



Housing Department

City of Pasadena 2020 Analysis of Impediments to Fair Housing Choice Report

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Housing Department

What is the AI?

Analysis of Impediments to Fair Housing
Choice (AI)





Fair Housing Definition

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Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of their protected class status.

Prohibits discrimination in housing choice because of **protected class status.**

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What is in the AI?

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- Demographic and housing characteristics
- Practices in the housing market
- Patterns and trends of housing discrimination
- Public policies and regulations regarding housing choice
- Lending practices for home mortgages
- Identifies Impediments and provides recommendations

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Impediments & Recommendations

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Impediment #1 Land Use and Zoning

AI Recommendation

- ❖ 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:
 - 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)

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Impediments & Recommendations

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Impediment #2 Development Standards

AI Recommendation

- ❖ 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 with 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.

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Impediments & Recommendations

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Impediment #5 Housing Accessibility

AI Recommendation

- ❖ Continue to provide options for reduced parking as an incentive for development of affordable, special needs, and transit-oriented housing.
- ❖ Continue to promote unit listings by landlords at www.pasadenahousingsearch.com
- ❖ Implement the Reasonable Accommodation ordinance.
- ❖ Work with the Housing Rights Center to conduct educational outreach to landlords regarding disability and fair housing.
- ❖ Amend the Zoning Code to address the following:
 - o Supportive Housing (AB 2162)
 - o Emergency and Transitional Housing (AB 139)

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Impediments & Recommendations

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Impediment #6 Racial Concentration & Linguistic Isolation

AI Recommendation

- ❖ Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives.
- ❖ City should continue to expand its housing stock to accommodate a range of housing options and income levels.
- ❖ 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.

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Impediments & Recommendations

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Impediment #7 Fair Housing Outreach

AI Recommendation

- ❖ Publicize fair housing events and program information more prominently on City website and at public locations. Expand methods of outreach and education, especially through social media.
- ❖ Publicize fair housing lawsuits and complaints promoting positive outcomes and resolutions.
- ❖ Update the 2013-2021 Housing Element to comply with the new Housing Element requirement Affirmatively Furthering Fair Housing (AB 686)
 - o Incorporate findings of this AI in the Housing Element
 - o Include a program to address fair housing issues identified

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Impediments & Recommendations

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Impediment #9 Access to Financing

AI Recommendation

- ❖ Periodically monitor mortgage lending data to identify potential issues with fair lending.

Impediment #10 Persons with Disabilities

AI Recommendation

- ❖ Amend the Zoning Code to address the following:
 - o Supportive Housing (AB 2162)
 - o Emergency and Transitional Housing (AB 139)
- ❖ Work with the fair housing service providers to educate landlords and tenants on the reasonable accommodations process.



Agency Identified To Take Action

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#	Impediment	Agency Identified to Take Action
1	Land Use and Zoning	- Planning Department
2	Development Standards	- Planning Department - Housing Department
5	Housing Accessibility	- Planning Department - Housing Department - Accessibility & Disability Commission
6	Racial Concentration and Linguistic Isolation	- Planning Department - Housing Department
7	Fair Housing Outreach	- Planning Department - Housing Department - Housing Rights Center
9	Access to Financing	- Housing Department - Housing Rights Center
10	Persons with Disabilities	- Planning Department - Housing Rights Center



Are You Experiencing Discrimination?

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Housing Rights Center

Jackie Robinson Community Center

➤ 1020 N. Fair Oaks Avenue Pasadena, CA 91103

Housing Rights Center (Pasadena Office)

➤ 1015 N. Lake #101 Pasadena, CA 91104

Fair Housing Pasadena Hotline
(626) 831-9732