



Planning and Community Development Department

# Pasadena Housing Element

City Council  
November 4, 2013





# Background

## Planning and Community Development Department

- State law requires that cities adopt a housing element as part of the general plan
- Housing Element addresses the development, improvement, and conservation of housing
- Reviewed by State Department of Housing and Community Development for adequacy
- Last Housing Element approved in 2010 this one will cover the 2014-2021 planning period



# Background

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## Reasons for Adoption

- ❖ **Remain eligible for competitive State funds**
  - Since 2004, Pasadena has received \$4 million plus in funds from HCD (e.g., BEGIN, Housing Trust, Workforce, etc.)
- ❖ **Avoid early revision of Housing Element**
  - Late adoption results in penalty of revising the housing element in only 4 years (2018), instead of 8 years (2022)
- ❖ **Maintain consistency with General Plan update**
  - Reduces legal liability for general plan



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**City of Pasadena**

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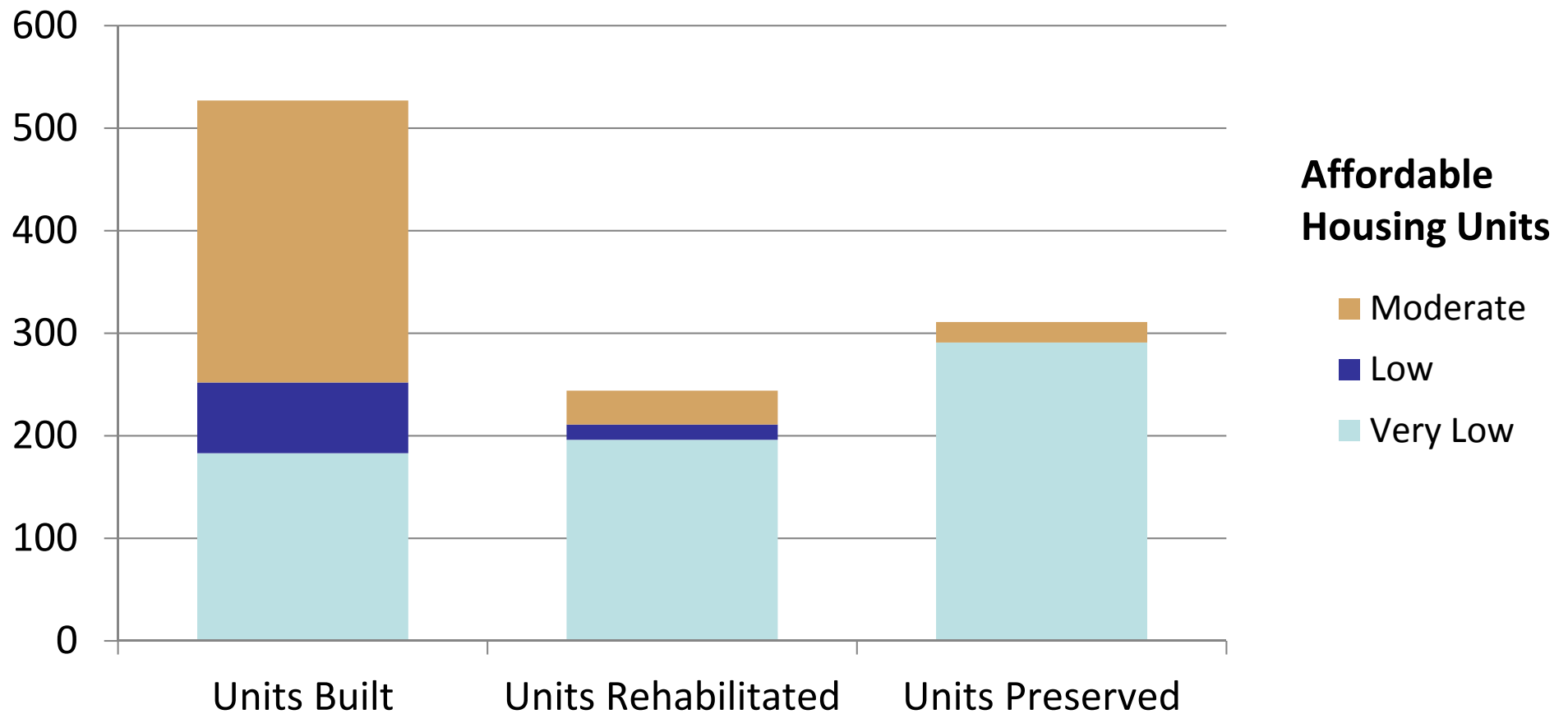
# **HOUSING ACCOMPLISHMENTS**



# Accomplishments

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## Housing Element Progress





# Building TOD Housing

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## Stuart Apartments



## Mixed Use





# Rehabilitating Housing

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## Cypress Avenue



## Herkimer Gardens





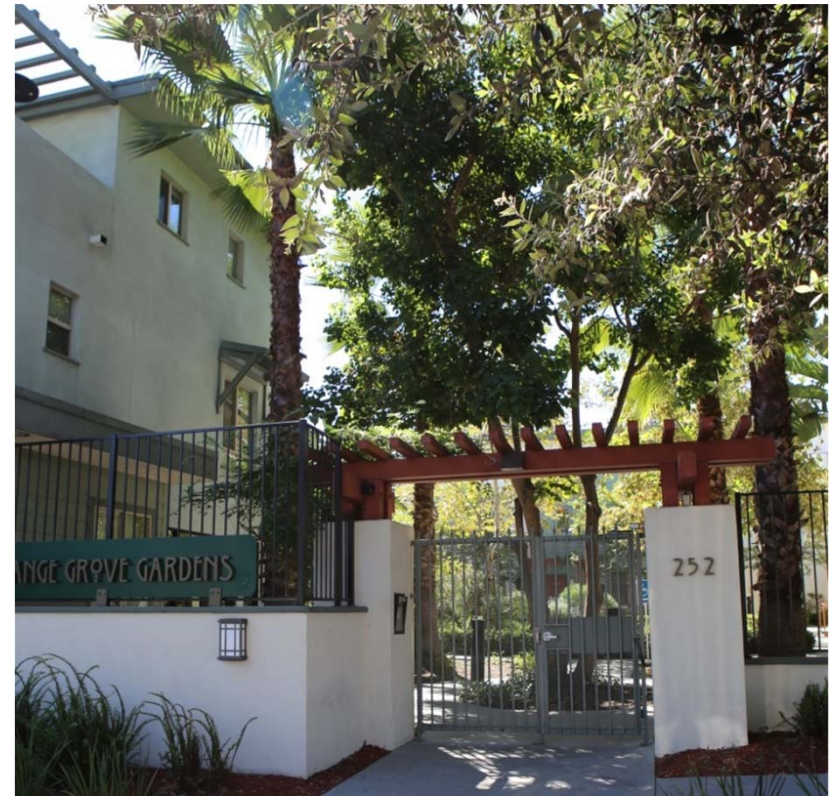
# Addressing Special Needs

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## Hudson Oaks Senior



## Orange Grove Gardens







# Expanding Homeownership

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## Fair Oaks Court



## Haskett Court





# Preserving Pasadena's Heritage

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## Historic/Landmark Districts

2013–Weston-Bungalow

2011–Raymond-Esther

2009–Marengo Pico

2007–Highlands District

2006–North Pasadena Heights

2006–South Madison Avenue

2006–Bellefontaine

2006–Tournament

2006–South Hudson



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# DEFINING THE ISSUES



# Demographic Context

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## Population Change

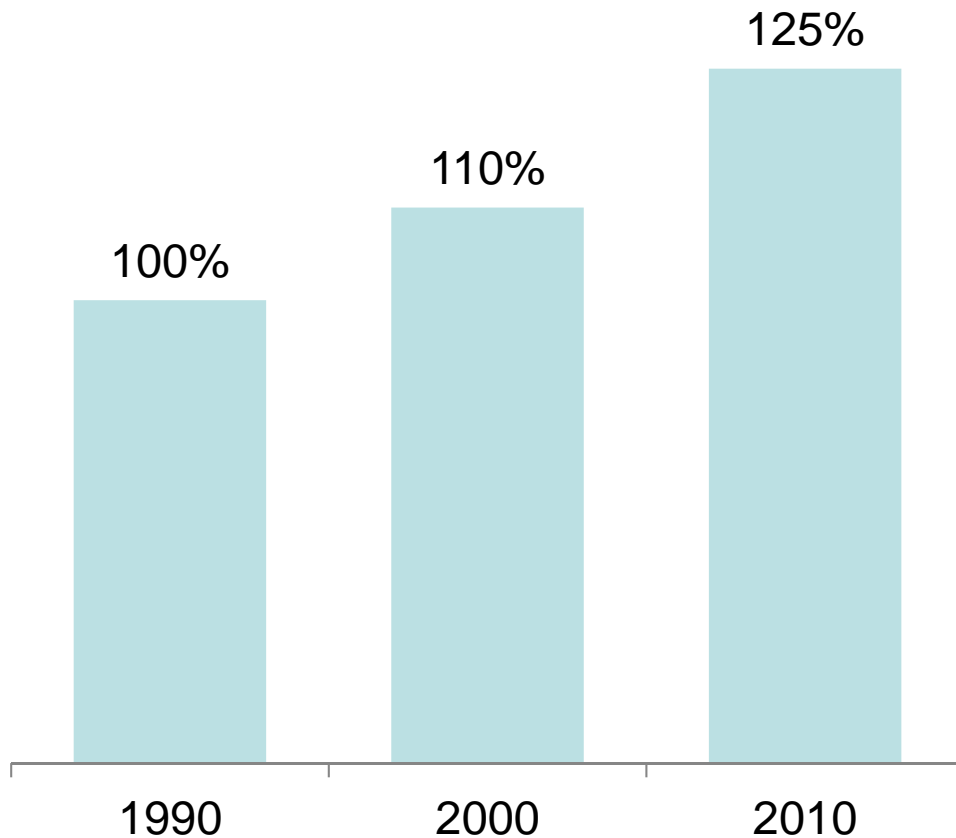
- **Population Growth** - increased by 3,000 people from 2000-2010, but change is uneven
- **Babyboomers** - Increased number of adults 45 years and older; decline in other age groups
- **Race and Ethnicity** - Increasing Asians and Whites; and declines in African Americans and Hispanics
- **Household Types** - Singles and married families w/o children increasing faster than other groups



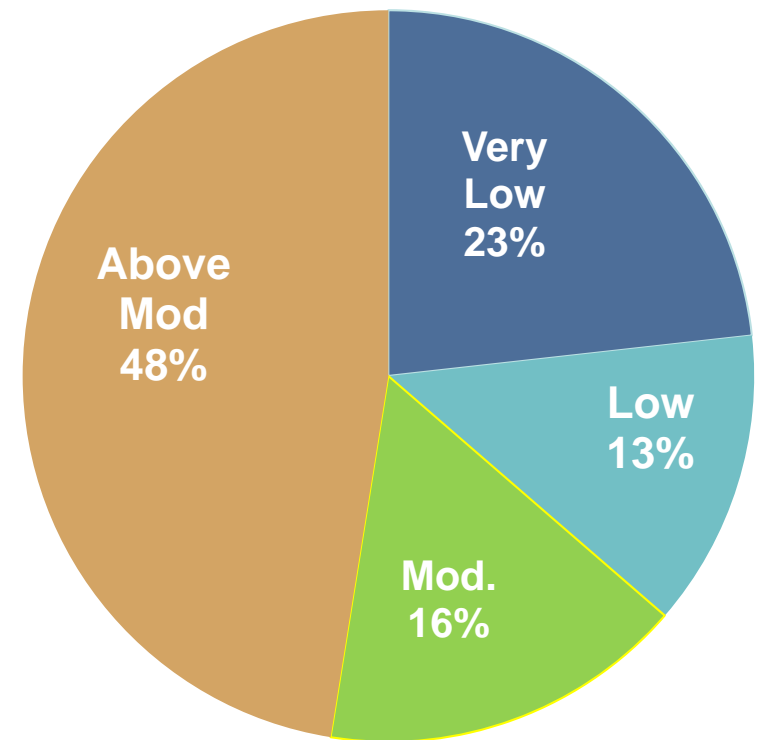
# Demographic Context

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## Pasadena's Median Household Income as Pcnt of L.A. County



## Pasadena's Household Income Distribution-SCAG



PASADENA



# Demographic Context

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## Special Needs

Pasadena continues to have a broad array of individuals and groups with unique housing needs. These include:

- > 26% Families with children (of total households)
- > 21% Senior households (of total households)
- > 10% People with disabilities (of total residents)
- > <1% People who are homeless (of total residents)
- > <1% Transitional youth (of total residents)
- > 41% lower income households (of total households)

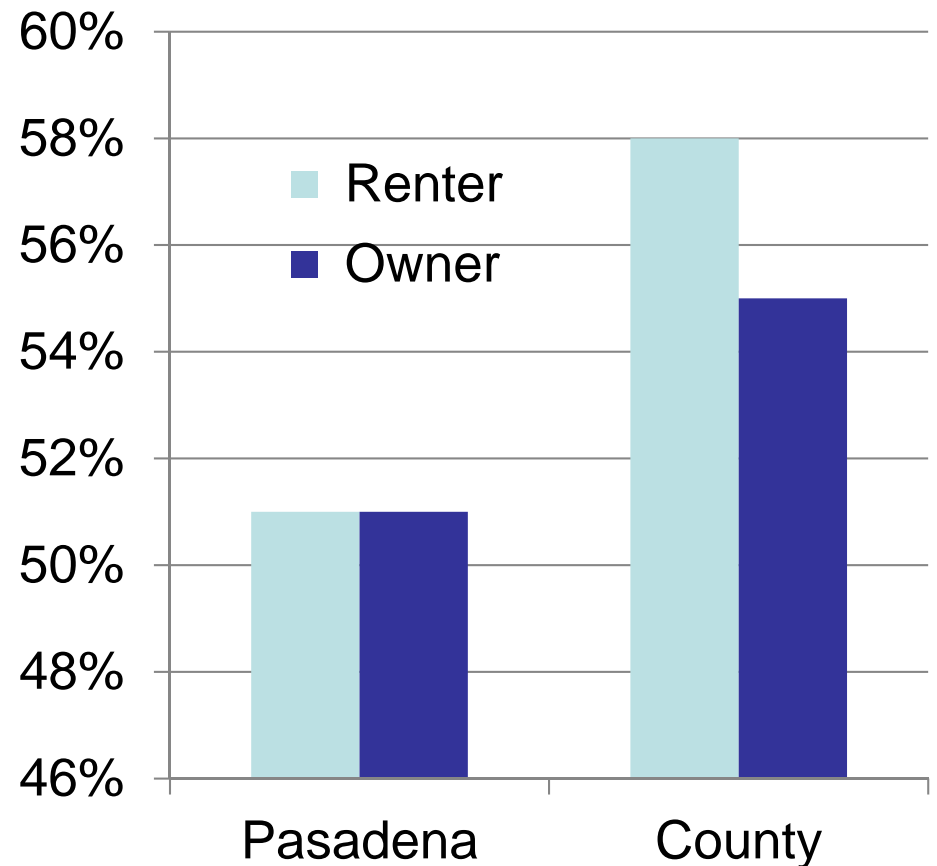


# Housing Market

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- Although housing prices declined in recent years, overpayment rates high.
- In Pasadena, half of renters & owners (with a mortgage) overpay for housing
- Housing overpayment is worse in Los Angeles County

## Housing Overpayment



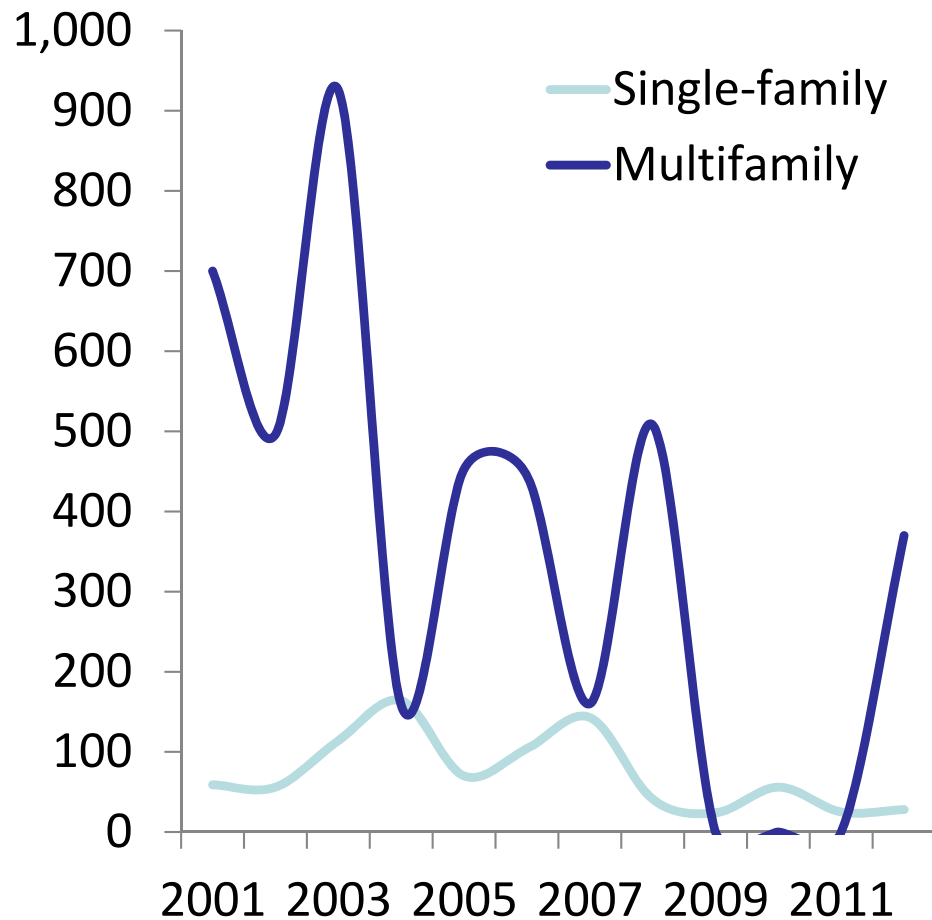
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# Housing Context

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## City of Pasadena, Building Permit Issued, 2001-2012



- Unpredictable housing market, with wide variations in building permit activity
- Increasing home prices and lower foreclosure rates, suggesting gradual recovery
- More than 1,000 housing units are currently in the development pipeline





# Housing Context

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## Regional Housing Needs

- SCAG produces the Regional Housing Needs Assessment
- Not a building mandate; rather a planning mandate
- Cities responsible for zoning sites & implementing programs
- Pasadena has adequate sites zoned for new housing

City of Pasadena 2014-2021 RHNA Goal	
Household Income Level	Housing Units
Very Low	340
Other Low	207
Moderate	224
Above	<u>561</u>
Total	1,332



# Planning Context

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## Legislative Environment

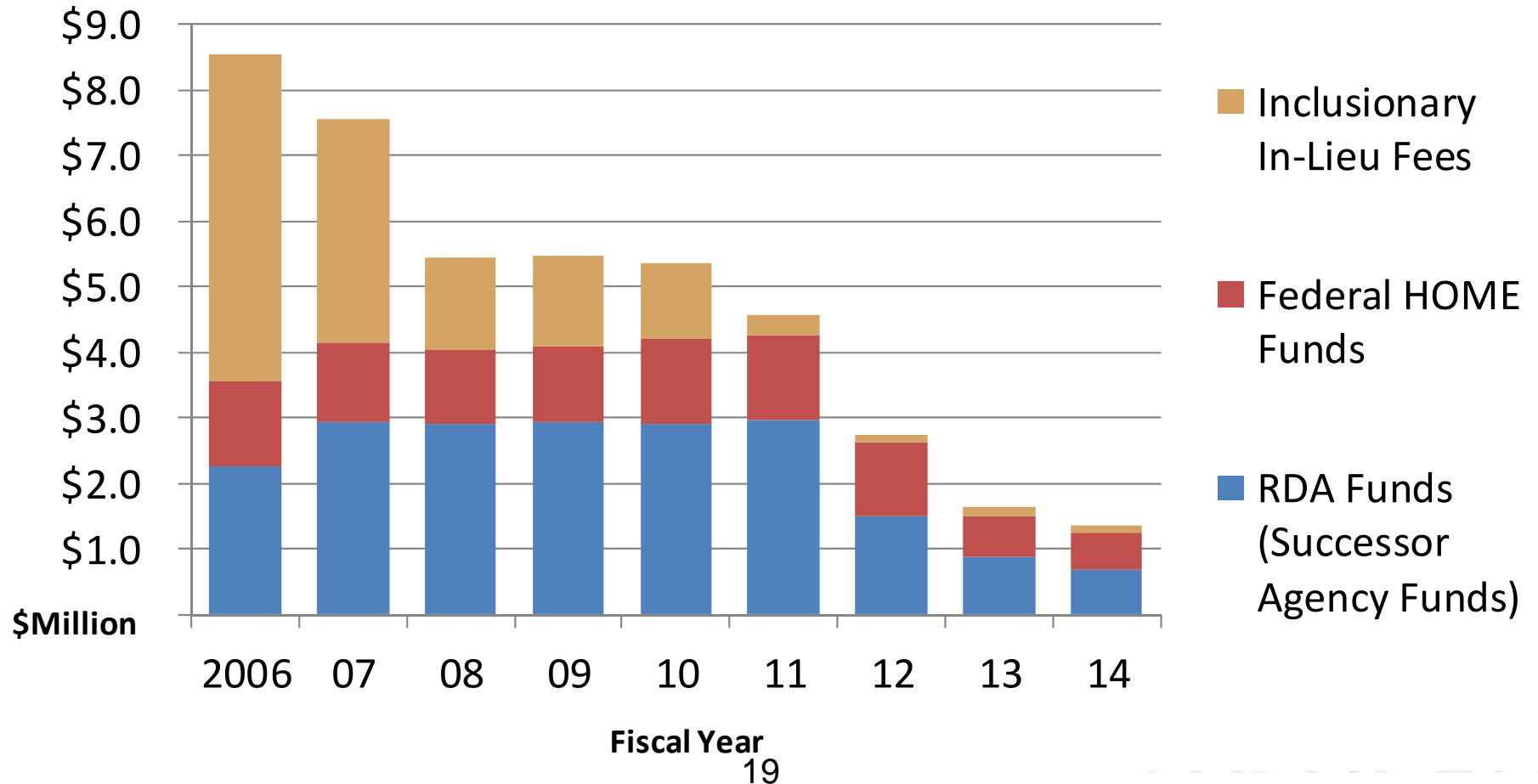
- Governor and Legislature eliminated redevelopment agencies, resulting in loss of millions for Pasadena
- Governor vetoed AB 1229, which would have allowed cities to continue current Inclusionary Housing practices
- Governor and Legislature eliminated Economic Enterprise Zones, resulting in loss of millions for Pasadena



# Planning Context

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## Funding Environment





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# **DRAFTING THE PLAN**



# Housing Element Outreach

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## Community Input

- Multiple Land Use Workshops
- Community Workshop on Housing
- Stakeholder Meetings on Housing
- PFAR and Apartment Associations
- Pasadena Affordable Housing Coalition

## Commission and City Council

- Senior Commission
- Human Services Commission
- Northwest Commission
- Planning Commission
- City Council (forthcoming)



# Draft Housing Element

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## How and Why the Plan was Changed

- Public input and comments
- Financial resources
- New or changed City programs
- Direction from Land Use & Mobility Element
- HCD interpretations and direction since 2008
- Legal changes (e.g., statutes, court rulings, etc.)



# Community Issues

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## Key Issues

- **Affordable Housing** - Increase affordable housing to meet the City's needs, in light of continued need
- **Preservation of Affordable Housing** - a “no net loss policy” where lower income affordable units must be replaced
- **Alternative Housing Types** - A revision to the City's second unit ordinance and a small lot housing ordinance
- **Inclusionary Housing** – protect City's Inclusionary program due to the Palmer case and Governor's veto of AB1229



# Community Issues

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## Key Issues

- **Neighborhood Character** – Continued focus on neighborhood character and preservation
- **Tenant Protection** - Strengthening of protection for renters including a just cause eviction ordinance
- **Housing Commission** - The establishment of a Housing Commission to handle housing issues
- **Education** - Ongoing educational forums for both the public and the Planning Commission on housing issues





# Summary of Changes

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## New Changes

- **Inclusionary** - Review IHO to find if more affordable housing can be achieved and Palmer proof ordinance
- **Strategic Growth** – Focus on specific plans and TOD areas, using mixed use as a key housing strategy
- **Consistency Changes** - Change policies for consistency with other City programs and housing plans
- **Alternative housing** - Changes to parking requirements to reduce costs; consider a small-lot ordinance



# Summary of Changes

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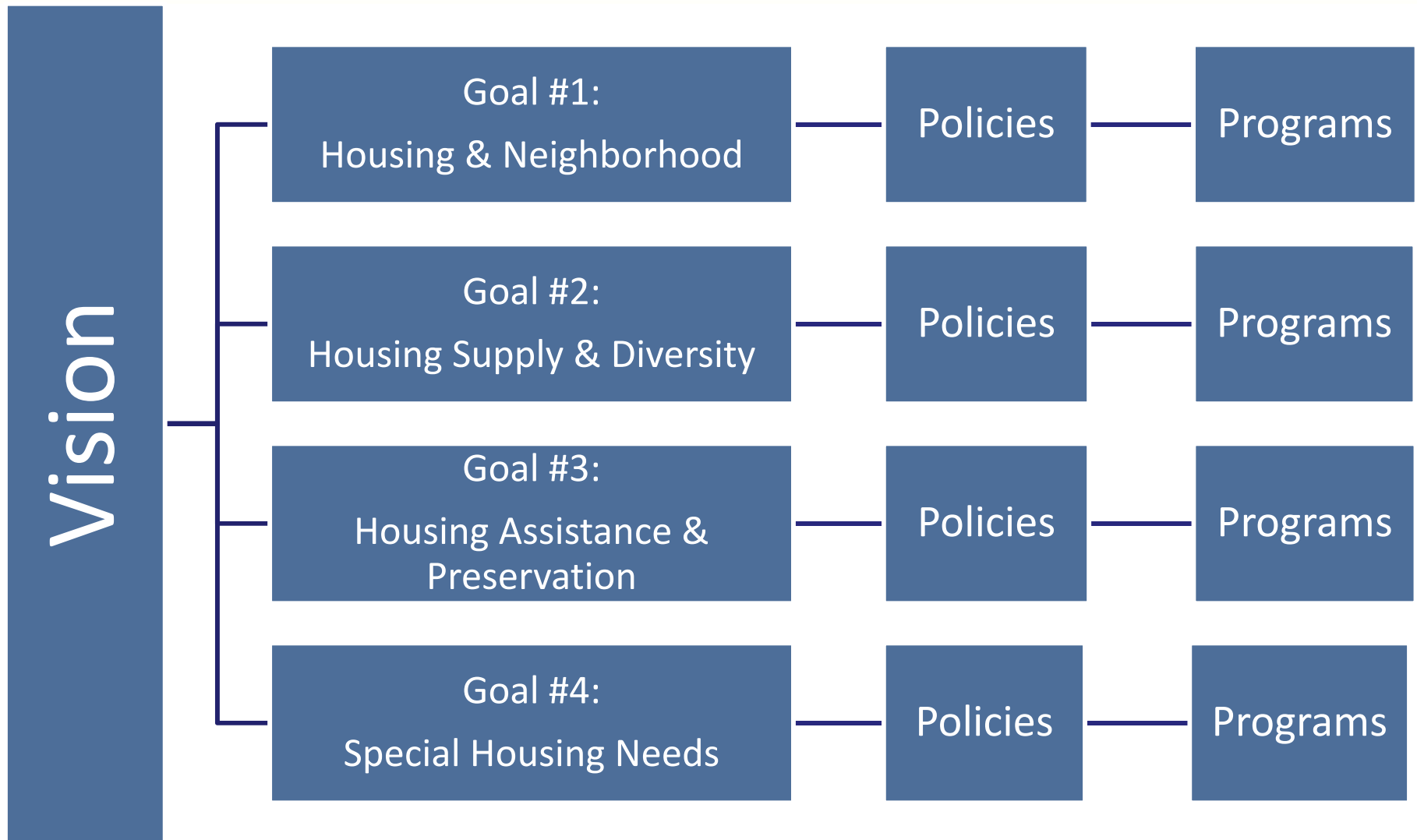
## New Changes

- **Focus on Preservation** - Preservation of affordable housing as a key part of housing goals, policies, and programs
- **Tenant Protection** - Review of tenant protection ordinance to see if ordinance can be strengthened
- **Mid-Cycle Review** - Review Housing Element programs in four years to evaluate potential changes to programs
- **Education** - Educational workshops on housing to inform community of housing issues and strategies



# Housing Plan

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# Housing Plan

## Planning and Community Development Department

### 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
  - Quadrennial 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.

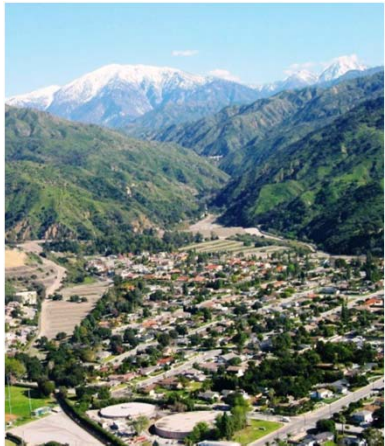
#### PROGRAMS

- #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 Plan

Planning and Community Development Department



## **Pasadena's 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.*



# Housing Plan

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## Goal #1: Housing and Neighborhood Quality

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

### Policies

1-1 Neighborhood Character

1-2 Property Conditions

1-3 Housing Design

1-4 Neighborhood Involvement

1-5 Historic Preservation

1-6 Community Services

1-7 Natural Environment

1-8 Neighborhood Safety



# Housing Plan

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## Goal #1: Housing and Neighborhood Quality

Programs	Implementation Activities		
<b>1. Code Enforcement</b>	- Code Compliance	- Emergency Enforcement	- Targeted Code Enforcement
<b>2. Northwest Pasadena</b>	- Community Building	- Northwest Programs Office	- Northwest Commission
<b>3. Housing Inspections</b>	- Occupancy Inspection	- Quadrennial Inspection	- Lead-Based Paint Hazards
<b>4. Housing Rehabilitation</b>	- Maint. Assistance to Homeowners	- Single-family Rehabilitation Loan	- Acquisition/ Rehabilitation
<b>5. Historic Preservation</b>	- Historic Ord. & Design Guidelines	- Historic Preserve. Incentives	- Acquisition, Rehab, & Adaptive Reuse
<b>6. Housing Design</b>	- Design Review	- City of Gardens	- Historic Review



# Housing Plan

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## Goal #2: Housing Supply and Diversity

Adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and incomes of Pasadena residents and workforce.

### Policies

2-1 Housing Diversity

2-2 Strategic Growth

2-3 Environmental Sustainability

2-4 Affordable Housing

2-5 Adaptive Reuse

2-6 Housing Incentives

2-7 Entitlement Process

2-8 Community Involvement

2-9 Healthful Housing





# Housing Plan

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## Goal #2: Housing Supply and Diversity

Programs	Implementation Activities		
<b>7. Housing Sites</b>	- Specific Plans	- Neighborhood & Transit Villages	- Central District
<b>8. Mixed Use/TOD</b>	- Mixed Use	- Transit Oriented	
<b>9. Resource Conservation</b>	- Building Codes	- Solar Incentives	- Water & Sewer Services
<b>10. Inclusionary Housing</b>	- Flexibility	- Incentives	- “Palmer Proof”
<b>11. Potential Constraints</b>	- Development Review	- Development Fees	- Ongoing Evaluation
<b>12. Regulatory Incentives</b>	- Density Bonus	- Parking Incentives	- Minor Variances
<b>13. Alternative Housing</b>	- Small Lot Ordinance	- Second Units	



# Housing Plan

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## Goal #3: Housing Assistance & Preservation

Expand, protect, and **preserve** opportunities to find and **retain** housing and afford a greater choice of rental and homeownership opportunities

### Policies

3-1 Financial Resources

3-2 Partnerships

3-3 Homeownership Opportunities

3-4 Preservation of Affordable Housing

3-5 Homeownership Retention

3-6 Rental Assistance

3-7 Workforce Housing

3-8 Acquisition & Rehabilitation

3-9 Geographic Dispersal



# Housing Plan

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## Goal #3: Housing Assistance

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



# Housing Plan

Planning and Community Development Department



## 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.

## Policies

4-1 Senior Housing

4-2 Family Housing

4-3 Housing for People with  
Disabilities

4-4 Service Enriched Housing

4-5 College Students

4-6 Homeless Services

4-7 Fair Housing



# Housing Plan

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## Goal #4: Special Needs

Programs	Implementation Activities		
<b>19. Accessible Housing</b>	- Building Design	- Reasonable Accommodation	- Housing Opportunities
<b>20. Housing for Seniors</b>	- Housing Facilities	- Life Care Facilities	- Senior Services
<b>21. Family and Youth Housing</b>	- Development of Family Housing	- Housing for Foster Youth and Children	- Student Housing
<b>22. Homeless Services</b>	- Continuum of Care	- Rapid Rehousing/Transition	- Supportive Housing & Services
<b>23. Fair Housing</b>	- Fair Housing Services	- Fair Housing Implementation	- Tenant Protection Ordinance
<b>24. Housing Education and Monitoring</b>	- Monitoring Program	- Commission/City Education	- Midcycle Housing Forum



# Next Steps

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## Next Steps

- Review by “HCD”
- Prepare Environmental Clearance
- Review HCD comments for final changes
- Planning Commission review of final Element
- Adopt final Housing Element by February 12, 2014



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