing programs, Government Code Sections 65863.10 and 65863.11 require a property owner to send out 6 month and 12 month notices prior to the anticipated date of the expiration of the rental restrictions. The notices must be sent to all affected tenants and to the Mayor, the Pasadena Housing Authority, and the California Department of Housing and Community Development. The owner is also required to send a notice to public agencies and certain for-profit and nonprofit developers 12 months before the restrictions expire, giving these entities an opportunity to submit a purchase offer for 180 days. After the 180-day period expires, if the owner receives a purchase offer from another entity in the next 180 days, the entities initially notified are given a right of first refusal to match the offer.

Nothing in these Government Code sections requires the owner to accept any purchase offer, limits the owner's ability to convert the units to market-rate rental units once the notice period has expired, or provides any funds to purchase the units. While the City or the Housing Authority could submit a purchase offer, it would need to reach an agreement with the owner and have funds available to purchase the units.

If the units are maintained as rental housing, the tenants are not entitled to relocation payments from the owner, even if rents are increased substantially, nor is there any authority for the City to require relocation payments because the tenants' rents have increased.

**C. Licensed Community Care Facilities.**

A "community care facility" is a facility where non-medical care and supervision are provided for children or adults in need of personal services (Health & Safety Code § 1502(a)) and must be licensed by the California Department of Social Services (CDSS) (Health & Safety Code §§ 1500 *et seq.*) Facilities serving adults typically provide care and supervision for persons between 18-59 years of age who need a supportive living environment. Residents are usually mentally or developmentally disabled.

CDSS separately licenses residential care facilities for the elderly, which provide varying levels of non-medical care and supervision for persons 60 years of age or older. (Health & Safety Code 1569.2(k).) Many assisted living facilities are licensed as residential care facilities for the elderly.

Comprehensive regulations for community care facilities are contained in Title 22 of the California Code of Regulations. Closure of a residential care facility for the elderly, for instance, is regulated in 22 CCR Section 87589, which requires the licensee to provide 30 day notice to its residents, and Section 87701.3, which requires the licensee to "prepare a written relocation plan" for each resident.

The courts have held consistently that the state has entirely preempted the regulation of community care facilities. In *Ocean House Corp. v. Permanent Rent Control Bd.* (1983) 147 Cal.App.3d 395, the appellate court found Santa Monica's Charter provisions imposing rent control on community care facilities to have been preempted by the comprehensive state regulatory scheme. The court stated:

"The [Health and Safety Code] and its authorized regulations . . . show a comprehensive state regulatory scheme covering several types of facilities, one of which is that type of community care facility operated by Ocean House. . .

"State licensing and supervision activities are comprehensive. State regulations contain detailed directives relating to personnel and administration, financing, admission agreements, and eviction procedures. . . .

"It would not be reasonably possible to operate a community care facility such as Ocean House under two governmental masters."

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The City, consequently, cannot assert any local control over relocation benefits, rent control, or noticing requirements in state-licensed facilities, nor subject these facilities to the City's Tenant Protection Ordinance.

**Conclusion**

When rented or leased dwelling units are demolished, converted to other uses, or no longer used as rental housing, the City of Pasadena can require owners to provide relocation payments and other tenant assistance. However, it cannot require that the units be replaced or that fees are paid to mitigate the loss of affordable units, nor can it delay demolition of the units if the purpose is to maintain rental housing. The State has also preempted the City from exercising any local control over the loss of state-licensed community care facilities.

# HOUSING VISION

All Pasadena residents have an equal right to live in decent, safe and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community. The housing vision for Pasadena is to maintain a socially and economically diverse community of homeowners and renters who are afforded this right.

## GOAL 1 Housing and Neighborhood Quality

Sustainable neighborhoods of quality housing, parks and community services, infrastructure, and other associated services that maintain and enhance neighborhood quality, character, and the health of residents.

### PROGRAMS

- #1 Code Enforcement
  - Code Compliance
  - Emergency Enforcement
  - Targeted Code Enforcement
- #2 Northwest Pasadena
  - Community Building
  - Northwest Programs
  - Northwest Commission
- #3 Housing Inspection
  - Occupancy Inspection
  - Quadrant Inspection
  - Lead-Based Paint Hazards
- #4 Housing Rehabilitation
  - Maintenance Assistance to Homeowners
  - Single-Family Rehabilitation Loan
  - Acquisition Rehabilitation
- #5 Historic Preservation
  - Historic Ordinance and Design Guidelines
  - Historic Preservation Incentives
  - Acquisition, Rehabilitation, and Adaptive Reuse
- #6 Housing Design
  - Design Review
  - City of Gardens Standards
  - Historic Review

## GOAL 2 Housing Supply and Diversity

An adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.

### PROGRAMS

- #7 Housing Sites
  - Specific Plans
  - Neighborhood and Transit Villages
  - Central District
- #8 Mixed Use/TOD Strategy
  - Mixed Use Development
  - Transit Oriented Development
- #9 Resource Conservation
  - Building Codes
  - Solar Incentives
  - Water and Sewer Services
- #10 Inclusionary Housing
  - Flexibility
  - Incentives
- #11 Potential Constraints
  - City Regulations
  - Development Fees
  - Ongoing Evaluation
- #12 Regulatory Housing Incentives
  - Density Bonus
  - Parking Incentives
  - Minor Variances
- #13 Alternative Housing Opportunities
  - Small Lot Ordinance
  - Second Units

## GOAL 3 Housing Assistance

Expand, protect, and preserve opportunities for households to find and retain housing in Pasadena and afford a greater choice of rental and homeownership opportunities.

### PROGRAMS

- #14 Financial Assistance
  - City Assistance
  - Land Assemblage/Write downs
  - Fee Waivers
- #15 Homebuyers Assistance Programs
  - Homebuyer Education
  - Homeownership Assistance
  - Habitat for Humanity
- #16 Rental Housing Assistance
  - Housing Choice Vouchers
  - Special Needs
  - Emergency Rental Assistance
- #17 Affordable Housing Preservation
  - Deed Restricted Affordable Housing
  - Market Rate Affordable Housing
- #18 Administrative Resources
  - Collaborative Partnerships
  - Funding Programs
  - Housing Search Website

## GOAL 4 Special Needs

Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.

### PROGRAMS

- #19 Accessible Housing
  - Housing Accessibility
  - Reasonable Accommodation
  - Funding New Housing
- #20 Housing for Seniors
  - Housing Facilities
  - Life Care Facilities
  - Senior Services
- #21 Family and Youth Housing
  - Development of Housing for Families
  - Housing for Emancipated Youth
  - Student Housing
- #22 Homeless Services
  - Continuum of Care
  - Rapid Rehousing/Transition
  - Permanent Supportive Housing
  - Supportive Services
- #23 Fair Housing
  - Fair Housing Services
  - Fair Housing Outreach
  - Tenant Protection Ordinance
- #24 Housing Education Efforts
  - Monitoring Program
  - Community/Commission Education
  - Midcycle Housing Forum

Housing Implementation Table

Programs	Implementation Actions and Progress			
	Objectives	Funding Source	Responsible Party	Time Frame
1. Code Enforcement	<ul style="list-style-type: none"> <li>Continue program implementation; reallocate resources to maximize achievement of code compliance goals.</li> <li>Work with Health Department officials to coordinate efforts responding to health and safety concerns.</li> </ul>	General Funds, CDBG	Interdepartmental	Ongoing
2. Northwest Pasadena	<ul style="list-style-type: none"> <li>Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.</li> <li>Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.</li> </ul>	General Funds	City Manager's Office	Ongoing
3. Housing Inspection	<ul style="list-style-type: none"> <li>Continue implementation of housing inspection programs.</li> <li>Continue to educate the community about health and safety hazards</li> <li>Cross-train inspectors to identify and address health and safety hazards</li> </ul>	General Funds, Rental Fees	Planning & Community Development, Public Health Department	Ongoing
4. Housing Rehabilitation	<ul style="list-style-type: none"> <li>Continue implementation of the MASH program and focus on lead-based paint abatement and minor repairs.</li> <li>Monitor new contract to administer the single-family home rehabilitation program</li> <li>Establish program guidelines for a comprehensive acquisition/rehabilitation program, with goals and workplan—subject to the identification of a stable funding source.</li> </ul>	General Funds, CDBG, Grants	Housing Department	Ongoing Ongoing 2015
5. Historic Preservation	<ul style="list-style-type: none"> <li>Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.</li> <li>Advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.</li> </ul>	General Funds	Planning & Community Development Department	Ongoing
6. Housing Design	<ul style="list-style-type: none"> <li>Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment.</li> <li>Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.</li> </ul>	General Funds	Planning & Community Development	Ongoing
7. Housing Sites	<ul style="list-style-type: none"> <li>Adopt the general plan and increase the development caps, including in the Central District, and implement mitigation in the EIR.</li> <li>Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014–2021 RHNA.</li> </ul>	General Funds	Planning & Community Development Department	2014/2015 Ongoing
8. Mixed Use/TOD Strategy	<ul style="list-style-type: none"> <li>Continue implementation of mixed-use incentives; monitor and assess effectiveness due to the incentives on an annual basis.</li> <li>Continue land use, housing, and mobility strategy of encouraging transit oriented developments around Gold Line stations</li> <li>Periodically review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan vision.</li> </ul>	General Funds	Planning & Community Development Department	Ongoing
9. Resource Conservation	<ul style="list-style-type: none"> <li>Continue to implement CalGreen and make technical refinements to the code as required</li> </ul>	General Funds	Planning & Community	Ongoing

Housing Implementation Table

Programs	Implementation Actions and Progress			
	Objectives	Funding Source	Responsible Party	Time Frame
	<ul style="list-style-type: none"> <li>to implement its provision.</li> <li>Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017</li> <li>Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations</li> </ul>		Development Department	Ongoing  2014
10. Inclusionary Housing	<ul style="list-style-type: none"> <li>Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.</li> <li>By 2014, study modifications to the program in light of the City's housing needs, market dynamics, and the Palmer decision.</li> <li>Review current ordinance to determine if inclusionary requirements can be increased in transit oriented development districts.</li> </ul>	General Funds	Planning & Community Development Department	Ongoing  2014  2016
11. Potential Constraints	<ul style="list-style-type: none"> <li>Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.</li> <li>Reevaluate appropriateness of development fee schedules following implementation of development process improvements.</li> <li>Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.</li> </ul>	General Funds	Planning & Community Development Department	FY2014/2015
12. Regulatory Housing Incentives	<ul style="list-style-type: none"> <li>Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs.</li> <li>Consider changes to the Zoning Code to allow for a greater percentage of tandem parking and to allow for the uncoupling of parking costs from rental costs</li> </ul>	General Funds	Planning & Community Development Department	Ongoing
13. Alternative Housing Opportunities	<ul style="list-style-type: none"> <li>Review zoning code and consider amendments to facilitate small-lot, single-family subdivisions as a means to providing affordable homeownership opportunities while balancing the need to protect unique architectural and historical character.</li> <li>Review the City's second-unit standards, hold public meetings to solicit input, and evaluate the feasibility of changes to the ordinance to better facilitate such units within the context of maintaining the character and quality of residential neighborhoods.</li> </ul>	General Funds	Planning & Community Development Department	2015/2016
14. Financial Assistance	<ul style="list-style-type: none"> <li>When funding is available, provide financial support for the production, rehabilitation, and preservation of affordable housing.</li> <li>Provide reduced residential development fees in support of affordable housing.</li> </ul>	CDBG; General Funds; Grants	Planning & Community Development Department, Housing Department	Ongoing
15. Homebuyers Assistance Programs	<ul style="list-style-type: none"> <li>Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.</li> <li>Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build nine affordable homes.</li> <li>Continue to provide homebuyer education, foreclosure counseling, and closing cost</li> </ul>	HOME; BEGIN; CALHOME	Housing Department, LANHS	Ongoing



Housing Implementation Table

Programs	Implementation Actions and Progress			
	Objectives	Funding Source	Responsible Party	Time Frame
	assistance to prospective homebuyers on an annual basis.			
16. Rental Housing Assistance	<ul style="list-style-type: none"> <li>Assist 1,442 households under the housing choice voucher program, including allocating project-based vouchers to eligible projects.</li> <li>Continue to allocate vouchers to special needs groups under the HOPWA, NED, and S+C programs.</li> <li>Seek available funding or new grants to restore emergency rental assistance programs or similar programs.</li> </ul>	U.S. Department of Housing and Urban Development	Housing Department	Ongoing
17. Affordable Housing Preservation	<ul style="list-style-type: none"> <li>Continue preservation of deed restricted housing, focusing on housing projects at risk of conversion. As the ground lease is expiring on the Concord Senior project, explore preservation options.</li> <li>Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy IHO requirements through acquisition/rehabilitation of rental properties.</li> <li>Study options to change the tenant protection ordinance.</li> </ul>	Local, State and Federal Funds	Housing Department	Ongoing, subject to Funding Availability
18. Administrative Resources	<ul style="list-style-type: none"> <li>Continue to expand partners and funding opportunities to leverage resources for housing programs.</li> <li>Continue to participate in and update affordable housing listings on the Department's housing search engine.</li> </ul>	Local, State, and Federal Funds	Housing Department	Ongoing
19. Housing for People with a Disability	<ul style="list-style-type: none"> <li>Evaluate feasibility of developing housing accessibility features consistent with ADA; implement the reasonable accommodation ordinance.</li> <li>Seek opportunities and grants for the provision of housing and services for disabled people (including developmental) as funding arises.</li> <li>Amend zoning code to allow residential care facilities, limited, in the IG and CG zone consistent with state law.</li> </ul>	Local, State, and Federal Funds	Housing Department	Ongoing
20. Housing for Seniors	<ul style="list-style-type: none"> <li>Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funds are available.</li> <li>Continue to fund the provision of supportive services for senior residents as funding is available.</li> </ul>	Local, State, and Federal Funds	Housing Department	Ongoing
21. Family and Youth Housing	<ul style="list-style-type: none"> <li>Explore opportunities to improve access to housing and supportive services for youth leaving foster care and institutional living.</li> <li>Evaluate establishing incentives in the IHO and allocations within a housing expenditure policy for large family units.</li> <li>Continue to work with colleges to update master plans.</li> </ul>	Local, State and Federal Funds	Housing Department	Ongoing
22. Homeless Services	<ul style="list-style-type: none"> <li>Periodically update and implement on an ongoing basis recommendations consistent with the City's Ten Year Strategy to End Homelessness and integrate a new Rapid Re-housing approach.</li> <li>Update zoning code to allow for transitional</li> </ul>	ESG; S+C; HOME	Housing Department	Ongoing 2015

Housing Implementation Table

Programs	Implementation Actions and Progress			
	Objectives	Funding Source	Responsible Party	Time Frame
	and permanent supportive housing in all zones allowing residential uses subject to the same standards as to housing in the same zone and to allow adequate sites for emergency shelters consistent with housing element law.			
23. Fair Housing	<ul style="list-style-type: none"> <li>Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.</li> <li>Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.</li> <li>Continue to implement the Tenant Protection Ordinance; study appropriateness and options for strengthening provisions of the ordinance.</li> </ul>	Local HOME funds; CDBG	Housing Department	Ongoing
24. Housing Education and Monitoring	<ul style="list-style-type: none"> <li>Continue to monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.</li> <li>Conduct ongoing educational efforts to engage and inform the public, decisionmakers, and stakeholders about housing issues.</li> <li>Consider revisiting select programs of the housing element between 2014 and 2021 to review and adjust programs as deemed needed.</li> </ul>	General Fund	Planning & Community Development and Housing Departments	Annual Annual 2017/2018