

Housing Program Implementation Table

Programs	Implementation Actions and Progress			
	Objectives	Funding Source	Responsible Party	Time Frame
1. Code Enforcement	<ul style="list-style-type: none"> Continue program implementation; reallocate resources to maximize achievement of code compliance goals. Work with Health Department officials to coordinate efforts responding to health and safety concerns. 	General Funds, CDBG	Interdepartmental	Ongoing
2. Northwest Pasadena	<ul style="list-style-type: none"> Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability. Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area. 	General Funds	City Manager's Office	Ongoing
3. Housing Inspection	<ul style="list-style-type: none"> Continue implementation of housing inspection programs. Continue to educate the community about health and safety hazards. Cross-train inspectors to identify and address health and safety hazards. 	General Funds, Rental Fees	Planning & Community Development, Public Health Department	Ongoing
4. Housing Rehabilitation	<ul style="list-style-type: none"> Continue implementation of the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period. Monitor new contract to administer the single-family home rehabilitation program. Establish program guidelines for a comprehensive acquisition/rehabilitation program, with goals and work plan - subject to the identification of a stable funding source. 	General Funds, CDBG, Grants	Housing Department	Ongoing 2015
5. Historic Preservation	<ul style="list-style-type: none"> Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review. Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available. 	General Funds	Planning & Community Development Department	Ongoing
6. Housing Design	<ul style="list-style-type: none"> Continue to implement design review to ensure maintenance of Pasadena's architectural character and quality of the built environment. Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects. 	General Funds	Planning & Community Development	Ongoing
7. Housing Sites	<ul style="list-style-type: none"> Adopt the general plan and increase the development caps, including in the Central District, and implement mitigation in the EIR. Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014-2021 RHNA. 	General Funds	Planning & Community Development Department	2014/2015 Ongoing
8. Mixed Use/TOD Strategy	<ul style="list-style-type: none"> Continue implementation of mixed-use incentives; monitor and assess effectiveness due to the incentives on an annual basis. Continue land use, housing, and mobility strategy of encouraging transit oriented developments around Gold Line stations By mid cycle or 2017/2018 review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan vision. 	General Funds	Planning & Community Development Department	Ongoing Mid cycle or 2017/2018

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9. Resource Conservation	<ul style="list-style-type: none"> Continue to implement CalGreen and make technical refinements to the code as required to implement its provision. Continue to implement the City's solar initiative to help reach targets for nonrenewable energy production by 2017. Work with the City's Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations. 	General Funds	Planning & Community Development Department	Ongoing Ongoing 2014
10. Inclusionary Housing	<ul style="list-style-type: none"> Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds. In 2014, initiate a nexus study as a first step in the process of amending the IHO program; complete and present recommendations on amendments to the IHO to the City Council for consideration that year. Review current ordinance to determine if inclusionary requirements can be increased in transit oriented development districts. 	General Funds	Housing Department and Planning & Community Development Department	Ongoing 2014 2016
11. Potential Constraints	<ul style="list-style-type: none"> Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes. Reevaluate appropriateness of development fee schedules following implementation of development process improvements. Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise. 	General Funds	Planning & Community Development Department	FY2014/2015
12. Regulatory Housing Incentives	<ul style="list-style-type: none"> Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs. 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. Complete by 2016/2017. 	General Funds	Planning & Community Development Department	Ongoing 2016/2017
13. Alternative Housing Opportunities	<ul style="list-style-type: none"> 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. 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. 	General Funds	Planning & Community Development Department	2015/2016
14. Financial Assistance	<ul style="list-style-type: none"> Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually. Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually. 	CDBG; General Funds; Grants	Planning & Community Development Department, Housing Department	Ongoing
15. Homebuyers Assistance	<ul style="list-style-type: none"> Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the 	HOME; BEGIN;	Housing Department	Ongoing

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Programs	<p>homeownership program as funding becomes available.</p> <ul style="list-style-type: none"> Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build nine affordable homes. Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis. 	CALHOME	LANHS	Ongoing
16. Rental Housing Assistance	<ul style="list-style-type: none"> Assist 1,442 households under the housing choice voucher program, including allocating project-based vouchers to eligible projects. Continue to allocate vouchers to special needs groups under the HOPWA, NED, and S+C programs. Seek available funding or new grants to restore emergency rental assistance programs or similar programs. 	U.S. Department of Housing and Urban Development	Housing Department	Ongoing
17. Affordable Housing Preservation	<ul style="list-style-type: none"> 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. 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. Study options to change the tenant protection ordinance and for options for preserving non-deed restricted affordable housing by 2016. 	Local, State and Federal Funds	Housing Department	Ongoing, subject to Funding Availability 2016
18. Administrative Resources	<ul style="list-style-type: none"> Continue to expand partners and funding opportunities to leverage resources for housing programs. Continue to participate in and update affordable housing listings on the Department's housing search engine. 	Local, State, and Federal Funds	Housing Department	Ongoing
19. Housing for People with a Disability	<ul style="list-style-type: none"> By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement the reasonable accommodation ordinance. Seek opportunities and grants for the provision of housing and services for disabled people (including developmental) as funding arises. By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law. 	Local, State, and Federal Funds	Housing Department Planning & Community Development Department	2018 Ongoing 2015
20. Housing for Seniors	<ul style="list-style-type: none"> Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funds are available Continue to fund the provision of supportive services for senior residents as funding is available. 	Local, State, and Federal Funds	Housing Department	Ongoing
21. Family and Youth Housing	<ul style="list-style-type: none"> Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living. In tandem with the review of the IHO under 	Local, State and Federal Funds	Housing Department	Ongoing

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	<p>Program #10 in January 2014, evaluate the feasibility and/or extent to which incentives could be provided for large family units given funding and market constraints.</p> <ul style="list-style-type: none"> Continue to work with colleges to update master plans. 			2014
22. Homeless Services	<ul style="list-style-type: none"> 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. Update zoning code to allow for transitional and permanent supportive housing in all zones allowing residential uses subject to the same standards as to housing of the same type in the same zone. By December 2013, amend zoning code to allow emergency shelters as a by right use in the Light Industrial SP-2 (IG) and Central District (CD-6) subject to management and operational standards permitted in state law. 	ESG; S+C; HOME	Housing Department Planning & Community Development Department	Ongoing 2015 2013 (completed)
23. Fair Housing	<ul style="list-style-type: none"> Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services. Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein. Continue to implement the Tenant Protection Ordinance; study appropriateness and options for strengthening provisions of the ordinance. 	Local HOME funds; CDBG	Housing Department	Ongoing
24. Housing Education and Monitoring	<ul style="list-style-type: none"> Continue to monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required. Conduct ongoing educational efforts to engage and inform the public, decisionmakers, and stakeholders about housing issues. Consider revisiting select programs of the housing element between 2014 and 2021 to review and adjust programs as deemed needed. 	General Fund	Planning & Community Development and Housing Departments	Annual Annual 2017/2018
25. Housing Element Implementation Process	<ul style="list-style-type: none"> Develop Housing Element Implementation Process, hold community meetings and present final recommendation to Council. 	General Fund	Planning & Community Development	Completed by 2/15