

**Pasadena 2020 A.I. Report
Impediments & Recommendations**

IMPEDIMENT 1: LAND USE AND ZONING

A review of the Zoning Code revealed several additional items, which need to be amended to comply with State laws.

RECOMMENDATIONS

<ul style="list-style-type: none"> • Amend the City's Housing Code to be consistent with the Zoning Code regarding the definition of family. • Amend the Zoning Code to address the following: <ul style="list-style-type: none"> - Low Barrier Navigation Center (AB 101) - Supportive Housing (AB 2162) - Emergency and Transitional Housing (AB 139) - Density Bonus for 100% Affordable Housing (AB 1763) - Accessory Dwelling Units (ABs 68, 671, 881, and 587, and SB 13, and others) 	<p>Agency Identified to Take Action:</p> <p>Planning Department</p>
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IMPEDIMENT 2: DEVELOPMENT STANDARDS

The City should periodically assess the effects of the residential development standards (e.g., particularly height limits and setbacks) on the costs and types of housing development.

RECOMMENDATIONS

<ul style="list-style-type: none"> • Pursuant to SB 330, evaluate the City's development and design standards to ensure objective standards are established. • Provide outreach and education to developers, contractors, architects, and business owners to provide information on how to incorporate sustainability in project design. • Continue to provide options for reduced parking as an incentive for development of affordable, special needs, and transit-oriented housing. • Continue to implement the Affordable Housing Density Bonus program. • Continue to facilitate and encourage the broadest range of housing types. 	<p>Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Planning Department - Housing Department
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IMPEDIMENT 3: TRANSIT ACCESSIBILITY

Seniors and disabled persons are transit-dependent. Housing opportunities for these groups should also consider transit accessibility.

RECOMMENDATIONS

The City's transit services are not identified as an impediment to fair housing in 2020.

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IMPEDIMENT 4: HOUSING CONDITIONS

Residents participated in the Fair Housing Survey commented on the non-responsiveness of landlords regarding requests for repairs.

RECOMMENDATIONS

The City's housing condition is not identified as an issue. Residents' complaints of non-responsiveness of landlords is addressed under fair housing services.

IMPEDIMENT 5: HOUSING ACCESSIBILITY

- Persons with disabilities have particular difficulties finding affordable housing. Pasadena is an older and mature community with the majority of its housing stock built well before federal accessibility (ADA) requirements were in place. Thus, a large portion of the multi-family housing stock is less accessible to disabled persons.
- Most people who contacted the Housing Rights Center for fair housing services allege housing discrimination on the bases of physical and mental disabilities. Most of the acts of discrimination occurred during house searching.
- Rental listings continue to omit information on reasonable accommodation for service and companion animals.
- Housing discrimination against persons with disabilities is the most frequent basis for discriminatory acts.

RECOMMENDATIONS

<ul style="list-style-type: none"> • Continue to provide options for reduced parking as an incentive for development of affordable, special needs, and transit-oriented housing. • Implement the Reasonable Accommodation ordinance. Periodically analyze the City's process to identify any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take corrective measures. • Continue to promote unit listings by landlords at www.pasadenahousingsearch.com, which includes information about accessibility, and expand public awareness of the free site. 	<p>Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Planning Department - Housing Department
<ul style="list-style-type: none"> • Amend the Zoning Code to address the following: <ul style="list-style-type: none"> ○ Supportive Housing (AB 2162) ○ Emergency and Transitional Housing (AB 139) 	<p>Agency Identified to Take Action:</p> <p>Planning Department</p>

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<ul style="list-style-type: none"> Work with the Housing Rights Center to conduct educational outreach to landlords regarding disability and fair housing. 	<p style="text-align: center;">Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Housing Department - Accessibility & Disability Commission
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IMPEDIMENT 6: RACIAL CONCENTRATION & LINGUISTIC ISOLATION

- Patterns of racial and ethnic concentration are present within particular areas of the City. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Los Angeles County average of 72.2 percent. Concentrations of minorities can be found in the northwest portions of the City, north of Interstate 210 and west of Lake Avenue.
- In 2017, approximately 45 percent of all Pasadena residents over age five spoke languages other than English at home and approximately 40 percent of those residents spoke English less than "very well." The prevalence of limited English proficiency appears to be greatest among Hispanic households. Approximately 27 percent of Pasadena residents spoke Spanish at home and 41 percent of these persons spoke English "less than very well."
- A significant correlation can also be seen between the Low and Moderate Income (LMI) areas of Pasadena and the portions of the City where a minority concentration exist. Generally, census data shows that the City's LMI areas encompass Northwest Pasadena and a narrow strip parallel to Interstate 210 extending southward to Colorado Boulevard. These areas also have the highest concentrations of African American, Hispanic, and Native American households.

RECOMMENDATIONS

<ul style="list-style-type: none"> Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives. The City should continue to expand its housing stock to accommodate a range of housing options and income levels. 	<p style="text-align: center;">Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Planning Department - Housing Department
<ul style="list-style-type: none"> Currently, the City has multi-lingual capabilities to serve English-, Spanish-, Mandarin-, and Armenia-speaking residents. The City should continue bi-lingual efforts and strive for expanding the number of languages offered. Information on housing services and programs should be made available in multiple languages to the extent feasible. 	<p style="text-align: center;">Agency Identified to Take Action:</p> <p style="text-align: center;">Housing Department</p>

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IMPEDIMENT 7: FAIR HOUSING OUTREACH

- Housing discrimination activities persist in Pasadena, with discrimination against persons with disabilities (physical and mental) as the leading basis for discrimination, followed by familial status.
- A large portion of listings for for-rent and for-sale ads contain discriminatory language, primarily expressing preference for families, no-pet policy, and explicitly requiring minimum income levels or rejecting Section 8 assistance.
- Many residents are unclear on where to look for assistance with fair housing issues. Other residents feel that reporting their fair housing issues may result in retaliation and often do not result in satisfactory resolutions.
- Participation in fair housing activities and programs has been mostly limited despite extensive outreach efforts.

RECOMMENDATIONS

<ul style="list-style-type: none"> • Publicize fair housing events and program information more prominently on City website and at public locations. • Publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions. • Expand methods of outreach and education, especially through social media. 	<p>Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Housing Department - Housing Rights Center
<ul style="list-style-type: none"> • Update the 2013-2021 Housing Element to comply with the new Housing Element requirement Affirmatively Furthering Fair Housing (AB 686) <ul style="list-style-type: none"> ○ Incorporate findings of this AI in the Housing Element. ○ Include a program in to address fair housing issues identified. 	<p>Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Housing Department - Planning Department

IMPEDIMENT 8: OUTREACH TO HOMEOWNERS ASSOCIATIONS

Homeowners Associations may not be aware 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.

RECOMMENDATIONS

This is not specifically identified as an issue in the 2020 A.I. Overall, fair housing services cover both renters and homeowners.

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IMPEDIMENT 9: ACCESS TO FINANCING

- Compared to other racial/ethnic groups, Hispanic households had lower approval rates for home mortgage financing.
- In 2012 and 2017, approval rates were generally comparable among different races/ethnicities (around 60 percent) at the upper income level. However, for lower income households, approval rates varied by year and race/ethnicity. In 2012, approval rates for lower income Whites, Blacks, and Asian were similar but higher than approval rates for Hispanics. By 2017, approval rates had decreased for all races/ethnicities of lower income but White applicants had the highest approval rates (38 percent) followed by Hispanics and Asians, while Black applicants had the lowest approval rates (19 percent).

RECOMMENDATIONS

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| <ul style="list-style-type: none"> • Periodically monitor mortgage lending data to identify potential issues with fair lending. | <p style="text-align: center;">Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Housing Department - Housing Rights Center |
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IMPEDIMENT 10: PERSONS WITH DISABILITIES

Confusion about the reasonable accommodations process is common among both tenants and landlords. Residents are uncertain about the types of requests they are able to make under fair housing laws. Similarly, landlords have expressed uncertainty in determining what is reasonable under the reasonable accommodations process.

RECOMMENDATIONS

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| <ul style="list-style-type: none"> • Amend the Zoning Code to address the following: <ul style="list-style-type: none"> ○ Supportive Housing (AB 2162) ○ Emergency and Transitional Housing (AB 139) | <p style="text-align: center;">Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Planning Department |
| <ul style="list-style-type: none"> • Work with the fair housing service providers to educate landlords and tenants on the reasonable accommodations process in order to reduce the confusion surrounding this issue. | <p style="text-align: center;">Agency Identified to Take Action:</p> <ul style="list-style-type: none"> - Housing Rights Center |

IMPEDIMENT 11: HOUSING FOR THE PREVIOUSLY HOMELESS

Previously homeless persons, regardless of their current ability to pay, have difficulty getting into permanent housing.

RECOMMENDATIONS

This is not identified as an impediment in the 2020 AI; however, homeless prevention activities are ongoing.