

Exhibit B



PASADENA

2021-2029 HOUSING ELEMENT UPDATE



JULY 2022

2021-2029 HOUSING ELEMENT



JULY 2022

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Housing Pasadena 2021-2029

Introduction

The City of Pasadena is a thriving community of 141,000 residents, many of whom have lived here for generations and others who continue to move to the City attracted by its diverse neighborhoods, broad jobs base, quality public services, ready transit access, and beautiful backdrop of the San Gabriel Mountains. Pasadena has been referred to as a city on the world stage—sharing its qualities with an international television audience every January 1—but with smaller-scale community experiences that residents find in its many distinctive neighborhoods.



These qualities continue to distinguish Pasadena as one of the most livable communities in California.

In Pasadena’s neighborhoods, you can find homes of almost any configuration, size, and architectural style. And in an increasingly difficult housing market, the City has been a leader in facilitating production of affordable housing—with affordability extending to middle-income households that previously had few housing assistance programs available to them. However, conditions throughout California have created a housing market increasingly unaffordable to people of modest means, with lower-income households unable to find decent housing near their jobs or in the communities where their families have lived for generations. This housing crisis threatens to dilute the richness of communities like Pasadena that benefit from diversity.

For many decades, federal, and State housing legislation has been based on the goal of a decent home and suitable living environment for every American. Homes provide more than just shelter; decent housing contributes to our well-being by providing a stable and safe environment for children to grow up, parents to raise families, and seniors to retire in safety and security. The environment or neighborhood in which housing is placed also provides the context where interactions important to a community can take place.

City leaders, staff, and community members have long been at the forefront of housing policies and programs, not only in the San Gabriel Valley but in Southern California as a whole. In 2000, Pasadena was one of the first communities to develop a housing vision that expressed its commitment to housing its residents.

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.

The 2021–2029 Pasadena Housing Element continues the work to achieve this vision and to move beyond statutory requirements. The City is committed to opening doors for people of all income levels, at all stages in their lives, and to creating programs that demonstrate innovation and leadership.

Required Scope of the Housing Element

California law requires that every city and county develop housing programs to address existing and future housing needs of their residents. To comply with State law and achieve its vision of providing suitable living environments for all residents, the City of Pasadena has prepared housing elements since the requirement was adopted in 1969. The housing element is a mandated chapter of the Pasadena General Plan and addresses the production, maintenance, and improvement of housing, as well as ensuring equal access to housing for all persons. This housing element covers an eight-year planning period from 2021 to 2029.

The detailed statutory requirements for preparing a housing element are contained in the California Government Code (sections 65580–65589.8). In accordance with State law, the housing element must include: 1) an identification and analysis of its existing and projected housing needs; 2) an analysis of the various governmental and non-governmental constraints to meeting that need; and 3) a series of goals, policies, and scheduled programs to further the development, improvement, and preservation of housing.

This housing element consists of two sections: Housing Framework and Appendices. The Housing Framework sets forth the housing concerns and issues in Pasadena, followed by the goals, policies, programs, and resources to address those issues. The Appendices support the Housing Framework and address specific statutory requirements as follows:

- **Appendix A: Housing Needs.** This includes an analysis of demographic, economic, social, and housing characteristics of Pasadena residents and an assessment of current and future housing needs in the community associated with population and employment growth and change.
- **Appendix B: Constraints Analysis.** This includes an analysis of potential governmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities, commensurate with the City’s identified housing needs.
- **Appendix C: Housing Resources.** This includes an inventory of resources available to address the City’s housing needs, including available land to accommodate new housing, financial resources to support program efforts, and administrative capacity to manage housing programs.

- **Appendix D: Program Evaluation.** This includes an evaluation of current housing programs and accomplishments in addressing the housing needs identified in the 2014–2021 Housing Element.
- **Appendix E: Community Inputs.** This includes the input from community engagement initiatives conducted for this Housing Element update. Although the City lacks resources to implement all initiatives in the Housing Element, this appendix is a resource to draw upon for creative housing solutions over a longer planning horizon.
- **Appendix F: Affirmatively Furthering Fair Housing.** State Housing Element law requires a thorough analysis of any patterns of discrimination in the provision of housing. The analysis in this section is coupled with programs in the Housing Plan to forward meaningful actions to address fair housing issues identified in the analysis.

Related Plans



Pasadena’s 2021–2029 Housing Element is related to local planning efforts and others mandated by the State of California and the federal government. The following describes these documents and how the City will maintain consistency with each of them.

- **General Plan Housing Vision.** Pasadena’s General Plan establishes eight guiding principles: 1) growth targeted to the Central District, Transit Villages, and Neighborhood Villages; 2) historic preservation; 3) economic vitality; 4) social, economic, and environmental sustainability; 5) circulation without cars; 6) regional prominence and leadership; 7) robust community participation; and 8) educational commitment. The City’s Housing Vision to maintain a socially and economically diverse community of homeowners and renters is consistent with the General Plan guiding principles.
- **General Plan Consistency.** In 2015, the City comprehensively updated the Land Use Element. The land use plan includes extensive accommodation of mixed-use development within the Central District, areas surrounding Metro light rail stations, and neighborhood villages. This approach creates greater capacity for new residential uses. To implement land use policy, the City is updating seven existing specific plans, creating a new specific plan for the Lamanda Park area, and undertaking targeted zoning code amendments. This Housing Element reflects and responds to the updated Land Use Element regarding targeted areas for housing growth and allowed densities; the specific plans and zoning code will facilitate housing production. The City will maintain consistency between this element and other General Plan elements by reviewing those elements and determining whether any focused amendments are required.
- **City of Pasadena Housing Plans.** To maintain eligibility for receiving federal Community Development Block Grant (CDBG) funds, HOME Investment Partnerships program grant, Emergency Solutions Grant, and associated monies, Pasadena prepares a consolidated plan on a five-year cycle. Pasadena’s Consolidated Plan was last revised for the 2015–2019 planning period. The City also prepared its 2020 Analysis of Impediments to Fair Housing Choice and Ten Year Plan to End Homelessness. The housing, community development, and economic needs identified during those efforts and the program commitments made are consistent with those in the 2021–2029 Housing Element.
- **Water and Sewer Services.** The Pasadena Water and Power Department provides water service to the Pasadena community. Sewer services are provided by the Sanitation District of Los Angeles County and the Pasadena Public Works Department. The City transmitted this housing element to these agencies to allow for population projections to be incorporated into their plans. This allows purveyors to plan for

infrastructure and set priorities to serve affordable housing—as required under Government Code section 65589.7—should a shortfall in water or sewer service occur.

- Disadvantaged Unincorporated Communities. As required by SB244, cities are required to amend their land use element to address provision of services to disadvantaged communities within their sphere of influence. According to the Los Angeles County Local Agency Formation Commission, Pasadena does not have disadvantaged communities under the definition specified in SB244 within its sphere of influence. Therefore, the City is not required to amend the General Plan to address this legislation.



Terms and Acronyms

This Housing Element uses many terms and acronyms specific to Housing Element law. While the City has looked to minimize use of acronyms to make the document more accessible, the following definitions are provided for terms and acronyms used for purposes of expediency.

AFFH – Affirmatively Furthering Fair Housing

Refers to the 1968 Fair Housing Act’s obligation for State and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability, or familial status.

AI – Analysis of Impediments to Fair Housing Choice

A document required by the federal government for the review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. The AI serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts.

AMI – Area Median Income

The Area Median Income (AMI) is the midpoint of a region’s income distribution; half of families in a region earn more than the median and half earn less. Related to housing policy, the U.S. Department of Housing and Urban Development (HUD) and California Housing and Community Development Department (HCD) both define and release income thresholds every year, by household size, that determines eligibility for affordable housing.

CDBG – Community Development Block Grant

A grant program administered by the U.S. Department of Housing and Urban Development that provides federal grants directly to larger urban cities and counties for activities that benefit low- and moderate-income individuals, eliminate blight, or address a serious and immediate threat to public health and welfare. States distribute CDBG funds to smaller cities and towns. Grant amounts are determined by a formula based upon need.

CEQA – California Environmental Quality Act

A State law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before action on the proposed project.

CHAS – Comprehensive Housing Affordability Strategy

A plan prepared by State or local agencies as a prerequisite for receiving assistance under certain U.S. Department of Housing and Urban Development programs.

CHDO – Community Housing Development Organization

A private nonprofit organization certified by the State that meets federal criteria to receive HOME Investment Partnership Program (HOME) funds. A minimum of 15 percent of total HOME funds provided to each state are reserved for CHDOs.

HCD – California Department of Housing and Community Development

A State agency that administers State housing programs and is responsible for review of the Housing Element for compliance with law. HCD also administers the federal HOME and CDBG programs on behalf of jurisdictions that are not directly assisted by HUD.

HOME – HOME Investment Partnership Program

A federal housing program that provides formula grants to States and localities. Communities use the grants (often in partnership with local nonprofit groups) to fund a wide range of activities. These include building, buying, or rehabilitating affordable housing for renters and homeowners, and providing direct rental assistance to low-income people.

HUD – U.S. Department of Housing and Urban Development

A federal, cabinet-level department responsible for overseeing, implementing, and administering U.S. government housing and urban development programs.

LIHTC – Low Income Housing Tax Credit Program

A federal housing subsidy program that gives tax credits or reductions in federal income tax liability as incentives for investment in affordable housing projects. The owners of LIHTC projects receive tax credits each year for 10 years. The program is often used by limited partnerships made up of nonprofit developers that build and manage the projects (general partners) and for-profit passive investors (limited partners) who receive shares of the project's tax credits. The federal government allocates tax credit amounts to states based on population. In California, tax credits are awarded by the California Tax Credit Allocation Committee (CTCAC) in the State Treasurer's Office.

MRB – Mortgage Revenue Bonds

A mortgage revenue bond is a type of municipal tax-exempt bond issued by state and local governments through housing finance agencies to help finance low- and moderate-income housing for first-time qualifying homebuyers. MRB mortgages are generally restricted to first-time homebuyers who earn no more than the area median income (AMI).

RHNA – Regional Housing Needs Assessment

A determination by a council of governments (or by the California Department of Housing and Community Development) of the existing and projected need for housing within a region. The RHNA process numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's Housing Element of the general plan.

SCAG – Southern California Association of Governments

SCAG is a Joint Powers Authority under California law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization and under State law, as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles.

TOD – Transit-Oriented Development

Moderate to higher-density development, located within easy walk of a major transit stop. TOD generally has a mix of residential, employment, and shopping opportunities designed for pedestrians. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Public Engagement

California law requires local governments to engage the public in the development of the Housing Element. Specifically, Government Code section 65583I(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive.

Pursuant to one the General Plan guiding principles, the City is committed to engaging the community in defining local housing needs and discussing creative ways to address them. Public engagement and input were extensive via four workshops, an online survey that had approximately 1,100 participants, 12 Task Force meetings, and study sessions (open to the public) with the Planning Commission and City Council. This participation and public comments are documented thoroughly in Appendix E.

Preparation of this Housing Element included the following public engagement opportunities:

Website. The City hosted a Housing Element webpage on the Planning & Community Development Department’s landing page (on the City of Pasadena website). Information available included Housing Element background materials, presentations and summaries from community workshops and Task Force meetings, and the draft housing element for public review.

Housing Task Force. In March 2021, Mayor Victor M. Gordo announced the formation of a Housing Task Force, with its first charge being to advise on development of Housing Element programs. The Task Force met three times during initial Housing Element preparation (via videoconference due to COVID-19 restrictions on public gatherings) and 12 times in total through April, 2022. All Task Force presentation materials and summaries were posted on the City’s Housing Element webpage.

The Task Force considered public comments in their discussions that directed crafting of the housing programs and implementing actions. For example, the suggestion to create a congregational housing overlay arose from public comment. City staff—Planning and Housing—reviewed both public comments and Task Force recommendation to prepare the draft Housing Element shared with the Commission and Council before sending the document to HCD in August 2021.

While HCD was conducting its 60-day review for the draft Housing Element, the Task Force used this time to meet four more times to strengthen and prioritize housing programs based on public comments. The Task Force reviewed all comment letters submitted throughout the process and used the content of those letters to create a priority matrix of programs. Also, the Task Force had the benefit of reviewing HCD’s comment letter on the first draft element.



Additional Task Force meetings, open to the public, were held on March 16, March 30, and April 6, 2022 to review additional comments from HCD and the public. Task Force members considered not just the materials presented regarding HCD comments but also letters from the Pasadena Housing Coalition and other housing interest groups. Through a deliberative process, the Task Force identified additional programs to include in the third draft of the Housing Element. Those discussions were addressed through further revisions to the draft Housing Element.

Community Survey: To reach a broad constituency, the City prepared an on-line Housing Element survey, available in both English and Spanish that was accessible from mid-May to mid-July 2021. City staff also provided paper versions at key City facilities. Over 600 persons participated, responding to multiple-choice questions and providing detailed, thoughtful responses to open-ended questions. The City advertised survey availability via social media platforms, email blasts, newspaper advertisements, and direct contact with numerous community groups.

Community Workshops. Two community-wide workshop series were conducted, with each series offering an English version and a Spanish version. The first series occurred April 15 and 22, 2021, and the second on June 2, 2021. These workshops were extensively advertised via Council district contact lists, social media, email blasts, and direct outreach to over 35 community-based organizations, including churches and similar institutions that have deep reach into the community. Because of restrictions on public gatherings imposed by COVID-19, all events were held online. However, this platform allowed many more people to participate than the City typically experienced for in-person events, with over 100 participants at the first workshop series and approximately 50 participants at the second workshop. Participants' input was recorded on a digital whiteboard as shown in the exhibit on page 12.

Planning Commission and City Council Study Sessions. In May through August 2021, Planning staff conducted three study sessions with the Planning Commission and one with the City Council to review ideas and programs for the Housing Element prior to submitting the draft to HCD for review. The Commission and Council reviewed and considered inputs from the Task Force meetings, community survey, and community workshops. Following additional Task Force meetings in March and April of 2022, the Planning Commission conducted a study session on April 27, 2022 to hear from the Task Force regarding its further recommendations. Members of the public attended the session and provided comments.

Public Hearings. The City conducted public hearings on the Housing Element in June and July of 2022.

Public comments were considered by City staff, the Task Force, the Planning Commission, and City Council in the drafting of the Housing Element. The Task Force, Commission, and Council were all provided with public workshop summaries and all comments received via the survey, as well as any letters submitted outside of these processes. Task Force members in particular

considered public comments in their discussions that directed crafting of the housing programs and implementing actions. For example, the suggestion to create a congregational housing overlay arose from public comment. City staff—Planning and Housing—reviewed both public comments and Task Force recommendation to prepare the draft Housing Element that was shared with the Commission and Council before sending the document to HCD in August 2021 and as part of subsequent submittals. Other examples of public recommendations and the City’s responses in the Housing Element include:

- *Making it less costly and time intensive to develop ADUs:* This element commits the City to continuing the pilot program to fund ADU construction for properties owners covenanting the units as affordable housing.
- *Using Caltrans’ houses for affordable housing:* This element includes a program to explore the purchase of Caltrans I-710 properties for creative housing types for lower-income and special needs households.
- *Allowing housing in commercially zoned areas:* Program 6 directs amendments to the Zoning Code to allow housing in commercial zones, where consistent with General Plan objectives.
- *Adaptive reuse of nonresidential buildings:* Program 6 also calls for the City to incentivize the adaptive reuse of nonresidential buildings for residential uses.
- *City actions to preserve naturally occurring affordable housing:* The City has partnered with The California Statewide Communities Development Authority (a joint powers authority) to set aside 513 units in the Hudson and Westgate apartment developments for low- and moderate-income households. Program 12 calls for similar efforts to continue as funds are available.

Actions to address fair housing issues: Appendix F provides a comprehensive list of meaningful actions the City will take to ensure all residents have access to affordable, clean, and safe housing. Program 2 specifically addresses the needs of Northwest Pasadena, an area historically underserved. Throughout development of the Housing Element and on an ongoing basis, the Housing Department conducted targeted workshops for lower-income households on such topics as tenant protections, the MASH program, and ADUs. For example, the Housing Department convened workshops for the Pasadena Second Unit ADU Program on September 16-17, 2019, to provide potential applicants program information. Specifically, the program provides homeowners financial assistance to build an ADU through new construction or garage conversion. Assistance is also available to rehabilitate and bring up to code an existing unpermitted “granny flat” or illegal garage conversion.

In 2019, the City initiated community outreach events for the program to update all Specific Plans. These outreach events include presentations and discussions on housing issues in the City. In 2020, the City held virtual community workshops

and open houses from July 2020-December 2020. Public hearings for the Specific Plans began in 2021 and continued through 2022/23.

Agenda
 Introductions
 About the Housing Element
 Pasadena's Housing Needs
 Discussion

Housing Element: Workshop #1
 Thursday, April 15, 2021
 6:00 - 8:00 PM

Key Themes

What are the major housing issues and challenges in Pasadena today and in the future?

What types of housing are needed in the community?

Where should new housing be located in Pasadena?

Additional Questions and Comments

Comments from participants the first workshop were captured on a digital white board. Appendix E contains summaries of all comments from all community engagement activities.

Framing the Challenge

Pasadena’s 2021–2029 Housing Element has been prepared during a unique and challenging period. Foremost, the COVID-19 pandemic and resulting economic shutdown caused many people to lose their jobs, thus significantly affecting their ability to pay rents and mortgages. Supply chain disruptions drove up the cost of building materials, making it more expensive to build housing and deliver new units to the market. Housing prices continued to rise. Interestingly, however, Pasadena experienced substantial housing construction, much of it likely pent up from long-existing building demand and tied to construction loans made before COVID-19 erupted. The impacts of COVID-19 piled onto the housing challenges many people faced before 2020 began, which they identified during community workshops and through the Housing Element: a lack of affordable housing, too few units for large families, rising rents, a shortage of housing for special needs individuals, and City permits and processes that add to the cost of building new homes.



Housing and Neighborhood Change

A most-unusual housing market continued to affect Pasadena and all of California into the 2010s and 2020s. The housing crisis and Great Recession that began in 2007/2008 became a distant memory as housing prices rebounded quickly, and housing costs showed continued escalation through the pandemic. The underlying housing issues from 10 years ago—and primarily underproduction to meet pent-up demand—remain. Pasadena’s ability to further its housing vision depends upon its success in addressing the following:

- **High Housing Costs.** During the 2000s, Pasadena’s housing prices have soared. As of May 2021, the median price of a home was \$1.1 million, up almost 19 percent from 2020.¹ According to RENTCafe, the average rent payment for a two-bedroom apartment was \$2,463 per month, one percent higher than the previous year. The income required to afford housing is still above moderate household incomes.
- **Housing Overpayment.** As housing prices have increased faster than household income, the affordability crisis continues to worsen. In 2017, 56 percent of all Pasadena households experienced housing cost burden, meaning more than 30 percent of household income was spent on rent or a mortgage. This degree of overpayment means that many people face having to cut back severely—or forego—spending on healthcare, education, and other life needs.
- **Housing Quality.** Overall, Pasadena’s housing stock is in good condition. However, certain neighborhoods still have many older homes in need of maintenance and repairs. Older homes (pre-1970s) may have lead-based paint, asbestos, and other conditions that require remediation

¹ Redfin.com. Accessed June 22, 2021.

upon remodeling or simply to create a healthier indoor environment. The City's Presale Certification Inspection program provides a means to address major life and safety code corrections, as does the Quadrennial Inspection Program for multi-family units. Continuing such programs allows housing for people of all-income levels to be maintained in good condition.

- **Equal Housing Access for All People.** Pasadena offers a quality of life that continues to attract new residents and investors looking to profit from the successful local housing market. Pasadena does not view housing as a commodity. Housing is a basic human need and right. Every person deserves access to decent, affordable homes. Housing policies and programs must recognize and respond to very specific housing needs in Pasadena, not just for the eight years covered by this Housing Element but over a longer planning horizon. Avoiding displacement, housing the unhoused, creating ownership opportunities, making it easier for essential workers to live and work in the community, providing tenant protections: these represent goals that will strengthen the City and provide places where people can thrive, feel safe, and contribute to Pasadena's continued success.

Demographic Change

Pasadena completed its fifth cycle Housing Element update in 2014, just as the country and region were slowly emerging from the Great Recession brought about by the housing mortgage crisis and resulting economic impacts. Since that time, the housing market has rebounded significantly, due in part to demographic changes and shifts in housing preferences among young adults. Some of the key demographic changes now affecting the housing market are described here.

- **Continued Aging of the Baby Boom Generation.** According to U.S. Census data, between 2010 and 2020, Pasadena's population increased by just over 7,200 residents, to a total of 144,842 residents. The proportion of residents 65 years of age or older grew by two percent and now represents about 16 percent of all residents. This age group captures the oldest of the Baby Boomer generation and those in the 60 to 65 age range who contribute to the number of residents nearing retirement age. While many older residents may wish to stay in their current homes, others may wish to move to smaller units in Pasadena or relocate to make their retirement incomes stretch farther in more affordable cities.
- **Race and Ethnic Change.** Over the several decades preceding 2010, Pasadena's ethnic composition and distribution changed very little, with Whites and Hispanics representing about 70 percent of the population and Blacks around 10 percent. Since 2010, the White population declined four percent and Black only one percent, with parallel increases in Hispanics by one percent and Asian/Pacific

Islanders by four percent. Over this 10-year period, the change has not been dramatic, particularly in recognition that these latter two groups are increasing proportionally throughout San Gabriel Valley cities.

- **Increasing Household Income.** In 1990, the median household income in Pasadena was equal to the median household income of Los Angeles County as a whole; 20 years later it grew to 125 percent of the County’s median. In 2018, that trend persisted, with the Pasadena median income 123 percent that of the County. With respect to lower-income residents, they make up 40 percent of all households which is comparable to the share over the last two decades. It is important to note that 15.7 percent of residents in Pasadena live in poverty (per federal criteria). These latter two data points illustrate the critical need for more affordable housing.
- **Special Needs.** The City of Pasadena continues to have a large resident population with special housing needs. This includes seniors, large families, people with disabilities, people who are unhoused, college students, and transitional at-risk youth. Regardless of the broader demographic trends at work, special needs groups in Pasadena continue to be one of the largest groups in need of affordable housing.

Balancing Goals and Resources

Throughout California, people face challenges to finding decent, affordable housing for many reasons: high housing costs; a multitude of lower-paying jobs in the consumer services, tourism, and agricultural industries; and an acute lack of new housing production over the past several decades. The State Department of Housing Community Development (HCD), in assessing statewide housing needs for the sixth housing element cycle identified a need for 1.3 million new homes in the six-county region Southern California region (not including San Diego County)—with about two-thirds representing not growth demand but existing need due to chronic housing under-production.

Pasadena has long recognized the demand, and the City’s more recent history has been marked by forward-thinking housing policy, with programs implemented by partnerships between many City agencies and numerous community organizations and other government agencies. Even with the loss of redevelopment in 2012, production of affordable housing has proceeded, largely because of the City’s inclusionary housing policies and the success of nonprofit homebuilders in acquiring suitable properties and securing grant and loan funding to provide housing in this high-resource area. But as many people will report, the production is never enough. The gap between household incomes and housing costs—either to rent or buy a home—means that many long-time residents and others looking to locate to Pasadena cannot afford to live here.

In 2020-2021, the COVID-19 pandemic added new pressures. Many residents lost their jobs as businesses were forced to shut down. Unable to pay rent or mortgages, people mostly relied on federal and State payments and programs when assistance was available. City revenues declined due to loss of sales tax

and all-important transient occupancy taxes collected from visitors. For the first time since World War II, Pasadena was effectively closed on New Year's Day in 2021, with no Tournament of Roses Parade or Rose Bowl game. But interestingly, during the pandemic year, local housing construction continued apace.

The City continues to recover from COVID-19 impacts and continues its commitment toward housing. The State legislature continues to create new housing mandates that Pasadena steps forward to meet. The following goals, policies, and programs, demonstrate Pasadena's leadership and resolve to proactively address the community's housing needs.

Housing Plan

The Housing Element vision, goals, and policies are achieved through the implementation of the housing programs described in this section, organized into five overarching goals: 1) maintaining housing and neighborhood quality, 2) increasing housing diversity and supply, 3) providing housing assistance, 4) addressing households with special needs, and 5) affirmatively furthering fair housing.



Quantified Objectives

To maintain consistency among planning efforts and address State law, quantified objectives for all housing programs are provided, where possible. Quantified objectives can refer to the number of households served, housing units built or preserved, or other units of service planned for from 2021–2029. The quantitative objectives are based on current funding known today. Should funding change, the achievable objectives would change as well. Table HE-1 summarizes quantified objectives for these programs.

Table HE-1: Quantified Housing Objectives

Program Area*	Income Category					Totals
	0–30 % of MFI	31–50% of MFI	50–80% of MFI	81–120% of MFI	120%+ of MFI	
Housing Construction ¹		4,472		2,036	4,485	10,953
Housing Rehabilitation ²	0	0	64	0	0	64
Rental Housing Preservation ³	0	0	113	0	0	113
Homeownership Assistance ⁴	0	0	3	3	0	6
Rental Housing Assistance ⁵	1,100	180	0	0	0	1,280
Workforce Housing Conversion ⁶	0	0	0	993	0	993

All quantified objectives are subject to funding availability.
MFI = Median Family Income

¹ Refers to the 2021–2029 Regional Housing Needs Assessment (RHNA). Total RHNA is 9,429. This identifies excess capacity to achieve the RHNA.

² Refers to City-assisted rental rehab projects and owner-occupied rehab through MASH and HOME Single-Family Rehab.

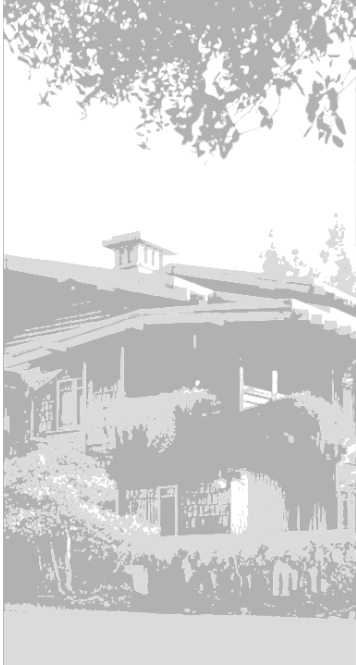
³ Refers to the provision of incentives, technical assistance, and/or funding (subject to availability) to preserve affordable rental housing

⁴ Refers to repurchase/resale of City deed-restricted homeownership units, and down payment assistance loans funded from repayment of existing BEGIN and Calhome loans for units not included in above program areas.

⁵ Refers to the annual number of housing choice vouchers, subject to federal funding.

⁶ Refers to existing units purchased by a Joint Powers Authority and deed restricted for low and moderate income. This figure includes units already acquired in 2021 at the start of the planning period (e.g., Westgate Apartments).

Goals, Policies, and Programs



Pasadena remains committed to achieving its housing vision and pursuing strategies and programs to address the community’s housing needs. These goals and policies further the City’s housing vision and establish the framework for decision making.

GOAL HE-1: HEALTHY NEIGHBORHOODS AND LIVING ENVIRONMENTS

Pasadena has a rich mosaic of neighborhoods that have developed over its more than 100-year history. Each neighborhood is distinguished by its history, architecture, housing types, density and urban form, and public amenities. The City has established 45 historic and landmark districts and numerous more neighborhood associations. Some neighborhoods cover a single block and others a square mile or more.

Natural geography and topography define many Pasadena neighborhoods. Residential neighborhoods along the Arroyo or northern foothills are framed by the surrounding hillsides, peaks, washes, and other features of the natural landscape. Neighborhoods are also defined by urban form. While the Central District offers an eclectic and highly differentiated urban form, east Pasadena offers the suburban residential environments of Hastings Ranch, and southern Pasadena provides single-family estate homes on larger lots.

Neighborhoods are defined by more than the homes within a geographic area. Complete neighborhoods are those with essential infrastructure and services: well-maintained streets, sidewalks and bikeways, parks, street trees, libraries and cultural facilities, schools, reliable public services, and easy access to commercial goods and services. Pasadena believes every resident should live in a complete neighborhood.

Regardless of location, urban form, or income level, Pasadena takes great care and pride in maintaining and improving the quality of neighborhoods. From improving infrastructure to planting landscape amenities, and from monitoring the condition of existing housing to carefully guiding the design and development of housing—these activities demonstrate a steadfast commitment to providing a quality environment for all Pasadena residents.

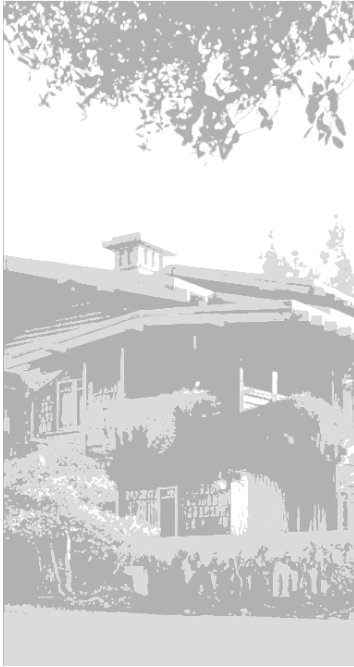
GOAL HE-1

Neighborhoods citywide with quality housing, parks and community services, infrastructure, and public services that maintain and enhance neighborhood quality, character, and residents’ health.

Policies

HE-1.1 **Diversity of Neighborhoods.** Provide balanced mixes, densities, and forms of residential and mixed-use districts and neighborhoods.

- HE-1.2 **Property Conditions.** Help property owners maintain the quality of rental and ownership housing by ensuring compliance with City building codes and standards. Facilitate and promote the renovation, improvement, and rehabilitation of housing.
- HE-1.3 **Housing Design.** Require excellence in design of housing through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design.
- HE-1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through the appropriate land use, design, and housing policies and practices.
- HE-1.5 **Community Services.** Integrate and maintain the provision of schools, public safety, community centers, infrastructure, green spaces and parks, and other public amenities with the planning and development of housing.
- HE-1.6 **Green Spaces.** Preserve neighborhood and community parks, street trees, open spaces and recreational areas, hillsides, and other landscape amenities that support, define, and lend character to residential neighborhoods. For new development., ensure that residents have ready access to public parks and private open space.
- HE-1.7 **Neighborhood Safety.** Provide City services that contribute to the overall safety of neighborhoods in terms of traffic and circulation, crime prevention, and property conditions. Support the efforts of neighborhood groups to promote safe conditions in their neighborhoods.
- HE-1.8 **Healthful Housing.** Promote indoor air quality through a ban on smoking in apartments and condominiums and with construction materials that are sustainable, green, and not a detriment to indoor air quality.



GOAL HE-2: HOUSING SUPPLY AND DIVERSITY

Pasadena’s housing strategy is founded on principles of sustainability, strategic growth, and inclusiveness. Pasadena has and continues to affirm sustainable patterns of development. The City is committed to providing safe, well-designed, accessible, and human-scaled residential and commercial areas where people of all ages can live, work, and play. This includes neighborhood parks, urban open spaces, and the equitable distribution of public and private recreation facilities.

Since the streetcar days of the 1900s to today’s use of Metro’s light rail system, Pasadena has benefitted by linking land use planning to transit access. The General Plan Land Use Element continues to promote land use patterns that focus higher-density development into the Central District, transit villages, and neighborhood villages, as well as along major corridors where buses travel.

Providing a range of housing choices is fundamental to furthering the housing vision, with housing types and densities that respond to people’s needs at all life stages and incomes. In addition to traditional detached homes and multi-family apartments and townhomes/condominiums, local housing choice includes transitional and supportive housing. Increasingly, accessory dwelling units are offering new housing choices, as are small studio apartments and even house sharing. Pasadena looks to accommodate emerging housing trends and development approaches that can both increase housing supply and reduce costs.

The following goal and policies further the production of housing that is affordable and suitable for the varied lifestyle needs of Pasadena residents.

GOAL HE-2

A balanced supply and diversity of rental and ownership housing suited to residents of varying lifestyle needs and income levels.

Policies

- HE-2.1 **Housing Diversity.** Facilitate and encourage diversity in types, prices, ownership, and size of single-unit homes, apartments, homes, mixed-use and transit-oriented developments, work/live housing, and emerging housing types.
- HE-2.2 **Strategic Growth.** Direct new residential development into the Central District, transit villages, neighborhood villages, and along key corridors—neighborhoods where people can live and work, shop, and benefit from access to a rail and bus transit.
- HE-2.3 **Environmental Sustainability.** Encourage sustainable patterns of residential growth and preservation with respect to land use, building and site design, resource conservation, open space, and health considerations.
- HE-2.4 **Affordable Housing.** Facilitate a mix of household income and affordability levels in residential projects citywide, with an

emphasis on ensuring integration of affordable housing into every neighborhood.

- HE-2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of office, retail, hotels/motels, and industrial buildings, consistent with land use policy, to accommodate innovative housing types and productive use of underused buildings.

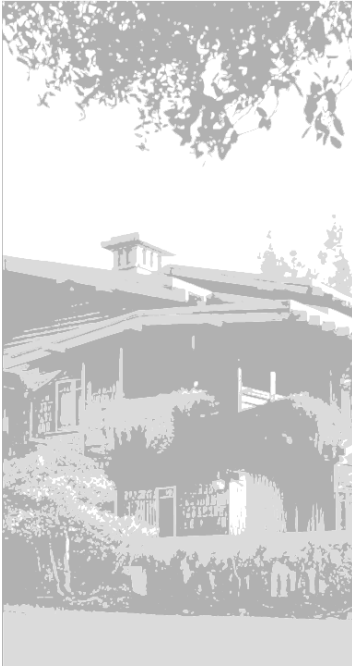
- HE-2.6 **Housing Incentives.** Facilitate the development of affordable housing through regulatory concessions, financial assistance, density bonuses, the inclusionary housing program, and other City and outside agency programs.

- HE-2.7 **Missing Middle.** Address the growing need for “missing middle” housing—rental and ownership homes affordable to the moderate-income workforce.

- HE-2.8 **Development Process.** Modify development processes to streamline and simplify the processing of entitlement permits, design review, building permits, and funding of affordable housing projects.

- HE-2.9 **Community Involvement.** Continue and support dialogue with builders, advocates, nonprofits, residents, finance industry, and other stakeholders to understand and address evolving housing needs of residents and the workforce.

- HE-2.10 **Overconcentration of Affordable Housing.** Ensure future development of housing distributes affordable units throughout the City and avoids overconcentration of affordable units.



GOAL HE-3: HOUSING ASSISTANCE AND PRESERVATION

Pasadena residents value social, cultural, and economic diversity and its contribution to the rich character of community life. A diverse community allows for expression of contrasting ideas, sparks creativity, and fosters a greater appreciation of lifestyles. Housing policies and programs have a fundamental role in preserving the social and economic diversity of the community. By providing assistance to households of more limited means, the City and its partner agencies foster this richness and provide opportunities for children to grow up in mixed-income neighborhoods—and for people and families facing homelessness to live in stable environments. Pasadena’s inclusionary housing program, neighborhood reinvestment strategies, rental voucher subsidies, and Ten-Year Plan to End Homelessness, among other strategies, preserve and create these opportunities.

Although affordable housing production is often the focus of State policy, Pasadena’s significant stock of existing affordable housing continues to provide the majority of quality and affordable housing for residents. This includes assisted housing that is deed restricted as affordable to lower- and moderate-income households. Pasadena has more than 3,700 units of assisted housing, including over 1,200 units assisted under the City’s Housing Choice Voucher program. Pasadena also has a larger inventory of non-deed-restricted housing priced at levels affordable to low- and moderate-income households.

The following goals and policies further achievement of the City’s objective to preserve existing affordable housing and provide assistance that results in the production new affordable housing.

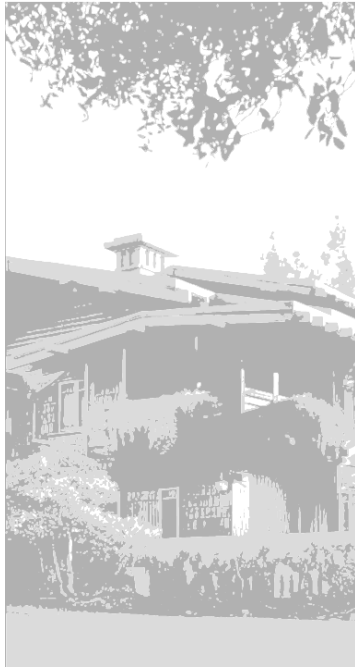
GOAL HE-3

Increased opportunities for people to find and retain housing in Pasadena and to afford rental and ownership homes specific to their income and life stage status.

Policies

- HE-3.1 **Financial Resources.** Pursue and maximize the use of State, federal, local, and private funds for the development, preservation, and rehabilitation of housing affordable to lower- and moderate-income households.
- HE-3.2 **Partnerships.** Pursue collaborative partnerships with nonprofit organizations, faith-based organizations, developers, business community, and State and federal agencies to develop, rehabilitate, preserve, and retain affordable housing.
- HE-3.3 **Homeownership Opportunities.** Increase homeownership opportunities for lower- and moderate-income residents, local employees, and essential workers through the provision of financial assistance (subject to funding availability and partnerships).

- HE-3.4 **Preservation of Affordable Housing.** Establish and seek to renew long-term affordability covenants for all City-assisted housing projects. Support the conservation of unassisted housing affordable to lower-income households.
- HE-3.5 **Homeownership Retention.** Create and maintain education and resources that enable residents to make informed decisions on home purchases and maintaining homeownership.
- HE-3.6 **Rental Assistance.** Support the provision of rental assistance for residents earning lower incomes, including persons with special needs consistent with City preference and priority categories and fair housing law.
- HE-3.7 **Workforce Housing.** Work with major employers, educational institutions, health care institutions, and other employers within Pasadena to facilitate and encourage the development of workforce housing opportunities.
- HE-3.8 **Housing Acquisition and Rehabilitation.** Promote the acquisition, rehabilitation, preservation, or purchase of affordability covenants on multi-family housing and the maximum extension of affordability controls.
- HE-3.9 **Neighborhood Stability.** Promote strategies that guard against neighborhood gentrification and facilitate the ability of long-time residents to remain in their neighborhoods as economic conditions change.



GOAL HE-4: SPECIAL HOUSING NEEDS

Pasadena residents have a diversity of backgrounds, family types, lifestyles, income levels, and abilities. Due to their personal financial or physical condition, some residents may have housing needs that are not met by conventional housing types. Seniors or persons with physical disabilities may need to live in group settings where needed services can be provided and where they can benefit from increased interaction with others. People facing homelessness because they have lost a job or cannot work benefit from supportive housing, where they can find programs that help them reenter the work force. Pasadena continues to implement creative responses to these and other special housing needs. The following goal and policies further the provision, maintenance, and improvement of housing for special needs households.

GOAL HE-4

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

- HE-4.1 **Senior Housing.** Support development and maintenance of affordable senior rental and ownership housing and supportive services that facilitate independence and the ability of seniors to remain in their homes and the community.
- HE-4.2 **Family Housing.** Facilitate and encourage the development of larger housing units for families with children, and the provision of support services such as childcare, after-school care, family development services, and health care.
- HE-4.3 **People with Disabilities.** Support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives.
- HE-4.4 **Service-Enriched Housing.** Support and assist organizations in the provision of support services and service-enriched housing for special needs groups, such as seniors, large families, people with disabilities, people experiencing homelessness, and those with medical conditions.
- HE-4.5 **Large Institutions.** Work with educational and health care institutions to update master plans and provide housing accommodations for students, faculty, and employees that reflect the housing needs and preferences of their respective institution.
- HE-4.6 **Homeless Housing and Services.** Provide support and financial assistance to community service organizations that provide housing opportunities and supportive services for people who are homeless or at risk of being homeless.

GOAL HE-5: AFFIRMATIVELY FURTHERING FAIR HOUSING

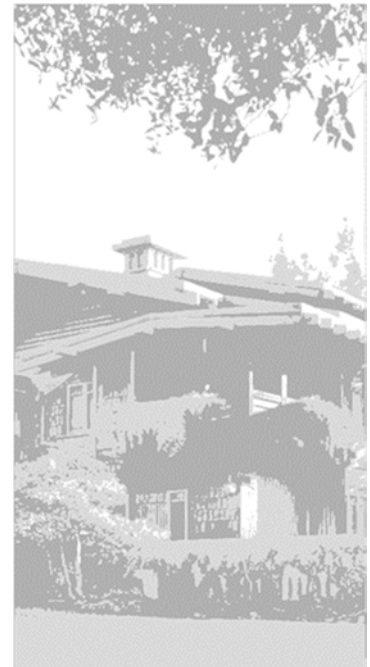
Pasadena supports and promotes a diverse community of unique neighborhoods where all residents are included and valued, no group is privileged above any other group, and all have opportunity to live in neighborhoods of their choosing. Federal and State fair housing laws prohibit discrimination in home sales, financing, and rentals based on race, color, religion, sex, or national origin. Historic housing discriminatory practices nationally and even locally have left a legacy of income-siloed neighborhoods and concentrations of ethnic populations, but Pasadena has worked hard for the past several decades to erase this legacy and create a city marked by diversity and opportunity for all.

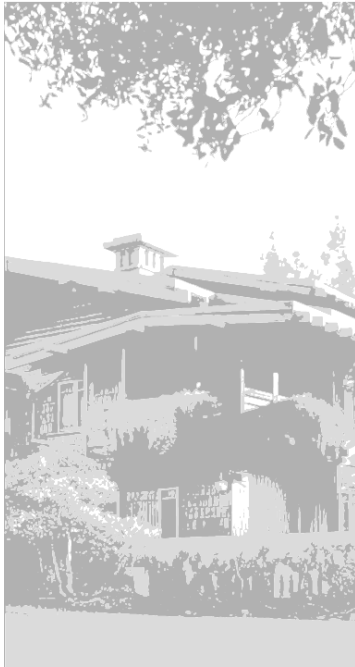
GOAL HE-5

A housing environment in which all people have equal access to the housing of their choice and are treated with dignity and respect in the neighborhoods in which they choose to live.

Policies

- HE-5.1 **Fair Housing.** Support the enforcement of federal and State fair housing laws that prohibit discrimination in the sale, rental, and occupancy of housing on the bases of race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, minor children, or other protected status under State and federal law.
- HE-5.2 **Organizational Support.** Support organizations that can receive and investigate allegations of noncompliance with fair housing principles, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- HE-5.3 **Distributed Housing.** Work to ensure that housing for lower-income households is distributed throughout the City and that concentrations in particular neighborhoods and/or Council districts are explicitly avoided.
- HE-5.4 **Supportive Housing.** Promote a balanced geographical dispersal of assisted affordable housing developments and associated supportive social services for individuals and households throughout the community.
- HE-5.5 **Civic Engagement.** Provide the means for residents and neighborhood organizations to be proactive in identifying and addressing housing and neighborhood needs and seeking solutions in partnership with the City. Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.





PROGRAM #1: CODE ENFORCEMENT AND HOUSING INSPECTION

Code enforcement and other efforts to improve the quality of housing are important tools to maintain home values and to protect residents' health, safety, and welfare. To achieve these goals, the City conducts several code enforcement and housing inspection programs.

- **Code Compliance.** Code compliance is a means to ensure that the quality of the City's commercial and residential neighborhoods is maintained. Code compliance staff enforces State and local regulations governing exterior building conditions, property maintenance, and interior conditions. Code compliance staff also works with neighborhood groups to address common concerns. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants for assistance in resolving code violations and making repairs. The City has organized the Code Compliance Division to have officers assigned to specific areas of Pasadena, thus achieving faster abatement.
- **Emergency Enforcement.** The City maintains an inter- departmental effort called City Resources Against Substandard Housing (CRASH), chaired by the Code Compliance Manager. The CRASH team includes representatives from Health, Fire, Building, Humane Society, Police, and Code Enforcement. The CRASH team works to correct substandard buildings, eliminate blight, identify solutions to neighborhood crime, and provide emergency response and abatement for the worst properties. The program also encompasses an education component to train property owners in prevention of illegal activity. In addition, Health and Code Compliance staff regularly reassign complaints via the Pasadena Citizen Service Center for appropriate follow-up.
- **Maintenance Assistance to Homeowners.** The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.
- **Occupancy Inspection.** This inspection is designed to ensure the quality and maintenance of single-family homes, duplexes, and condominiums. Whenever a change in occupancy of an eligible unit occurs, the property is inspected for compliance with City codes. Typical items inspected include electrical, plumbing, heating, structural conditions, and health and safety items. If a housing code violation is found, the property owner is notified of the violations and given a reasonable time to correct them. Upon correction of the violations, a certificate of inspection is issued. To streamline the program, the City has established an online self-certification process at:

<https://www.cityofpasadena.net/planning/code-compliance/presale-program/>.

- **Quadrennial Inspection.** This inspection is designed to ensure that apartments are decent, safe, and well maintained. All rental properties with three or more units are inspected at least once every four years. Typical items inspected include the same as an occupancy inspection. Property owners are notified if code violations exist and, upon remedy, are issued a certificate of compliance. This program continues to be an effective way to identify code violations as they occur before they affect the condition of the building and quality of life experienced by tenants.
- **Lead-Based Paint Hazards.** The City’s Public Health Department has a Childhood Lead Poisoning Prevention Program designed to prevent lead exposure and, when exposure occurs, to care for children with lead poisoning. Public health nurses provide case management for children and their families affected by lead poisoning. Environmental health specialists work with nurses to identify lead sources, provide advice on lead-safe painting and remodeling, enforce City ordinances for lead reduction, and provide information and assistance to care providers of children.

Implementation:

2021–2029 Objectives:

- Continue code compliance efforts; reallocate resources to maximize achievement of code compliance goals.
- Work with Health Department officials to coordinate efforts responding to health and safety concerns.
- Continue implementation of housing inspection programs.
- Continue to educate the community about health and safety hazards with increased outreach, especially to Northwest Pasadena, to connect lower-income households with available resources for housing repairs and rehabilitation.
- Cross-train inspectors to identify and address health and safety hazards.

Target Population: Citywide for all economic groups

Time Frame: Ongoing

Responsible Agency: Interdepartmental

Funding Source(s): General Fund, CDBG, rental property fees, other federal sources as available

PROGRAM #2: NORTHWEST PASADENA



The City of Pasadena has long directed enhanced efforts at improving conditions in Northwest Pasadena, where a history of discriminatory real estate practices, followed by decades of underinvestment, created neighborhoods in need of focused attention. (The General Plan Land Use Element, on page 39, describes the Northwest neighborhood.) Through community building efforts and enhanced community participation, the City continues to make substantial investments in this area. Prior to the dissolution of redevelopment in California, funds were available for significant investment in housing. Without that resource, the City has had to use federal and State funding sources more creatively to improve the existing housing stock and bring new homes to the Northwest community. Of note: the CDBG Northwest Fund account was discontinued in 2015 due to overall reduction citywide on CDBG resources.

- **Community Building.** Pasadena supports for-profit, nonprofit, and faith-based organizations that are committed to implementing community-building efforts in Northwest Pasadena. These include, but are not limited to, Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.
- **Northwest Commission and Programs.** Working in conjunction with the Northwest Commission, the City’s Northwest Program office works specifically to maintain a healthy business environment and facilitate housing maintenance and production. These include monitoring of capital improvement projects, improvements to park facilities and community centers, police department activities to address neighborhood safety, and ongoing liaison activities with neighborhoods associations.
- **Citywide Programs.** The many programs described in this element are used to assist households within Northwest Pasadena, from rental assistance to tenant protections to new affordable housing construction. The City will conduct focused outreach for these programs in Northwest Pasadena to increase residents’ awareness of available resources.

Implementation:

2021–2029 Objectives:

- Support community building efforts through funding and dedicating staff resources. Annually, through the CDBG funding process, allocate available resources to support community-building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community.

- Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area. Meet with the Northwest Commission at least once per year. In accordance with the City’s CIP, implement the following improvements in Northwest Pasadena:
 - Jackie Robinson and Pintesca Park improvements: 2022 (completion of ongoing program)
 - Sidewalk repairs and ADA improvements: Through 2026 and beyond
 - Raymond Avenue electrical system undergrounding: Through 2026 and beyond
 - Various pedestrian and traffic system enhancements: Through 2026 and beyond
 - Various water system enhancements: Through 2026 and beyond
 - Various electric power system upgrades: Through 2026 and beyond

- **Fair Housing Outreach.** The City will conduct increased outreach in Northwest Pasadena to increase awareness of housing resources, fair housing workshops, and the City’s Tenant Protection Ordinance. Specifically, the Housing Department will conduct at least one fair housing workshop each year for community-based organizations that serve residents and housing providers in Northwest Pasadena. At least one workshop annually will be conducted in Spanish.

- **ADU Production.** Apply for and use funding from CalHome and CalFHA sources to incentive and facilitate construction of ADUs in Northwest Pasadena.

- **Community-building Efforts:** Support community-building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability. By FY 2022, expand staff capacity (utilizing CDBG funds) to assist service providers in Northwest Pasadena to apply for CDBG and Pasadena Assistance Fund (endowment for human services).

- **Neighborhood Improvements (infrastructure and community facility improvements):** Target 20 percent of public improvement funds under the CBDG program to Northwest Pasadena.

Housing Plan

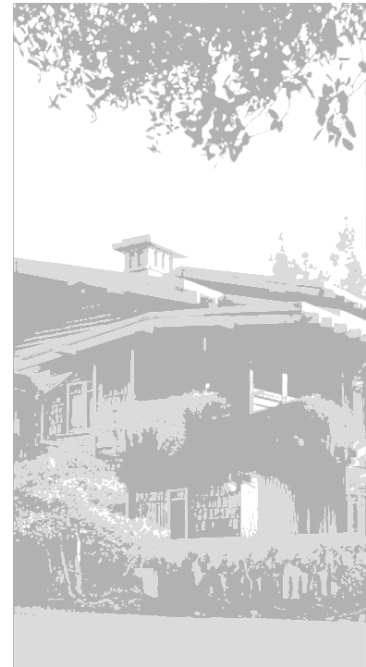
Target Population:	Northwest neighborhoods
Time Frame:	Ongoing
Responsible Agency:	City Manager's Office; Housing Department; Public Works Department
Funding Source(s):	General Fund; grants

PROGRAM #3: HOUSING REHABILITATION

Many housing units in Pasadena are 50 years or older; maintaining housing in good condition is a critical priority since existing units are often the most affordable type of housing. In addition to the programs described in Program #1, the City offers several programs to encourage the maintenance, repair, and improvement of rental and ownership housing.

- **Municipal Assistance, Solutions, and Hiring (MASH).** The MASH program provides free services to low-income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.
- **Single-family Rehabilitation Loan.** The City works with Neighborhood Housing Services of Los Angeles County (NHS) to provide services. This program includes a single-family rehabilitation loan program, homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. These programs are offered citywide, although many of the activities are targeted for residents in the Northwest community. Three owner-occupied home rehabilitation projects were completed by the interdepartmental Under One Roof program between 2014 and 2020: 840 Manzanita Avenue, 3570 Cartwright Avenue, and 760 Elmira Street. NHS administers the HOME single-family rehabilitation program in Pasadena. The program is being marketed to identify projects.
- **Acquisition/Rehabilitation.** Pasadena implements multi-family and other housing acquisition and rehabilitation efforts as opportunities arise. However, initiation of a more strategic, proactive program can help fill a needed gap, serve to both upgrade older apartment properties and stabilize rents, and enhance City efforts to improve distressed neighborhoods. One project, 268 Waverly Drive, involved City purchase and rehabilitation of a Caltrans-owned single-family residence and construction of an ADU for City operation of rental Rapid Re-Housing.

Lack of a permanent source of funds limit the City's ability to compete with market rate investors to acquire residential buildings. However, the City used HOME funds to support a nonprofit housing developer's acquisition/rehabilitation and preservation of a 44-unit housing project (The Groves). Also, the City Council continues to consider committing inclusionary in-lieu fees to assist with acquisition/rehabilitation projects.



Implementation:

2021–2029 Objectives:

- Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 64 homes over the planning period.
- Implement the single-family home rehabilitation program with the goal of assisting 96 households over the planning period and monitor new contracts to administer the single-family home rehabilitation program on behalf of the City.
- Conduct at least one outreach activity in Northwest Pasadena each year to promote available resources to address issues related to substandard housing conditions.

Target Population: Citywide; Extremely low-, very low-, and low income-income households

Time Frame: Ongoing

Responsible Agency: Housing Department

Funding Source(s): General Fund, CDBG, Grants

PROGRAM #4: HISTORIC PRESERVATION

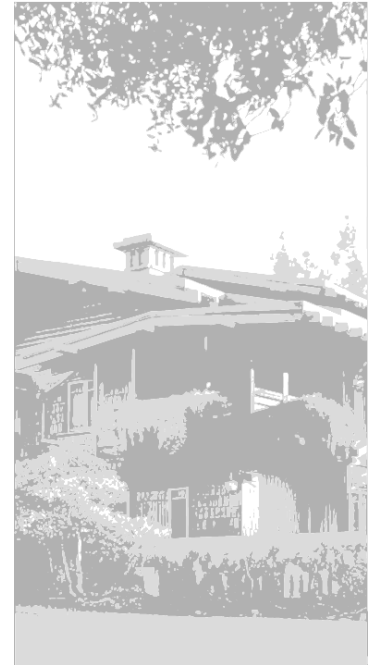
The City's historic preservation program promotes the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures, neighborhoods, and other landmarks. With respect to housing, key activities directed at historic preservation objectives are as follows.

- Historic Ordinance and Design Guidelines.** The Historic Preservation Ordinance implements the goals, policies, and programs of the General Plan and establishes the review authority of the Historic Preservation Commission and Design Commission. City codes require that properties within historic districts and individually designated historic properties be reviewed and approved prior to alteration or development. Pasadena's "Design Guidelines for Historic Districts" and the Secretary of the Interior's "Standards for Rehabilitation" help guide the review of historic properties. In March 2021, the City adopted changes to the Historic Preservation Ordinance. Details of the historic preservation programs, which promote the identification, evolution, rehabilitation, adaptive reuse, and restoration of historic structures, are advertised on the City's website. Key revisions included in the 2021 update are: 1) the regulations now apply to all buildings 45 years of age or older and 2) for undesignated historic resources, a Certificate of Appropriateness is required for demolitions and major projects (as defined in the ordinance). The requirement to conduct an assessment to building 45 years of age or older can add up to 12 weeks to the entitlement process.
- Historic Preservation Incentives.** The City offers incentives to promote the preservation of historic sites and structures. Incentives include reduction of building permit fees and construction tax, waiver of covered parking requirements in single-family landmark districts, modified City of Gardens standards, and variances for both adaptive reuse and relocation. The City's Mills Act program also allows owners of designated historic properties to reduce their property taxes in exchange for a contract with the City to maintain the property's historic character.

Implementation:

2021–2029 Objectives:

- Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.
- Continue to advertise incentives for historic preservation and to support historic preservation projects as funding is available.
- Monitor application of the Historic Preservation Ordinance to understand how processes might be streamlined to reduce timelines for overall project entitlement. Make adjustments as needed based on the monitoring activity.



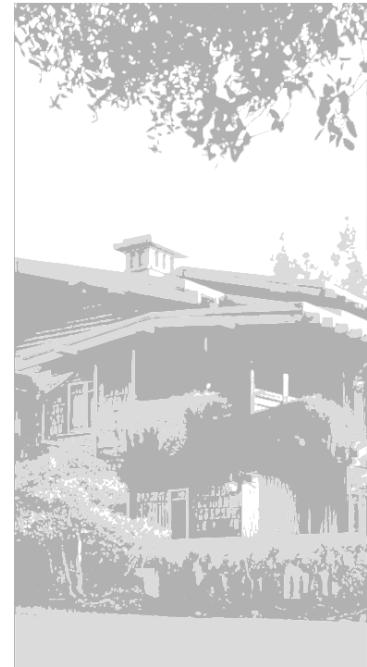
Housing Plan

Target Population:	Citywide; all economic groups
Time Frame:	Ongoing for designation of properties and incentives for preservation Assess application of the Historic Preservation Ordinance and its effects on entitlement timelines during 2022-23
Responsible Agency:	Planning & Community Development
Funding Source(s):	General Fund

PROGRAM #5: HOUSING DESIGN

Pasadena implements design review of proposed projects to ensure that new development is of exemplary quality and appropriately integrated into the surrounding neighborhood context.

- Design Review.** Pasadena requires excellence in architectural design that complements the scale and character of the City. Citywide design principles set the foundation, and City residential design guidelines provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans.
- Neighborhood Development Permit, Hillside Development Permit, and Single-Family Compatibility Permit.** The City has three types of permits that provide a means to ensure proposed new development fits within existing neighborhood context. The Neighborhood Development Permit is required for properties within the Lower Hastings Ranch neighborhood and is intended to preserve the scale and architectural style of this 1950s/1960s era neighborhood. The Hillside Development Permit is required for specific types of projects, including proposed subdivisions, new dwelling units or structures, any new square footage above the first story, and the addition of 500 square feet or greater to the first floor of an existing structure for properties that are within the HD and HD-SR overlay zones. The Single-Family Compatibility Permit applies only to properties within limited designated geographic areas for which applications for second building stories or upper-story additions; the regulations are intended to address concerns regarding “mansionization” in lower-scale single-family neighborhoods.
- City of Gardens Standards.** The City of Gardens Standards apply to multi-family projects within RM districts, certain specific plan areas, and the CL and CO commercial districts. City of Gardens standards are an innovative set of zoning regulations aimed at creating more livable multi-family housing projects, encouraging designs that typify the garden character of earlier apartments and bungalow courts in Pasadena. These standards are also an integral way of encouraging the production of multi-family apartments and condominium projects of lasting quality.
- Historic Review.** Because of the age, history, and rich fabric of Pasadena, many structures contain valuable and historic architectural features. The Pasadena Zoning code requires that properties within historic districts and individually designated historic properties must be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide historic review. City staff carefully reviews such structures to ensure that historic features are preserved.



Implementation:

2021–2029 Objectives:

- Continue to implement development review procedures to ensure maintenance of Pasadena’s architectural character and quality of the built environment.
- Implement City of Gardens standards as a tool to enhance the quality and compatibility of multi-family residential projects.
- Adopt objective development standards and guidelines as part of the Specific Plan updates.

Target Population: Citywide, All economic groups

Time Frame: Ongoing for design review and implementation of City of Gardens standards; adopt objective development standards and guidelines as part of the Specific Plan updates.

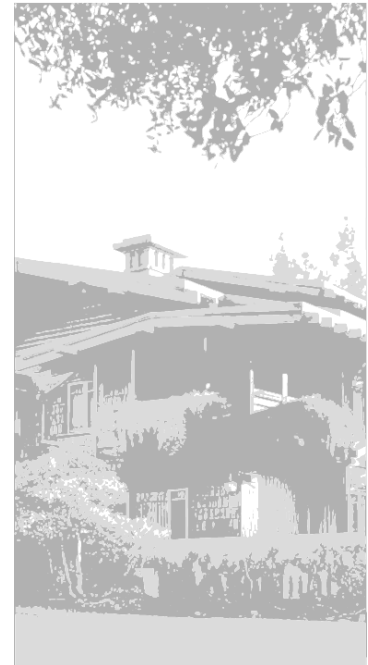
Responsible Agency: Planning & Community Development

Funding Source(s): General Fund

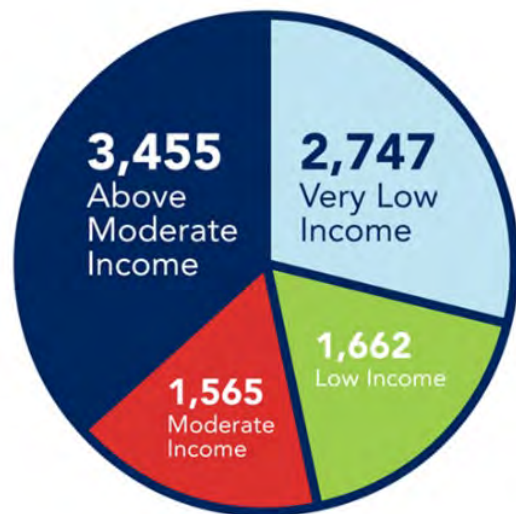
PROGRAM #6: HOUSING SITES

Since 1994, Pasadena’s General Plan has explicitly directed new residential development into seven specific plan areas. The 2015 update of the Land Use Element confirmed this direction and more specifically, stated that growth would occur within the Central District, transit villages, and neighborhood villages and along selected corridors. This strategy is intended to allow for continued growth and development while reducing traffic congestion, improving air quality, providing housing, and stimulating economic development.

Beginning in 2017, the City initiated updates of the seven specific plans and creation of an eighth for Lamanda Park (comprising parts of the current East Colorado and East Pasadena Specific Plans). As of July 2022, the City Council has adopted updates to the Lincoln Avenue Specific Plan, East Colorado Specific Plan, and South Fair Oaks Specific Plan. Adoption of all specific plans should conclude by the end of 2023. The 2015 General Plan established residential development caps within each specific plan area. However, on May 23, 2022, the City Council removed the caps. Also, adoption of the Specific Plans will expand the overall residential capacity in Pasadena by increasing development densities in some areas and allowing residential uses on properties currently zoned exclusively for commercial use.



The RHNA for 2021-2029 is 9,429 units, divided among four household income categories as shown on the adjacent graphic. These housing planning targets can be addressed through a combination of housing production credits and available housing sites. As mentioned in Appendix C, adequate sites can be identified to accommodate the full RHNA at the four income levels. If, through the update process of the specific plans, additional housing capacity is created, this can be reflected in any subsequent Housing Element updates.



Implementation:

2021–2029 Objectives:

- Adopt the eight specific plans and expand housing capacity beyond current limits to create additional opportunities over time and to provide additional buffer for no net loss of sites for affordable housing units.
- Build on the existing housing permit tracking system by showing how each specific plan, once adopted, will expand capacity for all types of housing—and lower-income sites in particular, which contribute to the inventory and ease no-net-loss tracking of Housing Element sites citywide.
- Continue to implement the current housing replacement program for non-vacant sites redeveloped with new housing, whereby any project that involves the demolition of existing, vacated, or demolished

residential uses that are occupied by, or subject to an affordability requirement for lower-income households within the last five years (relative to demolition) must be replaced by units affordable to lower-income households.

- Investigate new and creative approaches to providing housing, such as allowing units to be constructed on top of or wrapping parking structures and easing conversion of office buildings and commercial space to housing. Amend the Zoning Code to allow housing in commercial zones, where consistent with General Plan objectives, and to incentivize the adaptive reuse of nonresidential buildings for residential uses.
- Explore land use and zoning tools to facilitate additional and diverse housing opportunities in Northwest Pasadena either through alternative housing types and/or acquisition/rehabilitation/adaptive reuse.
- Amend the Zoning Code to establish an ordinance to allow the adaptive reuse of nonresidential buildings for residential uses, including eliminating Pasadena Municipal Code requirements that are not related to fire/life safety requirements.
- Subsequent to the City’s acquisition of the former Interstate 710 right-of-way area, study the potential of reclaiming portions of Interstate 210 and the Interstate 710 stub to create additional land area for housing and knit back together the community division created by original freeway construction. For I-710, pursue a federal Reconnecting Communities grant and other grants for the study and implementation of reuse of those portions relinquished to the City by Caltrans.
- Establish a formal system to monitor for loss of sites identified for affordable housing to achieve the RHNA. The program will include the ability of City staff to adjust the Housing Element sites inventory over time—without requiring public hearings—to include new sites included among those for below-market-rate housing and to remove sites developed with fewer affordable units than assumed in the sites inventory. As updated Specific Plan are adopted through 2023, the City will use the information from those plans to update the sites inventory and build buffers for the no net loss program.
- To affirmatively further fair housing choice, continue to target housing construction of affordable units within high opportunity areas, such as East Pasadena and portions of the Central District. Aim to establish at least 20 percent of the moderate- and lower-income RHNA units in these high resource areas.

Target Population: Citywide, All economic groups

Time Frame: Specific Plans adoption 2022 through 2023

Incorporate Specific Plans in no-net-loss tracking system in 2022.

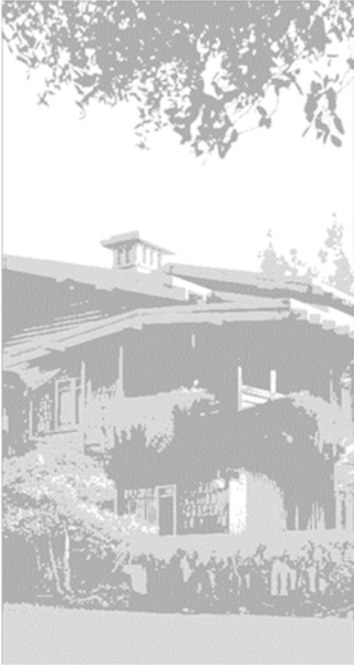
Explore land use and zoning tools to facilitate housing opportunities in Northwest Pasadena by 2024.

Create an adaptive re-use ordinance by 2023.

Create a vision plan for the former Interstate 710 right-of-way by 2028.

Responsible Agency: Planning & Community Development, Transportation Department

Funding Source(s): General Fund



PROGRAM #7: MIXED USE/TOD STRATEGY

Pasadena housing growth strategy, as noted above, relies predominantly on mixed-use and transit-oriented development focused into specific plan areas, transit villages, and neighborhood villages, plus along key corridors. To implement the Land Use Element, the City has a mixed-use/transit-oriented development strategy described below.

- **Mixed-Use Development.** Mixed use is the key strategy to increase housing choices (including affordable housing), concentrate higher-density projects in specific plan areas, support economic activity, and improve neighborhood/district walkability. To achieve these benefits, the City has codified zoning standards that facilitate and encourage mixed-use projects—such as reducing the project area required for open space, providing flexibility in meeting that requirement, and allowing a larger building envelope.
- **Transit-Oriented Development.** Transit-oriented development, or TOD, closely coordinates land use and mobility planning, making it more convenient to travel throughout the community by transit and foot. Pasadena has embraced TOD planning since establishment of the Gold Line (now called the L Line) in the City in 2003. In 2005, Pasadena adopted TOD standards to encourage projects within a quarter-mile radius of light rail stations and throughout the greater Central District, which has three stations. Allowed densities are substantially higher within one-quarter mile of transit stations. These incentives have resulted in numerous residential and mixed-use projects, including Westgate, Del Mar Station, 10 West Walnut, and numerous projects in East Pasadena near the Sierra Madre station.

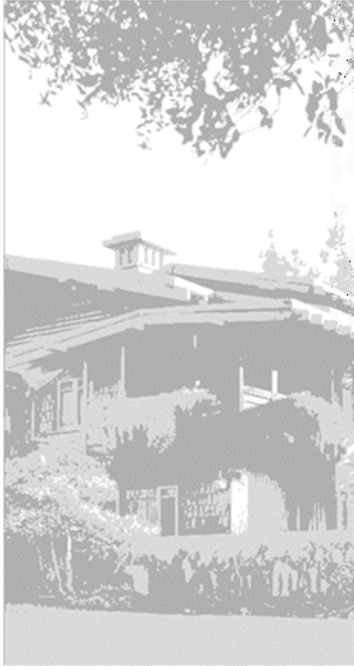
Implementation:

2021–2029 Objectives:

- Continue implementation of mixed-use incentives; monitor and assess the effectiveness of the incentives on a bi-annual basis. Explore the adjustment of zoning regulations if the assessment indicates that current incentives no longer spur housing development.
- Continue land use, housing, and mobility strategy of encouraging transit-oriented developments around Metro L Line (Gold Line) transit stations.
- Update all specific plans by the end of 2023 to implement new standards that promote TOD, allowing more housing within all Specific Plan areas.

Through the ongoing Specific Plan update process, evaluate the ability of the density incentives provided to encourage housing development.

Target Population: All economic groups
Time Frame: Ongoing
Responsible Agency: Planning & Community Development
Funding Source(s): General Fund



PROGRAM #8: INCLUSIONARY HOUSING

The City's Inclusionary Housing Ordinance requires that residential and mixed-use projects of 10 or more units dedicate 20 percent of the units as affordable to very low-, low-, and moderate-income households. For rental housing, at least five percent must be rented to very low-income households, five percent to very low- or low-income, and 10 percent to very low-, low-, or moderate-income. As an alternative to constructing the inclusionary units, a developer may choose one of three options: 1) pay an in-lieu fee, 2) construct the required units on another site, or 3) donate another site for a portion or total number of units. If existing affordable units are displaced by a development project, the required inclusionary units must be provided on that site.

The City's inclusionary housing ordinance continues to be very effective, benefitting immensely from AB 1505, which eliminated restrictions on the application of inclusionary housing ordinances. From 2014 to 2020, 432 inclusionary affordable units were added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid in-lieu fees were added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or were issued occupancy permits.

The City updated the ordinance in 2019 to increase the inclusionary requirement from 15 to 20 percent, increase in-lieu fees, and provide a streamlined process for developers to utilize concessions and incentives pursuant to State density bonus law through a local Affordable Housing Concession Menu.

Implementation:

2021–2029 Objectives:

- Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.
- Promote the City's Local Preference Ordinance and upcoming available inclusionary units at least annually at an outreach event in Northwest Pasadena.
- By 2027, investigate ways to incentivize creation of three-bedroom units and implement those strategies.

Target Population: Citywide; very low-, low-, and moderate-income households

Time Frame: Ongoing

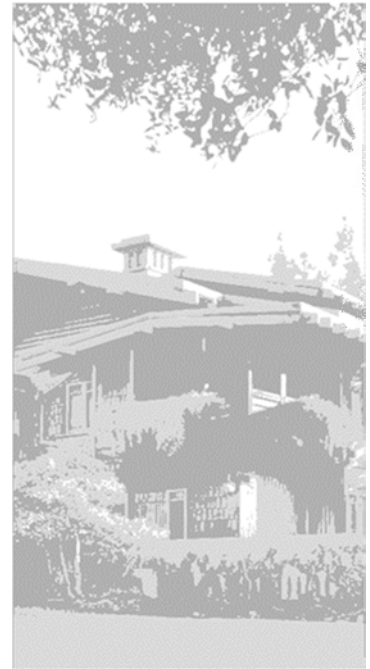
Responsible Agency: Planning & Community Development and Housing Departments

Funding Source(s): General Fund; Inclusionary Housing Trust

PROGRAM #9: REMOVAL OF CONSTRAINTS

The Constraints chapter of this Housing Element identifies several conditions and practices that act to constrain housing development. By addressing these conditions and practices, the City can streamline development processes, thus allowing developers to get housing to market faster and less expensively.

- Development Review.** City staff continues to examine how modifications to development review procedures and requirements—design review, permit processing, commission reviews, and other features—can be improved to streamline the process. In 2020, Pasadena implemented a new Land Management System to consolidate and streamline several processes, including use of an online plan check tool. In the future, further improvements may include broader by-right approval processes, streamlined environmental review, and tighter timeframes to comply with SB 330 (statutes of 2019). The City assesses the improvements in light of staffing loads, community expectations, service demands, and funding.
- Development Fees.** Development fees largely are established based on nexus studies and the cost of providing municipal services and infrastructure to serve new development. The California legislature has focused on fees as significant cost driving up housing prices and proposed laws to control fees. The City sets its fees to reflect cost recovery, will continue to review fees on a regular basis (every two to three years), and will impose fees consistent with community expectations for services and facilities and in compliance with all state laws
- Short-Term Rentals.** Pasadena is a destination and vacation city, not just during the annual Rose Parade and Rose Bowl festivities but year-round. Some property owners look to profit from this circumstance by renting out their units for short-term vacation stays, thus removing homes from the ordinary rental market and potentially driving up prices to purchase properties because of the income potential. While Pasadena has a short-term rental ordinance, regulations may be revisited if the City finds that short-term rental activities are adversely impacting housing supply.
- Residential Care Facilities.** With the passage of several State laws addressing transitional and supportive housing, the distinction between such housing and group homes has become blurred. The Pasadena Zoning Code (Municipal Code Title 17) subsumes the definition of group homes within that of “residential care facilities,” with the specific distinction that a residential care facility involves 24-hour nonmedical care. Residential care facilities for seven or more persons require a conditional use permit in residential and commercial zones, whereas transitional and supportive housing do not. The regulations will be revisited as part of the comprehensive Zoning Code update to ensure the distinctions are clear, to allow care facilities in all residential zones,



and to ensure all regulations comply with current State law. The City will modify or replace conditional use permit regulations to assure approval certainty and provide objective standards, such as addressing the need for standards and conditions to focus on life safety conditions of such facilities and not the persons being housed.

- **Emergency Housing.** Meeting the needs of Pasadena’s unhoused residents includes ensuring that emergency housing is available commensurate with identified need. Zoning regulations need to clearly identify where emergency housing can be established, and the development regulations need to be crafted in manner that allows such facilities to be readily established. State law is very specific regarding zoning regulations for emergency housing, including requiring Low Barrier Navigation Centers to be a by-right use in mixed-use and nonresidential zones.
- **Ongoing Evaluation.** Over time, potential constraints to the development, maintenance, and improvement of housing will arise due to changing conditions and local needs. These potential constraints may be related to municipal codes, environmental conditions, funding availability, or City processes. The City will respond to changing conditions as they arise and evaluate whether further adjustments to local government practices are needed to provide a welcoming environment for housing production.

Implementation:

2021–2029 Objective(s):

- Study ways to streamline design review process and implement process improvements by 2026.
- Study live/work regulations to determine whether loosening limitations on the residential square footage would help meet targeted housing needs. If changes are determined to be appropriate, implement those changes by 2026.
- Create a modified development review process (from entitlement to building permit) for projects providing at least 60 percent of the total units as affordable and for all projects seeking Low Income Housing Tax Credits to remove timing constraints.
- Review development fees following implementation of development process improvements.
- Periodically review potential constraints to the development, maintenance, and improvement of housing as conditions change.
- As part of the Zoning Code update program, identify and, where feasible, remove constraints in the Pasadena Municipal Code which: 1) prohibit or overburden the use of manufactured and prefabricated housing, and 2) inhibit establishment of residential care facilities for

seven or more persons that may in fact operate as transitional or supportive housing.

- Publish the process for conversion of non-residential square footage to residential units.
- Eliminate the discretionary Affordable Housing Concessions Permit process that applies to the density bonus program.

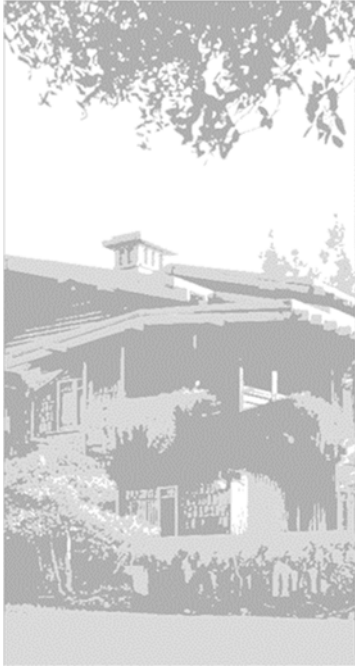
Target Population: All economic groups

Time Frame: Create a modified development review process for affordable housing projects in 2022. Other analysis, study, and change by 2026 and ongoing.

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund

PROGRAM #10: REGULATORY INCENTIVES



Because Pasadena is built out with well-established development patterns, housing incentives represent the key means to facilitate the construction of affordable and market-rate housing in targeted growth areas.

- **Density Bonus.** Pasadena implements a density bonus ordinance to incentivize the production of affordable housing. Because the ordinance, as of June 2021, has not been updated to reflect evolving State density bonus law, the City defaults to the requirements of State law where the local ordinance conflicts. Given the effectiveness and flexibility of the City’s concession menu ordinance, many developers opt instead to use the concession programs in that ordinance over density bonus provisions. The City, in a May 2021 memorandum, outlined the relationship between density bonus law and the inclusionary housing ordinance to assist the development community.
- **Parking Incentives.** Reductions in parking requirements are available to facilitate affordable, special needs, and transit-oriented housing. For example, tandem parking may fulfill up to 30 percent of the parking requirement in multi-family and mixed-use projects. Parking may be reduced to 0.5 space per unit for senior housing and 0.25 space for single room occupancy units. The City also requires a reduction in parking for transit-oriented development within one-quarter mile of a light rail station and in the Central District Transit-Oriented Area. However, through the public engagement process for the Housing Element, the public noted additional constraints imposed by Pasadena’s parking regulations.
- **Minor Variances.** The City has created other flexible tools to facilitate new housing, such as the minor variance process. Eligible projects can receive the following minor variances: 1) yard setback requirements, with no limit on percentage of deviation; 2) size of landscape areas in multi-family districts (including City of Gardens projects); 3) fence/wall height, with no limit on percentage of deviation; 4) building heights; and 5) other development standards set forth in the municipal code.

Implementation:

2021–2029 Objective(s):

- Update the density bonus ordinance to parallel State law and include any additional incentives unique to and desired by Pasadena—and reflective of its relationship to the inclusionary housing ordinance.
- In the updated specific plans, provide targeted parking reductions based on a combination of uses and other factors. Consider changes to the zoning regulations that allow the unbundling of parking costs from housing rent payments.

- Update the Affordable Housing Concessions Menu by 2025 to align with the incentives on the menu to be consistent with current State Density Bonus law.
- By 2023, establish reduced processing time for both entitlement and plan checking for affordable housing projects (with 50 percent or more units for lower-income households). The goal is to reduce the plan check time from the current 30 days to 15 days. Prioritize processing of projects in Northwest Pasadena.

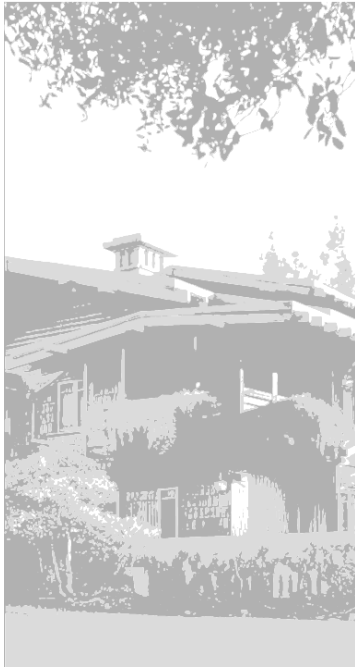
Target Population: Citywide, All economic groups

Time Frame: Zoning Code and Specific Plan amendments by 2024

Responsible Agency: Planning & Community Development

Funding Source(s): General Fund

PROGRAM #11: ALTERNATIVE HOUSING OPPORTUNITIES



Pasadena residential neighborhoods offer a diversity of housing types that vary in type, density, and vintage. The challenge in creating new housing opportunities is how to integrate new units into established and highly defined neighborhoods.

- **Accessory Dwelling Units.** Beginning in 2017, the State legislature passed a series of laws regulating accessory dwelling units, or ADUs, recognizing the ability of such housing to provide an ample source of smaller units considered affordable by design. These laws now largely pre-empt local regulations, and homeowners have the authority to construct a detached ADU as well as a junior ADU (essentially a rented room with an efficiency kitchen) in a single-family residence. Under certain conditions, extra space in multi-family dwellings can be converted to units. Rent from second units can help modest income and elderly homeowners remain in or continue affording their homes. As of June 2020, the City had not adopted a local ADU ordinance and thus relies upon the provisions of State law. In 2019-2020, Pasadena received 150 applications for ADUs. In 2020, the City' Housing Department initiated a pilot program to provide loans to qualifying property owners wishing to construct a new ADU or to legalize an existing ADU constructed without proper permits. Also in 2021, the City launched a joint ADU Technical Services project with SCAG, which includes a review of current ADU approval processes and any recommended improvements; potential prototype plans, together with development of other materials to encourage ADU production in Pasadena.
- **Religious Facilities with Affordable Housing Ordinance.** Pasadena is home to a multitude of properties owned by churches, mosques, temples, and other religious institutions. In 2022, the City started the process of investigating whether to allow housing development to occur on these properties. Local institutions and housing advocacy organizations have expressed enthusiasm over such a program.
- **Caltrans Houses.** For decades, the California Department of Transportation (Caltrans) has owned the homes located along the planned route for the I-710 freeway extension. With the State Legislature's action not to pursue the extension, plans continue to move forward for reuse of the Caltrans properties. Many of the large homes could readily be converted to supportive housing. The City has already completed a demonstration project by purchasing and rehabilitating a unit, plus adding an ADU, with all units provided for lower-income households.

Implementation:

2020–2029 Objectives:

- Bring an ordinance forward for consideration that allows for affordable housing development on properties owned by and zoned for religious institutions. If adopted, in the future consider expanding to additional institutional uses.
- Investigate how the City or a partner organization may serve as the property manager for property owners who construct ADUs but wish to have a low-cost option for managing the rental.
- Review the current ADU standards and review process and evaluate how best to amend the ordinance to reflect State law while maintaining the character and quality of residential neighborhoods. Make any adjustments needed to facilitate ADU production.
- Continue the pilot program to fund ADU construction for properties owners committed to covenanting the units as affordable housing for a time period specified in the program. Depending upon the success of the first phase of the pilot program, allocate funding for furthering the program.
- Implement recommendations from the ADU Technical Services project, where feasible.
- Explore the purchase of Caltrans I-710 properties for creative housing types for lower-income and special needs households.
- Monitor and review all ADU programs in 2024 for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives in 2025 to facilitate production.
- Advertise all ADU incentives and programs, targeting high-resource areas to encourage ADU production for lower-income households in neighborhoods with ready access to good schools, health services, and quality jobs.
- Implement the provisions of SB9 (2021 legislative session), as codified in the Pasadena Zoning Code.

Target Population: All economic groups citywide

Time Frame: Bring forward an ordinance for Religious Facilities with Affordable Housing in 2022.

Complete the second phase of the ADU pilot program by 2023.

Follow up on recommendations of the ADU Technical Services project (due October 2022) in 2023-24.

Housing Plan

Relinquishment of Caltrans I-710 properties has been initiated and the planning and environmental evaluation process will occur throughout the cycle.

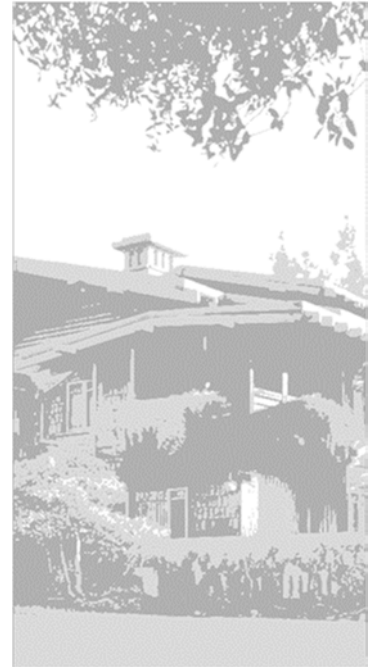
Responsible Agency: Planning & Community Development and Housing Departments.

Funding Source(s): General Fund

PROGRAM #12: FINANCIAL ASSISTANCE

The City provides financial assistance for developers of affordable housing to encourage the production of affordable housing. Assistance may include direct financial contributions, land assemblage/write-downs, and fee modifications or waivers.

- City Assistance.** During 2014-2020, the City provided funding to assist in the rehabilitation, preservation, or development of 225 affordable units. Funding resources include the Inclusionary Housing Trust Fund, HOME, State, and federal funds. Eligible uses include new construction (rental and ownership), property acquisition, rehabilitation (rental and ownership), homebuyer assistance, special needs housing, and affordable housing preservation. When funds are available, the Housing Department issues Notices of Funding Availability (NOFAs) and requests for proposals to solicit competitive proposals. For example, in 2020 the City and nonprofit developer BRIDGE Housing entered into a development and loan agreement with \$4,992,683 in funding assistance for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site. In 2021, the City partnered with The California Statewide Communities Development Authority (a joint powers authority) to set aside 513 units in the Hudson and Westgate apartment developments for low- and moderate-income households.
- Land Assemblage/Write-downs.** The City may also provide land write-downs to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider land write-downs and other creative land subsidies, and assemble sites for affordable housing.
- Fee Reduction.** Developers of affordable housing are not required to request fee waivers or reductions. Projects with affordable units automatically qualify for fee reductions, which are accounted for at the time of building permit issuance. Affordable projects receive fee reductions of up to \$25,000 per unit, with a cap of \$125,000 per project. Fee modifications are increased progressively for projects that provide a higher percentage of affordable units and deeper income targets. The fee modification also includes a reduced residential impact fee and traffic impact fee for affordable housing. From 2014 to 2019, 17 projects received over \$7 million total in impact fee reductions by providing affordable housing.
- Rental Assistance.** The City participates in a State program—Housing Is Key—that provides rental assistance to qualified households. In



November 2021, the City approved 900 rental assistance applications, drawing from a fund of \$11.3M.

Implementation:

2021–2029 Objectives:

- Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 90 affordable units annually.
- Continue to provide reduced fees for new affordable housing units and consider applying fee waivers to ADU construction where occupancy is restricted to lower-income households.
- Continue to provide reduced fees for the new affordable housing units. For ADU construction, comply with State requirement to provide waiver of local impact fees. In addition, continue to offer local impact fee waiver for units that exceed the State size requirements if the units are available for family members, deed restricted for seven years as low-income housing, or rent exclusively to Housing Choice Voucher households. In 2024, evaluate the current approach to creating affordable ADUs and develop a program to waive fees, as legally and economically feasible, for affordable ADUs.
- Identify opportunities to convert existing market rate housing to affordable units. Proactively target properties that have a high potential to be converted, and work with the owners to achieve the conversion.
- Use all available and applicable State funding programs for new affordable housing construction and rent subsidies, including the Housing is Key program.
- Investigate the most effective means available to generate funds locally to support the construction of affordable housing in Pasadena, such as but not limited to a residential property vacancy tax, real estate transaction fee, and commercial development linkage fee.
- Annually pursue opportunities for increasing voucher allocations to Pasadena.

Target Population: Citywide; Extremely low-, very low-, low-, and moderate-income households

Time Frame: Ongoing for seeking funding and reducing fees
Identify potential properties for conversion by 2023 and ongoing

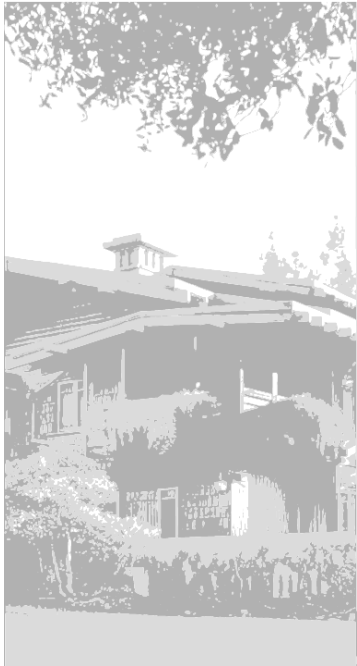
Responsible Agency: Housing Department

Funding Source(s): General Fund; grants; loans; set-aside funds

PROGRAM #13: HOMEBUYERS ASSISTANCE PROGRAMS

Pasadena has traditionally offered several homeownership programs to increase the number of affordable housing opportunities. Though the loss of redevelopment funding has significantly curtailed these efforts, the City will be pursuing additional funding to restore past program efforts.

- **Homebuyer Education.** The City contracts with Neighborhood Housing Services of Los Angeles County (NHS) to provide homebuyers’ education and counseling to lower-income renters to purchase housing. Program services also include credit counseling, financial prequalification, referrals, and limited financial assistance to first-time homebuyers. NHS also employs certified foreclosure counselors who work with homeowners and lenders in the home mortgage lending process.
- **Homeownership Assistance.** Because the State loan assistance limits under the CalHome program are insufficient to bridge the financing gap between market sale prices and low-income affordability given the high cost of housing in Pasadena, this program does not work locally. However, CalHome assistance may be helpful to provide deeper income affordability in for-sale housing projects that already require low-income units (e.g., projects subject to density bonus or inclusionary requirements). Thus, developers of such projects may opt to apply to the State for CalHome funds. Also, in 2021 the State awarded Pasadena approximately \$5.6M in Permanent Local Housing Allocation funds through 2026, a portion of which will be used to provide workforce housing down payment assistance loans to homebuyers.



Implementation:

2021–2029 Objective(s):

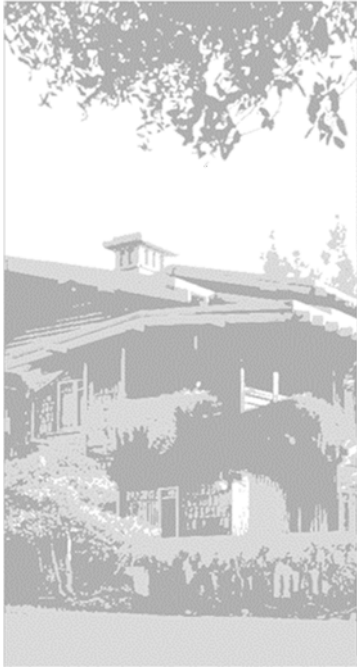
- Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.
- Conduct at least one homebuyer workshop each year in Northwest Pasadena.

Target Population: Citywide; extremely low, very low, low, and moderate-income households

Time Frame: Ongoing

Responsible Agency: Housing Department, NHS

Funding Source(s): HOME; CalHOME; Permanent Local Housing Allocation funds



PROGRAM #14: RENTAL HOUSING ASSISTANCE

The Housing Department is the federally designated agency for implementing rental assistance programs for income-eligible households, as well as eligible families experiencing homelessness, individuals, and persons with special needs. During the COVID-19 pandemic of 2020-2021, temporary rental assistance and rental forgiveness programs at the federal, State, and local level provided safety nets for residents who lost their jobs during the economic shutdown. Those programs are not anticipated to continue during this sixth cycle Housing Element and therefore are not discussed here as programs to be carried through 2029.

- **Housing Choice Vouchers.** The Housing Department issues approximately 1,285 vouchers annually to income-eligible Pasadena residents. The City's priority and preference system for allocating vouchers adhere to the following order: residency, working, disability, veteran, involuntary displacement, and substandard housing.
- **Special Needs.** Pasadena administers vouchers for special needs groups. These include persons living with HIV/AIDS and their families under the Housing Opportunities for Persons with Aids (HOPWA) program. Vouchers are also issued to non-elderly disabled (NED) people under two programs: NED #1 must be selected from the Section 8 waiting list and meet the definition of non-elderly disabled households, and NED #2 provides rental assistance to very low-income people. Federal funds are also allocated for the Continuum of Care (CoC) program.
- **Rapid Rehousing.** The City continues to receive Los Angeles County Measure H funding for rapid rehousing of single adults as well as homelessness prevention for individuals. This funding is contracted out to local, non-profit homeless service providers. In late 2021, the City submitted a new grant application for \$103,667 in Measure H funds. Additionally, the City has allocated \$1.2 million of Emergency Solutions Grant (ESG-CV) funding made available through the CARES Act for rapid rehousing activities. In fiscal year 2022, the City expects to receive Homeless Housing, Assistance and Prevention Round 2 grant funding from the State of California, which will be allocated toward additional rapid rehousing activities. In 2021, the City approved two projects that will provide housing for homeless individuals and seniors: a Salvation Army development and Heritage Square South in Northwest Pasadena.
- **Case Management.** Case management for rental assistance is supported with Los Angeles Measure H funding. This initiative helps rental assistance participants who had previously experienced homelessness to assist them to remain in good standing with the rental assistance program.
- **Rent Stabilization.** In 2019, the California Governor signed AB 1482, which capped rent increases statewide through December 31, 2030. Rent increases are tied to increases in the consumer price index. Given

that the legislation applies equally throughout the State, it does not reflect unique conditions in more expensive housing markets like Pasadena’s.

Implementation:

2021–2029 Objective(s):

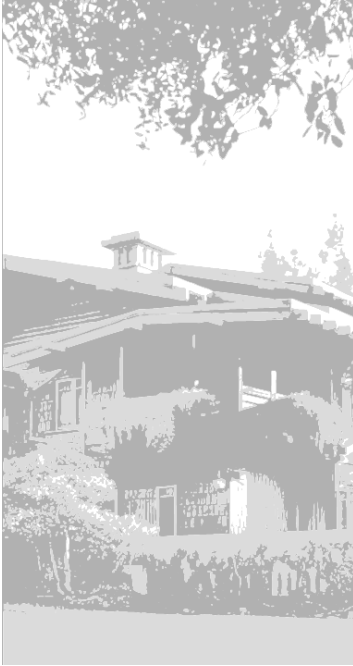
- Assist 1,200 households annually or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.
- Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and CoC programs.
- Increase the availability of rental vouchers by applying for special needs or other vouchers when available.
- Expand outreach and education on the State’s new Source of Income protection (SB 329 and SB 222), prohibiting housing discrimination against those utilizing public assistance for housing payments (including housing choice vouchers).
- Work with local property owners and landlords on an ongoing basis to encourage their willingness to accept vouchers and thus increase the supply of units citywide where vouchers can be used.
- Seek available funding or new grants to continue rapid rehousing activities, particularly funds available through Measure H.
- In the event that the rent control initiative on the November, 2022, ballot fails to pass, investigate the feasibility of enacting local rent stabilization controls or other tenant protection strategies that reflect conditions unique to Pasadena.

Target Population: Citywide; extremely low, very low, and low-income households

Time Frame: Vouchers: Annually
 Landlord education: Ongoing
 Seek funding and grants: Annually
 Develop and distribute information on Source of Income protection by 2022 and ongoing thereafter
 Investigate local rent stabilization ordinance: by 2026

Responsibility: Housing Department

Funding Source: U.S. Department of Housing & Urban Development



PROGRAM #15: AFFORDABLE HOUSING PRESERVATION

The City of Pasadena has an expansive inventory of deed-restricted affordable housing and a smaller inventory of market-rate affordable projects. Preserving existing affordable housing, both market rate and government deed-restricted projects, are important goals.

- **Deed-Restricted Affordable Housing.** Pasadena has approximately 3,000 publicly assisted multi-family units that are deed restricted as affordable to lower-income households (owner and rental). Approximately 243 of the covenanted units will come up for renewal by 2031. Properties owned by non-profit entities with an affordable housing mission are less at risk than properties owned by for-profit entities. About half of the units cited above are owned by profit-motivated organizations; most of these units consist of covenanted units within a market-rate multi-family housing development. The City monitors the status of these projects and reaches out to owners to determine ways to preserve the units as affordable. The City proactively monitors the list of at-risk properties, explores funding sources to keep the affordable units as affordable, presents options for developers building new projects to preserve at-risk units, and ensures tenants are properly notified of impending conversions as required by State law. For example, in June 2021, the City closed on the transaction to rehabilitate and preserve the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Avenue.

Properties owned by for-profit entities will continue to be more difficult to preserve. One strategy would involve partnering with a non-profit housing provider to purchase long-term leases for the units and then rent them to qualifying households.

- **Market Rate Affordable Housing.** Pasadena helps to preserve market rate housing affordable to lower-income households through acquisition and rehabilitation (Program #3), historic preservation (Program #4), and funding assistance (Program #11). Developers can fulfill their inclusionary housing ordinance obligations by acquiring, rehabilitating, and preserving existing market rate units as affordable housing. Since this is a complex issue, an objective to study options for preserving non-deed-restricted affordable housing and tenant protections is included as an action for this Housing Element.

Implementation:

2021–2029 Objectives:

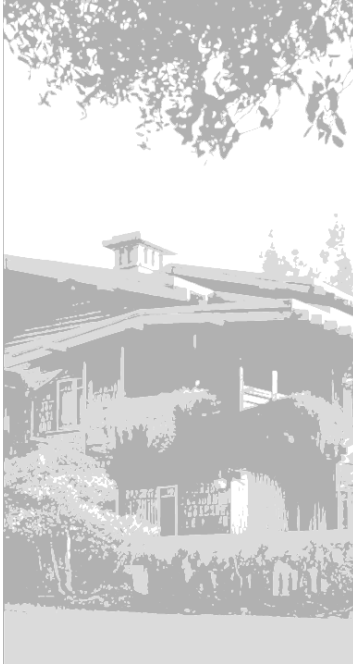
- Preserve all possible deed-restricted housing at risk of conversion during the planning period by: 1) conducting early outreach to property owners (at least three years prior to potential conversion), 2) identifying partners to preserve the units, 3) ensuring property owners/landlords comply with notification requirements (three-year, one-year, and six-

month), and 4) discussing with the City Council annually (or as otherwise appropriate) the possible allocation of funds for preservation (balanced with other housing program priorities).

- Continue activities to preserve market rate affordable housing through rehabilitation loans. Inform builders of the option to satisfy inclusionary housing ordinance requirements through acquisition/rehabilitation of rental properties.
- At the predevelopment review stage, inform builders of the option to fulfill inclusionary requirements with off-site acquisition/rehabilitation.
- Beginning in 2023 and updating annually, generate a list of small older multi-family rental properties for potential acquisition/rehabilitation and deed restriction. Target properties in Northwest Pasadena.
- Before 2027, study whether the Inclusionary Housing Ordinance should be amended to provide an option for allowing developers to fund rehabilitation of non-deed-restricted affordable housing. If the study indicates the option to be a productive means of preserving affordable housing, include provisions in the IHO by 2029.

Target Population:	Citywide; extremely low, very low, and low-income households
Time Frame:	Ongoing
Responsibility:	Housing Department
Funding Source:	Local, State, and federal funds

PROGRAM #16: HOUSING FOR PEOPLE WITH DISABILITIES



Pasadena encourages the development of housing suitable for people with disabilities (including developmental disabilities) and funds supportive services to address their needs.

- **Building Design.** The Americans with Disabilities Act (ADA) mandates certain requirements for multi-family housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of “universal design,” “visitability,” or “barrier free” housing. Features typically include zero-step entrances, wide doorways that can accommodate wheelchairs, and other key features.
- **Reasonable Accommodation.** Pasadena’s housing stock was predominantly built before ADA requirements and may not be as accessible as new units. Therefore, the City’s municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will simplify the process and thus improve access to housing for people with disabilities.
- **Housing Opportunities.** Expanding housing opportunities for people with disabilities (including developmental disabilities) is a necessary step toward achieving Pasadena’s housing vision. The City supports the construction of housing and group quarters suitable for people with disabilities. The City allocates vouchers (Program #15) for people with disabilities to live in housing in an integrated setting with other nondisabled people. The City uses federal and state grants, as well as county and local tax revenue, to provide services and permanent housing for the unhoused population, a significant percentage of whom have disabilities. Notably, \$3.15 million of Continuum of Care funding received from the U.S. Department of Housing and Urban Development (HUD) is utilized for the provision of permanent supportive housing to people with a disabling condition.

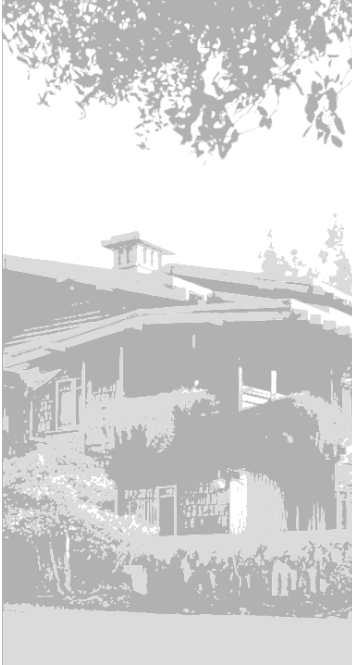
Implementation:

2021–2029 Objective(s):

- Continue to process applications for reasonable accommodations in an expeditious manner.
- Seek opportunities and grants to fund the provision of housing and services for people with disabilities (including developmental disabilities) as funding arises.
- Amend the Municipal Code to remove the Minor Variance requirement for a request for a reasonable accommodation and replace the process with a staff-level ministerial action.

- Target Population:** All economic groups
- Time Frame:** Ongoing for grants; amend Reasonable Accommodation provisions by 2023
- Responsibility:** Planning & Community Development; Housing
- Funding Source:** Local, State, and federal funds

PROGRAM #17: HOUSING FOR SENIORS



Pasadena continues to have a sizable senior population. Many retirement communities have been built in the City since Pasadena was established.

- **Housing Facilities.** Pasadena offers more than 1,200 units of senior housing, the majority of which are deed-restricted affordable to low-income seniors through covenants. In addition, more than 500 housing choice vouchers are allocated to seniors to rent housing in the community. The production of senior housing is also encouraged in multi-family districts, where provisions for parking reductions, density bonus incentives, and fee reductions apply. The City actively seeks partners to preserve affordable senior housing, such as the arrangement with the Retirement Housing Foundation to rehabilitate and preserve the 150-unit Concord senior housing development and the 70-unit Heritage Square rental project for older residents.
- **Life Care Facilities.** As the baby boomer population continues to age and grow, senior housing providers are expanding their housing facilities and services to include “life-care” housing opportunities, ranging from independent and semi-independent to assisted-living housing. The concept is to allow seniors who no longer reside in single-family homes to age in place without having to move to a completely different community or building as their health needs change. To that end, Pasadena works with life-care facility providers and developers to facilitate the construction of senior life-care facilities.
- **At-Risk Seniors.** A significant percentage of grant funding and local dollars spent on homeless services, including Continuum of Care and Emergency Solutions Grant program funding, provide housing and supportive services to seniors. In June 2020, the City and BRIDGE Housing entered into a development and loan agreement for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site.
- **Senior Services.** Pasadena seniors benefit from supportive services that enable them to live at home as independently as possible. The City funds organizations that provide meal and nutrition, recreation, health care, and service programs. Many programs operate from Pasadena’s Senior Center. The City’s transit line offers subsidized low-cost public transit for seniors. The City also implements its MASH program, which provides free home maintenance, repairs, and property maintenance for eligible seniors.
- **Shared Housing.** Existing housing units can help meet seniors’ needs through shared housing programs. Seniors who are mobile and wish to remain in their single-family homes but may not have the financial resources for maintenance can look for other seniors or younger roommates to reduce living costs. This model can achieve many

objectives simultaneously: allow seniors to live independently, provide them with companionship and support with daily care/assistance with tasks, create affordable housing options for students, and encourage intergenerational interactions.

Implementation:

2021–2029 Objective(s):

- Continue to support the construction of new senior housing and life-care facilities and the preservation of affordable senior housing.
- Continue to fund the provision of supportive services for senior residents as funding becomes available.
- Use Measure H and other targeted funding sources to meet the particular needs of seniors at risk of becoming homeless or who are currently unhoused.
- Explore the creation of a City-sponsored shared housing program.

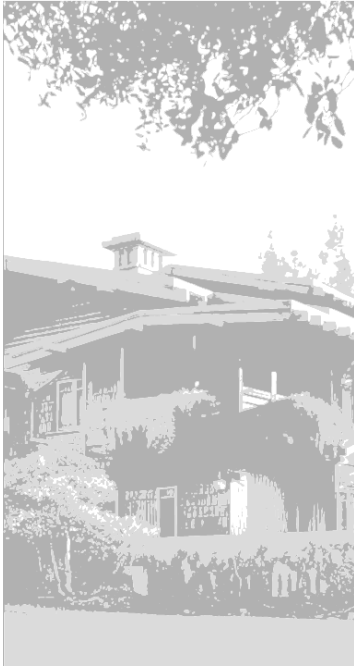
Target Population: Seniors from all economic groups

Time Frame: Providing senior housing and services: ongoing through the CDBG and other funding programs
Shared housing program: Investigate 2022-23 and if feasible, implement by 2025

Responsibility: Housing Department

Funding Source: Local, State, and federal funds

PROGRAM #18: FAMILY, YOUTH, AND STUDENT HOUSING



The City of Pasadena implements several programs to assist in developing and providing housing for families, including families with children, emancipated foster-care youth, and college-age persons.

- **Development of Housing for Families.** During the public outreach for this Housing Element, many participants identified the lack of affordable housing for families with children. Residents noted the difficulty of finding three-bedroom or larger apartments and houses that provide the space needed for larger families in particular. Because most new housing production in Pasadena consists of multi-family housing, opportunities to create units with three-plus bedrooms are limited unless incentives or subsidies are provided (as the City has done for the Marv’s Place and Summit Grove projects).
- **Housing for Emancipated Youth.** Emancipating youth refers to youth “aging out” of the foster care system, as well as a broader group of youth becoming independent adults before the age of 18. About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have nowhere to turn for jobs, housing, education, or support. Studies show that this population is at higher risk of homelessness. The City historically has not provided programs targeted to emancipated foster youth as other programs for affordable apartments and supportive housing help address their needs. The goal is to ensure these youth have access to the information that can help them find appropriate services.
- **Student Housing.** Pasadena is home to Caltech, Fuller Theological Seminary, ArtCenter of Design, Pasadena City College, and other small private colleges that collectively enroll more than 45,000 students. The exceptionally large number of educational institutions in Pasadena creates a high demand for apartments and affordable housing for faculty and students. While Fuller Theological Seminary is moving toward a predominantly online presence, ArtCenter has expanded to a second campus on South Raymond Avenue and has plans to provide housing. Pasadena City College supports the educational aspirations for about 29,000 students every year, and statewide data show that as high as 17 percent of these students face housing challenges. The City will continue to work with the private institutions to prepare and update Master Plans to provide additional housing opportunities. Pasadena City College’s land use decisions are not subject to City regulation, but Pasadena supports efforts to allow housing on Pasadena City College lands to meet a significant student housing need.

Implementation:

2021–2029 Objective(s):

- Work with organizations that oversee foster youth to help provide information regarding housing and services available to meet their needs as they transition out of the foster system.
- Identify incentives that can be used to encourage production of multi-family housing units with three or more bedrooms and incorporate those incentives into zoning and other appropriate development regulations.
- Work with private colleges and universities to require that student, faculty, and staff housing be proactively addressed in updated master plans.
- Continue to offer residential impact fee reductions for student housing.
- Support State legislation that authorizes construction of student housing on community college campuses. Encourage Pasadena City College to take advantage of any existing and future State legislation that authorizes construction of student housing on community college campuses, and work with the College to identify potential partnerships.

Target Population: All economic groups

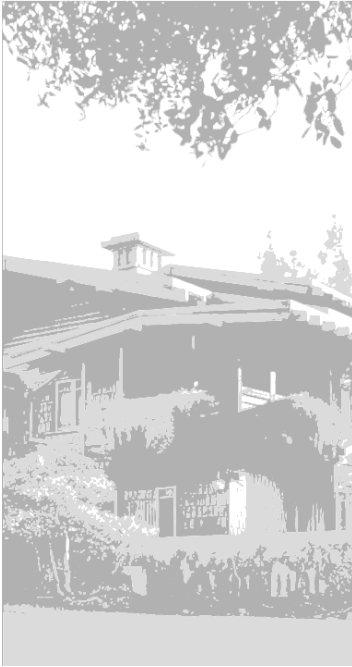
Time Frame: Coordination work and lobbying efforts are ongoing throughout the cycle.

Incentives for production of 3+ bedroom units will be examined as part of the Specific Plan updates and zoning code update to be completed by 2024.

Responsibility: Planning & Community Development; Housing Department

Funding Source: Local, State, and federal funds

PROGRAM #19: HOMELESS SERVICES



Pasadena employs a multi-faceted approach to addressing homelessness, as set forth in its Ten-Year Strategy to End Homelessness. As noted in the 2020 Pasadena Homeless Count, “although we continue to battle complex societal factors that are compounded by long-standing structural inequities, an increasing number of people are successfully getting connected to services and housing.”

- **Continuum of Care.** Pasadena has traditionally implemented a Continuum of Care (CoC) approach to addressing homelessness. A network of service agencies has emerged to address the needs of Pasadena’s homeless population: The Pasadena Partnership to End Homelessness. The Pasadena Partnership is the primary entity in Pasadena focused on meeting the housing and service needs of people experiencing homelessness. As a CoC designee, the Pasadena Partnership receives funding from HUD for its programs. The City’s Housing Department is a collaborative applicant for the CoC funding.
- **Rapid Re-housing/Transition.** Pasadena supplements the CoC system with a Rapid Re-housing Approach, as described in Program #15. This highly successful model provides an option for placing individuals and families experiencing homelessness immediately into permanent housing with supportive services. Rapid re-housing participants are provided with short-term interventions such as deposit assistance; short-term rent subsidies; and stabilization services including case management, budgeting assistance, and assistance to increase income.
- **Motel/Hotel Conversions.** Pasadena has many motels that have the potential to be converted to affordable housing. In 2018, the City passed a hotel/motel conversion ordinance to make it easier to convert existing hotels and motels to affordable housing.
- **Supportive Services.** Pasadena continues to support agencies that provide supportive services to people experiencing homelessness. Services are provided by a network of organizations (nonprofit, local government, for-profit, etc.) addressing both chronic and temporary homeless conditions people of all ages and backgrounds face, with the key goals of providing transitional and permanent housing. This assistance may include food services, job training, mental health, substance abuse recovery, referral services, and other services that enable people to transition to live full and productive lives.

Implementation

2021-2029 Objective(s):

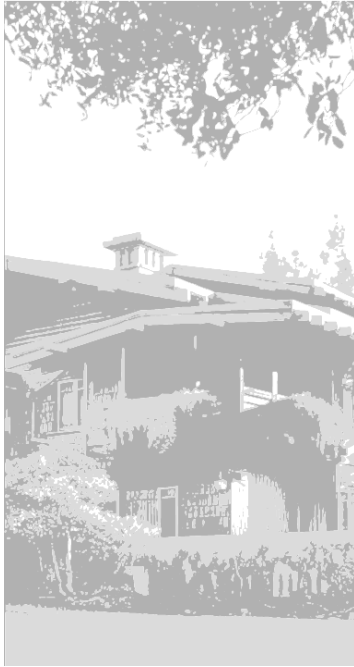
- Update and implement on an ongoing basis the recommendations in the City’s Ten-Year Strategy to End Homelessness.
- Continue programs to allow for the permanent conversion of motels to supportive and transitional housing.
- Continue to provide weather-activated motel vouchers to people experiencing homelessness.
- Working through the CoC Board, continue to prioritize funding for permanent supportive housing when it is eligible and feasible with the funding source.
- Pursue investments in homelessness prevention programming to reduce the number of people who experience homelessness for the first time due to the anticipated sharp increase in demand for prevention and diversion services when eviction moratoria are lifted in response to the COVID-19 pandemic.
- Through the CoC, explore using State funding to support a “Moving On” program for formerly chronically homeless participants living in a local permanent supportive housing site. The program will provide direct assistance via move-in costs, security deposits, etc. to support the transfer over to a less service-intensive housing assistance resource and free up permanent supportive housing units for those currently experiencing homelessness who need the housing and intensive services that accompany it.
- Investigate establishing a “safe parking” ordinance that allows people without permanent housing to park on a temporary basis in designated safe parking areas, with some form of discretionary review required to allow such use. If found to be an appropriate City program, establish an ordinance by 2024.

Target Population: Extremely low-, very low-, and low-income households

Time Frame: Update the Ten-Year Plan by 2025
 Investigate “Moving On” program by 2024
 All other programs are ongoing

Responsibility: Housing Department working with the Pasadena Partnership to End Homelessness

Funding Source: HUD



PROGRAM #20: FAIR HOUSING

Pasadena’s fair housing program supports its vision of a socially and economically diverse community by facilitating the provision of housing opportunities for all persons, regardless of their status. Pasadena’s efforts to affirmatively further fair housing law are detailed below and described in Appendix F. Many of the programs involve work of the Human Rights Center through its contract with the City.

- **Fair Housing Services.** Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. These agencies provide counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City implements its Housing Mediation Ordinance, which oversees landlord-tenant disputes.
- **Fair Housing Impediments.** Fair housing concerns have varied over the past decades concurrent with case law, improved awareness, and contemporary challenges. In accordance with federal and State fair housing law, the City regularly prepares an Analysis of Impediments to Fair Housing Choice that identifies potential impediments and offers a menu of strategies to address them. The City will continue to work with its fair housing provider to affirmatively address identified impediments.
- **Monitoring.** Contracting with non-profit housing organizations, the City will continue fair housing testing every two years starting in 2022. Specifically, upon release of 2020 Census data, random testing will be conducted that reflects the City’s changing demographics and emerging fair housing trends. Ensure fair housing testing is conducted in Northwest Pasadena with disproportionate housing needs and displacement risks.
- **Tenant Protection Ordinance.** The City requires property owners to pay relocation assistance for tenants who are involuntarily displaced from housing when the tenant is not at fault. Relocation assistance is required if: 1) the unit is slated for demolition; 2) the building must be vacated due to health and safety violations; or 3) the landlord seeks to remove the unit permanently from the rental market. Tenant protections are also enforceable in the case of condominium conversions. In 2019, updates to the ordinance strengthened tenant protections. The City will strengthen protection efforts as follows:
 - With additional City funding, the Housing Department will continue to provide tenant protections counseling and legal services.
 - Continue implementing the Housing Mediation Ordinance, which oversees landlord-tenant disputes.

- **“Renoviction”:** By the end of 2022, complete amendments to administrative regulations in the existing Tenant Protection Ordinance (TPO) to close loopholes associated with landlord evictions of tenants for unit improvements.
- **Landlord Education.** The Housing Department supports landlord education through funding to non-profit organizations and partners with the HRC to conduct fair housing workshops and informational flyers. Through the contract, the City will expand outreach and education of the State’s Source of Income Protection laws (SB 329 and SB 222) defining public assistance, including housing choice vouchers as legitimate source of income for housing. Also, the City will develop materials regarding source of income protection for distribution to rental property owners, including property owners with ADUs and property owners seeking building permits for small rental complexes such as duplex and triplex developments.
- **Tenant and Homeowner Education.** The City will target dissemination of Fair Housing Outreach information and notices of available services and workshops in Northwest neighborhoods identified with disproportionate housing needs and displacement risks.
- **Unhoused Individuals and Families.** The City will engage Mental Health Advocacy Services to provide fair housing training for homeless services providers who assist with housing locator services.
- **Expanding Housing Opportunities.** A key goal of fair housing is to create opportunities for people to find housing of all types in all neighborhoods. Actions to achieve this goal include:
 - Continue the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a Section 8 housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. The goal is to achieve 20 ADUs over eight years.
 - Initiate a program in 2022 to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.
 - Monitor and review all ADU programs for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives to facilitate production.
 - Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the

Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and of a new set-aside designed to address displacement (Over-Housed Priority and Former Resident Set-Aside (20 percent of available units).

- Increase visibility of the <http://pasadenahousingsearch.com> website by publishing an article for the website annually in the City's Pasadena-in-Focus newsletter, which is sent to all Pasadena residents.
- Work with SocialServe.com (the developer of the <http://pasadenahousingsearch.com> website) to include areas of opportunity as a search feature.
- In 2021, as part of its Missing Middle policy to address the growing need for "missing middle" housing—rental units affordable to the moderate-income workforce—the City entered a of a Public Benefit Agreement with the California Statewide Communities Development Authority for the acquisition of existing apartment projects Westgate Apartments Phase II and III (340 units) and The Hudson, with 173 units. The City will consider additional projects if opportunities arise during the planning period, with the goals of acquiring 900 total units.
- Beginning in 2022, promote the City's reduced residential impact fee from \$20,000 to \$3,000 if the developer builds workforce units. Currently, this reduction is not being widely utilized. Promote this incentive during pre-application and initial project reviews.

Implementation:

2021–2029 Objective(s):

- Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.
- Expand fair housing outreach and education in Northwest Pasadena, including at least one annual workshop in the neighborhood.
- Update the City's Analysis of Impediments to Fair Housing Choice every five years and implement recommendations contained in it.
- Conduct fair housing testing every other year beginning in 2022.
- Continue to implement Pasadena's Tenant Protection Ordinance and applicable provisions of the State 2019 Tenant Protection Act, with expanded tenant protection counseling and legal services.

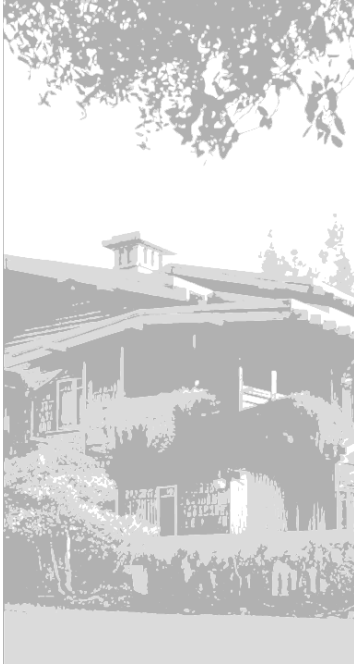
- By 2022, develop materials regarding source of income protection for distribution to rental property owners, including property owners with ADUs.
- At least annually, disseminate Fair Housing Outreach information and notices of available services and workshops, with targeted outreach in Northwest neighborhoods.
- Continue programs focused on landlord education of fair housing laws.
- Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives. Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.
- On an ongoing basis, 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 and community-based organizations.
- At least annually make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities.
- In 2023, work with KPAS (local public access television) to create an informational video on fair housing, including the new source of income protection.
- Annually, participate in diversity awareness events and programs at a variety of locations throughout the City.
- Annually publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions.
- By 2023, establish a method of measuring the progress of fair housing practices which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city’s Housing Element Annual Progress Report each April. Use information collected to adjust and target community outreach.

Target Population: Persons with protected status under fair housing laws

Time Frame: Ongoing

Responsibility: Housing Department

Funding Source: Local HOME funds; CDBG; California Statewide Community Development Authority (CSCDA) Joint Powers Authority



PROGRAM #21: EDUCATION AND MONITORING

Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs.

- **Monitoring Program.** For reporting purposes of federal funding programs, Pasadena prepares the required Consolidated Annual Performance Evaluation Report (CAPER) for federal programs. As required by State law, the City prepares the Annual Housing Element Progress report for HCD. The City maintains a tracking program for the specific plans to ensure conformance with General Plan policies regarding development caps (which do not apply to affordable housing production and which the City has committed to removing). Per State law, a similar program will be required to track no-net-loss provisions regarding housing inventory sites identified for affordable housing production.
- **Community/Commission Education.** Housing policy and programs, State and federal mandates, funding sources, and entitlement processes can be confusing to people unfamiliar with their application. To enhance and inform the decision-making process for housing matters and to help the public navigate seemingly complex processes, the City will implement more formal education programs about housing production and policy. Targeted audiences will include elected and appointed City officials, affected City staff, and the public who use and benefit from housing programs and entitlement processes.

Implementation:

2021–2029 Objective(s):

- Monitor annually the progress in meeting the objectives set forth in the Housing Element and prepare Annual Report to HCD as required by law.
- Establish a no-net-loss tracking program that allows the public to readily access information regarding housing sites available for the construction of affordable units.
- Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues and programs. Provide informational materials both online and as part of in-person events.

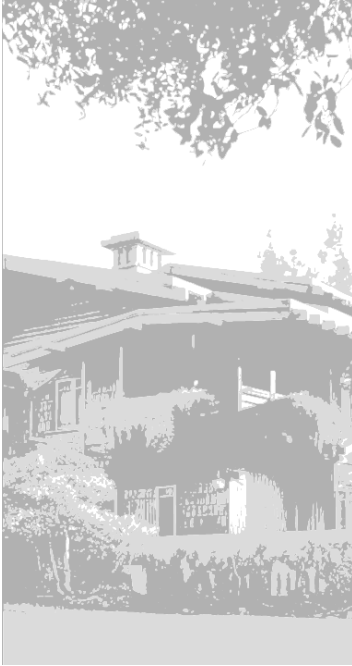
Target Population: All economic groups

Time Frame: Annually and ongoing

Responsibility: Planning & Community Development; Housing Department

Funding Source: General Fund

PROGRAM #22: NEIGHBORHOOD AND COMMUNITY PRESERVATION



Several neighborhoods in Pasadena have home values that have stayed lower than the local median prices due to underinvestment in community infrastructure, historic real estate practices that prevented people of color from buying or renting homes in particular districts, and poorly performing local public schools, among other factors. Like other Pasadena neighborhoods, the lower-income areas contain houses with historic character and local shopping districts that people can walk to. They are culturally rich neighborhoods where families have lived for generations.

With home prices so high in most of the City, homebuyers and institutional investors see the value in the historically undervalued areas and are buying houses at seemingly bargain prices. They may be purchasing properties now rented as affordable units, rehabilitating the home, and “flipping” them to be bought or rented at higher prices. This practice often forces long-term residents to move. Also, however, long-term residents who own the homes are benefitting from increased home values and can build generational wealth formerly not possible. The process of gentrification creates tensions, and those residents who are adversely affected see a loss not just of their home but their neighborhood.

As of 2021, Pasadena did not have any programs specifically to address the adverse impacts of gentrification. However, the City has adopted strategies and programs to address residents’ concerns, such as expanding the middle-income housing supply and providing opportunities for renters to purchase the units they live in. Through the public engagement process for this Housing Element, residents and neighborhood advocates asked for additional actions to allow long-term residents to remain in their neighborhoods of choice.

Implementation:

2021–2029 Objective(s):

- Annually monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement and changes in community character, investigate effective means that can supplement existing City efforts.
- Investigate whether imposition of a vacancy tax would result in keeping properties in the rental and for-sale markets and not held vacant by owners waiting for the market to shift upwards.
- Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and a new set-aside designed to address displacement (Over-Housed Priority and Former Resident Set-Aside 20 percent of available units).

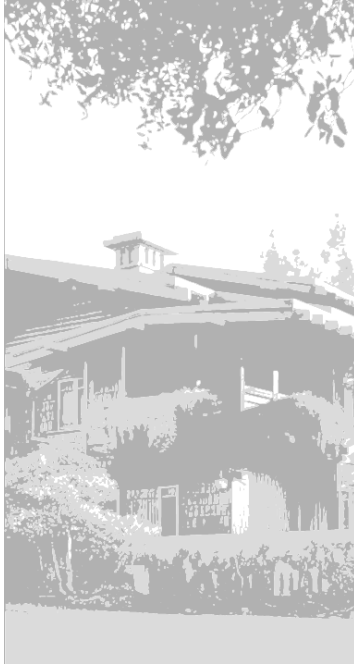
- *Prioritize Former Resident:* Many residents who are being priced out of Pasadena are disproportionately minority. This priority is for people who were priced out within the last ten years. Set aside 20 percent of new affordable units (up to 50 units) for former residents of Pasadena. By 2025, evaluate the effectiveness of this priority and consider modifications and increases to this number.
- *Over-Housed Priority:* Many older City deed-restricted affordable homes (with three or more bedrooms) are being occupied by older adults whose children no longer live with them. These households are “over-housed” but have limited trade down options in Pasadena due to price. This priority allows the over-housed households to access small inclusionary units and be able to remain in the community.

Target Population: Residents of historically underserved neighborhoods

Time Frame: Ongoing

Responsibility: Planning & Community Development; Housing Department

Funding Source: General Fund



PROGRAM #23: ZONING CODE UPDATES

Beginning in 2017, the California legislature passed several laws aimed at increasing housing production of all types, particularly housing for lower-income and special needs households. To implement the legislation, Pasadena will need to amend its zoning ordinance to address current density bonus regulations, laws applicable to ADUs, low-barrier navigation centers, supportive housing as a by-right use, and application review processes for projects using streamlined approvals pursuant to SB 35 and SB 330. In the absence of tailored local zoning regulations, State law applies.

Implementation:

2021–2029 Objective(s):

- Amend Title 17 (Zoning Code) of the Pasadena Municipal Code to implement current State laws.
- Amend the Zoning Code to reinstate transitional housing regulations the City adopted (that were inadvertently deleted by a subsequent code amendment) to implement State law.
- Update emergency shelter regulations in the Zoning Code to ensure consistency with State law, reflect reasonable parking requirements, and allow for Low Barrier Navigation Centers consistent with State law.
- Amend Zoning Code regulations regarding employee housing to allow such housing with six or fewer residents in a single-family residential zone to be treated the same as any single-family residence and employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

Target Population: All income groups

Time Frame: By 2024

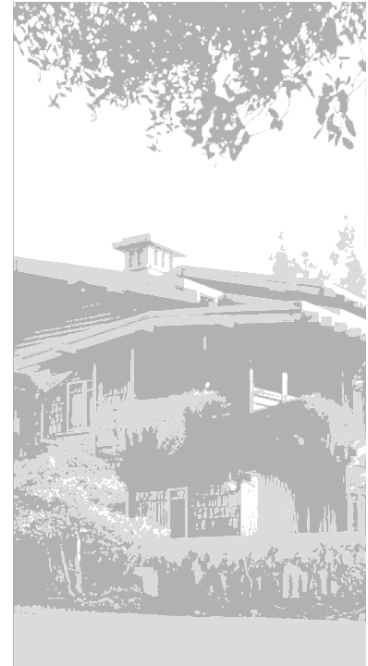
Responsibility: Planning & Community Development

Funding Source: General Fund

PROGRAM 24: RESOURCE CONSERVATION

Pasadena encourages sustainable development that reduces energy conservation, protects the environment, and facilitates production of affordable housing. In 2018, the City adopted a Climate Action Plan (CAP) which establishes several strategies applicable to residential development. Notably, the CAP includes a consistency checklist which City staff uses in project review to determine ability of project design features to reduce greenhouse gas emissions.

- Building Codes.** Pasadena implements the California Green Building Standards Code (CalGreen) to promote sustainable building design and construction practices. Although CalGreen’s mandatory provisions apply only to new construction and rehabilitation, the City extends these requirements to additions and alterations. Additional requirements, as permitted under State law, also apply to the residential and mixed-use development.
- Solar Incentives.** Pasadena Solar Initiative (PSI) promotes the expansion of renewable solar power use locally. Through rebates, additional incentives and education, the PSI aimed to facilitate the generation of 14 megawatts of solar power by 2017. Through these incentives, the City has already facilitated the installation of 380 solar units in residential structures in Pasadena.
- Water and Sewer Services.** The 2015 General Plan EIR concluded that adequate water supplies are available to meet the projected level of growth, with which this Housing Element conforms. However, statewide drought conditions associated with climate change can be expected to strain water supply. As required by State law, the City has policies in place (City Council resolution #8621) to grant priority for service allocations to proposed projects that include low-income housing. Sewer service capacity continues to be adequate.



Implementation:

2021–2091 Objectives:

- 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.
- Implement Climate Action Plan strategies related to TOD, energy efficiency upgrades, carbon-neutral technologies, and water use reduction.

Housing Plan

Target Population:	All economic groups
Time Frame:	Ongoing
Responsible Agency:	Planning & Community Development; Pasadena Water and Power
Funding Source(s):	Building permit fees; General Fund; grants

Appendix A: Community Profile/Housing Needs Assessment

Population and Employment Trends

To better understand the types of housing needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Age, ethnicity, and employment influence the type and cost of housing needed in a community and tracking changes in demographics can help City leaders better respond to or anticipate changing housing demand. The information presented here largely has been drawn from consolidated data provided by the Southern California Association of Governments (SCAG) for the sixth cycle Housing Element updates, the native sources of which include the U.S. Census Bureau (Decennial Census and 2014-2018 American Community Survey), HUD Comprehensive Affordability Strategy (CHAS), the California Department of Finance, and the California Department of Development Services. Sources of housing sales and rental data are as cited in this section.

Baseline Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Pasadena grew approximately 5.6 percent, from 137,122 to 144,842 residents. This growth rate was greater than in Los Angeles County (4.2 percent). Growth forecasts generated by SCAG for preparation of the regional planning document *Connect SoCal* predict a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that Pasadena’s population will grow by seven percent, and the countywide population is expected to increase by 14.8 percent.

Table A-1: Population Growth and Projected Growth

	2010	2020	2045	% Change	
				2010-2020	2020-2045
Pasadena	137,122	144,842	155,500	5.6%	7.0%
Los Angeles County	9,758,256	10,172,951	11,677,000	4.2%	14.8%

Source: CA DOF E-5 Population and Housing Estimates, SCAG Growth Forecasts

In addition to population projections, other demographic characteristics and trends can indicate housing needs, such as age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Older adults may look to downsize their homes upon retirement. Table A-2 shows the age groups of Pasadena residents. In 2018, residents between 25 and 44 years old represented the largest age group (33 percent) followed by the age group 45 to 64 (25 percent). The two age groups were also the largest in 2010. Pasadena’s median age is 38.1 years, which skews older compared to the County (36.2 years) and California as a whole (36.3 years). While the older population percentage is sizable, the large portion of young adults and adults means that demand is likely to continue to grow for larger family-sized units.

Table A-2: Age

Demographic Profile	2010	Percentage	2018	Percentage
Age				
0-19	29,848	22%	29,774	21%
20-24	9,268	7%	8,484	6%
25-44	45,371	33%	46,064	33%
45-64	34,073	25%	34,877	25%
65+	18,562	14%	22,047	16%
Median Age	37.2		38.1	

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Race and Ethnicity

Table A-3 shows the racial/ethnic distribution of population in Pasadena. White (35 percent) and Hispanic (35 percent) residents make up the majority of the population, followed by Asian/ Pacific Islander (17 percent), Black (nine percent), and Other (three percent). When compared with Los Angeles County, Pasadena has more White residents (35 percent compared to 26 percent) and fewer Hispanic residents (35 percent compared to 48 percent). Since 2010, the White population in Pasadena has decreased by four percentage points while the Hispanic population has increased by one percentage point. The Black population has decreased by one percentage point since 2010, and the Asian/ Pacific Islander population has increased by three percentage points.

Community Profile/Housing Needs Assessment

Table A-3: Race and Ethnicity

Demographic Profile	2010	Percentage	2018	Percentage
Race/Ethnicity				
White (non-Hispanic)	53,135	39%	49,992	35%
Hispanic	46,174	34%	49,211	35%
Black	13,912	10%	13,100	9%
Asian/Pacific Islander	19,293	14%	24,020	17%
Other	4,608	3%	4,923	3%

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Employment

Pasadena has 73,119 residents who are employed across 13 major industrial sectors. Table A-4 provides detailed employment information. The majority of Pasadena residents work in educational services, health care, and social assistance (27 percent), followed by professional, scientific, management, administrative, and waste management services (17 percent). These industries were the largest in 2010 as well, with 26 percent of Pasadena residents working in educational services, health care, and social assistance and 16 percent working in professional, scientific, management, administrative, and waste management services.

Table A-4: Employment by Industry

Demographic Profile	2010	Percentage	2018	Percentage
Employment by Industry				
Educational services, health care, and social assistance	17,750	26.1%	19,623	26.8%
Professional, scientific, management, administrative, and waste management services	11,086	16.3%	12,257	16.8%
Arts, entertainment, recreation, accommodation and food services	5,387	7.9%	7,922	10.8%
Retail trade	5,270	7.7%	6,159	8.4%
Finance, insurance, and real estate rental and leasing	5,978	8.8%	5,517	7.5%
Manufacturing	3,785	5.6%	3,961	5.4%
Other services, except public administration	4,207	6.2%	3,809	5.2%
Information	3,710	5.5%	3,648	5.0%
Construction	3,443	5.1%	3,150	4.3%
Public administration	2,801	4.1%	2,880	3.9%
Transportation and warehousing, and utilities:	2,257	3.3%	2,515	3.4%
Wholesale trade	2,059	3.0%	1,543	2.1%
Agriculture, forestry, fishing and hunting, and mining:	268	0.4%	135	0.2%

Source: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Community Profile/Housing Needs Assessment

These trends are important, as certain industries are generally associated with lower median earnings. According to the 2018 American Community Survey, in Pasadena, educational services, health care, and social assistance workers have a median income of \$49,873; those in professional, scientific, management, administrative, and waste management services had a median income of \$61,473. A large income gap exists between these two employment industries. The 10 largest employers in Pasadena are outlined in Table A-5.

Table A-5: Principal Employers - 2019

Employer	Total Number of Employees	Percent of Total Employment of all Businesses in Pasadena
California Institute of Technology - Jet Propulsion Laboratory	5,029	7.0%
Kaiser Permanente	4,760	6.5%
California Institute of Technology - Campus	3,900	5.4%
Huntington Memorial Hospital	3,200	4.0%
Pasadena City College	2,619	3.6%
Pasadena Unified School District	2,420	3.3%
The City of Pasadena	2,278	3.0%
Bank of America	1,300	2.0%
Pacific Clinics Administration	1,100	1.5%
Art Center College of Design	883	1.0%

Source: City of Pasadena, Comprehensive Annual Report, 2019

Household Characteristics

Characteristics for Pasadena households are summarized in Table 6. Between 2010 and 2018, the number of households in Pasadena increased three percent (from 52,987 in 2010 to 54,394 in 2018) according to the 2010 Census and 2018 American Community Survey.

Income

According to the 2018 American Community Survey, the median household income for Pasadena was \$78,941, which is higher than the County of Los Angeles median household income of \$64,251. Median household income differs by tenure in Pasadena; owner households earn more than twice the earnings of renter households.

U.S. Census data report that 15.7 percent of Pasadena residents live in poverty, as defined by federal guidelines. This proportion is about the same as Los Angeles County, which is 16 percent. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index but do not vary geographically. Certain populations, such as people who do not have a high school degree, are more likely to be living in poverty.

Community Profile/Housing Needs Assessment

Because poverty thresholds do not differ based on geographic differences, a better measure of income disparities is the distribution of incomes for a particular area. For planning and funding purposes, the United States Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for Los Angeles County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120 percent)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses >120 percent)

The Comprehensive Housing Affordability Strategy (CHAS) data developed for HUD reports household income adjusted for family size and tenure. As shown in Table A-6, in Pasadena, above moderate-income households comprise the largest share of all households (50 percent), and extremely low-income households comprise the second largest category (17 percent). As indicated in Table A-6, income also differs by tenure, with more renter households in the lower-income categories (≤ 80 percent AMI) than owner households.

For renter households, extremely low-income households represent 24 percent of renters. This high percentage illustrates a critical need for housing for persons at the very low end of the income scale. Given their income levels, these households likely face very high-cost burdens and live in overcrowded and possibly substandard units. Some may be unhoused. The City's Inclusionary Housing Ordinance does not specifically address extremely low-income households; they are included among the very low-income category. Programs focused on assistance to homeless individuals and families do not address all needs in the community. A gap exists between the housing needs of extremely low-income households and available resources to meet their needs.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing expenses experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less remaining income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to be at risk of becoming homeless or experience overcrowding. In Pasadena, 42 percent of households are considered cost burdened (per 2018 data), with lower-income renter households experiencing the highest rate of overpayment at 79 percent.

Table A-6: Household Characteristics by Tenure

Household Characteristic	Owner Households	Percentage	Renter Households	Percentage	All Households	Percentage
Number of Households ¹	23,396	43%	30,998	57%	54,394	100%
Median Household Income ¹	\$ 118,264		\$ 57,406		\$ 78,941	
Household Income Categories²						
Extremely Low Income (0-30% AMI)	2,055	9%	7,455	24%	9,510	17%
Very Low Income (30-50% AMI)	1,300	5%	4,300	14%	5,600	10%
Low Income (50-80% AMI)	2,200	9%	4,670	15%	6,870	13%
Moderate Income (80-100% AMI)	1,865	8%	3,515	11%	5,380	10%
Above Moderate Income (100% + AMI)	16,455	69%	10,925	35%	27,380	50%
Total	23,870		30,860		54,735	
Overpayment						
All Households Overpaying for Housing ²	7,720	32%	15,450	50%	23,170	42%
Lower-Income Households Overpaying for Housing (*0-80%) ²	3,910	70%	12,935	79%	16,845	77%

Source¹: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source²: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Source³: Southern California Association of Governments (SCAG) 2023 – 2031 Regional Housing Needs Allocation (RHNA)

Housing Stock Characteristics

Housing Stock

In 2020, the California Department of Finance reported 62,753 housing units in Pasadena. Between 2010 and 2020, the housing stock increased by 3,202 units. Currently, most of the housing stock consists of multi-family units (51 percent), followed by detached single-family homes at 42 percent. The California Department of Finance estimated an overall vacancy rate of 7.9 percent in January 2020. The remainder of the housing stock is composed of single-family attached units such as townhomes (seven percent) and mobile homes (0.2 percent).

Due to disparities between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more

Community Profile/Housing Needs Assessment

than one person per room (excluding kitchens, bathrooms, and halls). In Pasadena, five percent of housing units are overcrowded according to the 2018 American Community Survey. Overcrowding is more prevalent in renter households than owner households. Pasadena, experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Table A-7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Detached ¹	N/A	N/A	26,388 (42%)
Single Family Attached ¹			4,225 (7%)
Multi-Family Units ¹			32,010 (51%)
Mobile home, other units ¹			130 (0.2%)
Total units ¹			62,753
Average or median Household Size ¹			2.44
Vacancy Rate ²	1.5%	3.2%	9.9%
Overcrowded Units ²	487	2,817	3,304
Units Needing Replacement/Rehabilitation	N/A	N/A	1,635
Housing Cost	\$888,000 ³	\$1,598 ²	N/A

Source¹: California Department of Finance E-5 Population and Housing Estimates (2020)

Source²: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source³: CoreLogic September 2020

Housing Condition

The housing stock in Pasadena is predominantly older, with 75 percent built before 1970 (or older than 50 years). Pasadena incorporated in 1886, and many homes date to the City’s early years and reflect architectural styles spanning over 125 years. While thousands of units citywide are of “mature” age, Pasadena’s commitment to preserving this heritage has resulted in improvements to all unit types that extend their effective lives. Generally, without committed property owner efforts to property maintenance, residential units begin to show age after 30 years and require focused maintenance, such as roof repair, painting, landscaping, and exterior finishes. Structures older than 50 or 60 years often require upgrades to plumbing, electrical, heating, and other major components or lead-based paint removal to bring the property up to current health and safety standards. Housing units constructed prior to 1978 are likely to contain lead-based paint. These conditions are not always the case, since many homes, particularly older historic homes, have been renovated.

Generally, Pasadena’s housing stock is in excellent condition, and most residential neighborhoods are well maintained. However, isolated structures need repair. The U.S. Census provides a limited assessment of housing conditions. According to the American Community Survey 2014-2018 Five-Year Estimates, approximately 0.7 percent of units lack complete plumbing facilities and 2.3 percent lack complete kitchen facilities. This translates to approximately

1,635 substandard units in Pasadena. These estimates for substandard housing do not include units lacking heating.

City staff inspects an average of 1,800 single-family and duplex units through its Occupancy Inspection Program and 5,500 multi-family rental units through the Quadrennial Inspection Program. Through the Occupancy Inspection Program, Code Compliance officers inspect all single-family residences and duplex properties (prior to the sale of a property) using an expansive checklist of major and minor violations. The Quadrennial Inspection Program was established in 1987 to ensure the quality and maintenance of the City's multi-family housing stock. All rental properties containing three or more units are subject to the Quadrennial Inspection Program and are inspected once every four years. Between August and October 2021, for example, the City inspected 900 units.

These programs have been credited with helping to ensure that Pasadena's single- and multi-family housing and properties are adequately maintained and repaired. In 2019, in response to a significant improvement in the housing stock and changes to the real estate environment, the Occupancy Inspection Program was replaced by a Presale Self-Certification Program. The Presale Self-Certification Program eliminates and reduces the delays in the sale/transfer of a residential property and eliminates redundancies and ineffectiveness associated with private and City inspections while continuing to require the abatement of life and safety code violations. In some cases, City staff also assists in rehabilitating larger multi-family projects or single-family homes through loans or grants, acquisition and rehabilitation activities, and support for State/federal grants.

Between 2012 and 2021, the City identified 3,234 units (an average of 359 annually) as having minor to major code violations, with minor violations consisting of simple fixes like replacing missing smoke detectors and fixing minor plumbing leaks (e.g., a dripping faucet). Major violations generally require health and safety repairs, such as addressing exposed electrical wires or improperly vented water heaters. Given that Pasadena has a total of 62,753 housing units (Table A-7), 359 annual violations represents less than one percent of the units having code violations. The City's active programs to monitor and improve the physical condition of units means overall, the housing stock is in very good condition.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. Based on information provided by CoreLogic, the Pasadena median home price in September 2020, based on information provided by CoreLogic, was \$888,000, which is two percent higher than the median price in September 2019. By comparison, the median home price in Los Angeles County in September 2020 was \$710,000.

According to the 2018 American Community Survey, 57 percent of Pasadena households live in rental housing. The real estate website Zumper.com reports a median rent of \$1,875 for one-bedroom units, \$2,625 for two-bedroom units, and \$3,800 for three-bedroom units in Pasadena as of December 2020. Table A-8 shows the HUD-determined fair market rents for Pasadena and Los Angeles County. Rents in Pasadena are more expensive than the HUD-determined fair market rents (although not exorbitantly so), indicating that Pasadena rents are more expensive than many other parts of Los Angeles County.

Table A-8: Fair Market Rents in Pasadena and Los Angeles County - 2020

Location	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
City of Pasadena	\$1,369	\$1,605	\$2,508	\$2,735	\$2,982
Los Angeles County	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Source: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

Special Housing Needs

Housing Element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to identify resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Table A-9: Special Needs Groups

Special Needs Category	Count	Percent of Total Population
Persons with Disabilities ¹	14,239	10%
Persons with Developmental Disabilities ²	1,483	1% of residents
Elderly (65+ years) ¹	22,047 persons	11% of residents
	13,445 households	25% of households
Large Households (5+ members) ¹	4,523 households	8% of households
Farmworkers ¹	135 persons	0.2% of labor force
Female Headed Households ¹	5,804	11% of households
People Experiencing Homelessness ³	527 persons	N/A

Source¹: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source²: California Department of Developmental Services, March 2021; DDS consumer count by CA ZIP Codes 91101-91107

Source³: Pasadena Partnership, Homeless Count

Persons with Disabilities, Including Persons with Developmental Disabilities

Residents with disabilities face housing access and safety challenges. People with disabilities, in many cases, are of limited incomes. As such, most of their monthly income is often devoted to housing costs. In addition, persons with disabilities may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

U.S. Census data report 14,239 residents with a disability in Pasadena, representing 10 percent of residents. The majority of residents with a disability are 75 years and over (51.9 percent), followed by those 65 to 74 years old (20.4 percent). The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.2 percent of seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Pasadena, 34.8 percent of the population with a disability are employed, compared to 77 percent of the population without a disability.

The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support regional centers provide include information and referral, assessment and diagnosis, counseling, individualized planning and service coordination, resource development, advocacy, family support, and placement of out-of-home care. In Pasadena 1,483 persons are served by the local Regional Center. This includes 854 persons who are 18 years and older and 629 persons under 18 years old receiving services from the Department of Development Services. The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider.

Elderly (65+ years)

Many senior households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, are more likely to have high health care costs, and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. In Pasadena, 13,445 households are headed by elderly residents, representing 25 percent of total households. The majority of senior households are nonfamily households. In Pasadena, 11 percent of all

residents live in poverty, with 14.8 percent of this population being senior households.

Large Households (5+ members)

Large households, defined by California Department of Housing and Community Development (HCD) as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. Pasadena reports 4,523 large households, representing eight percent of all households. A larger percentage of renter households are large (4.7 percent), compared to owner households (3.5 percent).

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers in California have difficulty finding affordable, safe, and sanitary housing. Because Pasadena is located in a more urban setting, very few farmworkers live in the City. The U.S. Census reports that 135 residents, representing only 0.2 percent of the labor force, are farmworkers. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Pasadena. Due to the low number of agricultural workers, the housing needs of migrant and/or farmworkers can be met through affordable housing programs focused on lower-income households.

Female-headed Households

Single-parent households require special consideration and assistance because of the greater need for daycare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 5,804 female-headed households in Pasadena, representing 11 percent of all households. A total of 24.7 percent of female-headed households live in poverty compared to 9.8 percent of all Pasadena households living in poverty.

People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to quantify. U.S. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. During the Los

Angeles County 2020 Point-in-Time Homeless Count, 527 people were identified as experiencing homelessness in Pasadena, a decrease from 542 people in 2019.

Pasadena is adopting components of a “Housing First” approach to address the housing and supportive needs of its homeless population. Under this model, non-chronic and chronic homeless individuals and families are immediately transitioned into housing and provided wrap-around services to ensure longer-term housing stability. This is contrasted with a “housing readiness” model that focuses on individuals successfully addressing substance abuse or mental health issues or “graduating” through case management in a shelter/transitional home to become “housing ready.”

Although the City’s preference is for rapid reentry into permanent housing, Pasadena recognizes that a full continuum of housing options is needed to meet the needs of homeless people at various stages of recovery. The following housing options are provided in Pasadena for homeless people.

- **Emergency Shelters:** Several year-round shelters in Pasadena provide housing and case management to prepare residents to obtain and maintain housing. Also, 242 shelter beds are available during inclement weather. The City provides funding to nonprofit homeless service providers for hotel vouchers they distribute to persons.
- **Street Outreach:** The City has dedicated teams focused on identifying and engaging unhoused individuals to connect them to services that will help them move into permanent housing. These teams cover 100 percent of Pasadena. In addition, the Pasadena Police Department works with the Los Angeles County Department of Public Health to pair a police officer with a mental health care specialist for crisis intervention.
- **Residential Rehabilitation Center:** A residence that provides housing for up to six months and provides specialized treatment and active rehabilitation for alcoholism and other drug-related issues on-site.
- **Rapid Re-Housing:** This refers to an approach of moving chronically homeless people immediately off the street to permanent supportive housing that allows an environment conducive to stabilization. The City funds Union Station Homeless Services and Foothill Family Unity Center to lead placing single adults and families into supportive housing. Funding is also provided to Hathaway-Sycamores and Family Services for efforts targeted to people 18 to 24 years of age.
- **Transitional Housing:** A residence that provides a stay of up to two years, during which residents are provided case management services that prepare them to obtain and maintain housing and live self-sufficiently. The funding and agencies noted above for rapid re-housing includes housing services to place people in transitional housing.
- **Permanent Supportive Housing:** A residence that provides permanent housing linked with ongoing support services designed to allow residents to live at the place of residence on an indefinite basis. The funding and agencies noted above for rapid re-housing

includes housing services to place people in permanent supportive housing.

- **Landlord Incentives:** The City's Homeless Incentives Program (HIP) provides financial incentives to private landlords who rent available units to rental assistance voucher holders experiencing homelessness. Incentives include holding fees, move-in assistance, vacancy loss payments, and damage claims.

Energy Conservation Opportunities

California's Energy Efficiency Standards require all new housing developments to meet minimum energy conservation standards. This requirement can be met in two ways: either with a prescriptive approach or a performance approach. With either option, mandatory components would be installed, such as minimum insulation, heating, ventilation, and air conditioning systems and efficient heating equipment. In addition, all residential projects are subject to State building codes, which also include energy conservation standards.

In 2010, Pasadena adopted the new California Green Building Standards Code (CalGreen), replacing many provisions of the existing Green Building Code. CalGreen offers statewide uniformity to many established and emerging local green building ordinances. Pasadena's new code is designed to promote sustainable building design and construction that has a low impact on the environment, uses resources efficiently, is healthy for the occupants, and brings economic and social benefits to the community. The CalGreen Code applies to all projects, residential and non-residential. The City exceeds CalGreen Standards by including additions and alterations of all projects except where exempted in City codes. The City also adopted additional requirements, including: 1) all new and re-roofs of low-slope roofs be "Cool Roof" certified; 2) water-efficient flushing must comply with industry standards or manufacturer's instructions; and 3) pre-installation of conduits in all new buildings for future photovoltaic systems. Moreover, mixed-use projects and multi-family buildings four or more stories in height must comply with Tier I standards, which are comparable to LEED certification.

Affordable Housing at Risk of Conversion

Publicly subsidized affordable housing provides the largest supply of affordable housing in most communities. Pasadena has a number of affordable housing units that receive public subsidies in return for long-term affordability controls. Typically, these residential projects provide units affordable to extremely low-, very low-, and low-income households, including persons with special needs. Over time, certain affordable housing units are eligible to transition from lower-income housing to market-rate housing as covenants and bond commitments expire.

California law requires that all housing elements include an analysis of assisted multi-family housing that receive federal, State, and/or local financial assistance

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and are at risk of converting from low income to market rate over the next 10 years.

A percentage of the City's affordable housing results from the inclusionary housing ordinance program, and these units are guaranteed to be affordable in perpetuity. However, the majority of assisted affordable housing units are not guaranteed to remain affordable indefinitely. The reasons why publicly assisted housing may convert to market rate include expiring subsidies, mortgage prepayments, and expiration of affordability restrictions. Affordable housing is most likely to convert to market rents during inflationary times when market rents escalate and create a financial incentive. Low vacancy rates and the strength of the housing market, therefore, will place pressure on owners to convert their properties.

Table A-10 lists all multi-family rental projects that have received public assistance and are deed restricted as affordable in Pasadena as of June 2021. Those that have covenants expiring by 2031 are indicated by bold/italicized text in the right-hand column. Table A-11 identifies rental units created via the City's Inclusionary Housing Ordinance, all of which will remain affordable for their lifetimes.

Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Acappella Apts. 160 Corson	Family	2002	143 units 12 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units 11 VLI	N/A	Profit-Motivated	City IHO; City DB	2021
Archstone Apts. 25 S. Oak Knoll Ave	Family	2002	120 units 10 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Del Mar Gardens 240 E. Del Mar	Family	2009	31 units 3 L; 1 M	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Del Mar Station 202 S. Raymond Ave	Family	2006	347 units 14 L; 7 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Pasadena Place 169 W. Green St	Family	2006	38 units 3 VLI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Renaissance Court 46 E. Grove Blvd	Family	2006	31 units 5 LI	N/A	Profit-Motivated	City IHO; City DB	Perpetuity
Trio Apartments 621 E. Colorado	Family	2006	304 units 12 L; 6 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Westgate Apartments 231 S. De Lacey Ave	Family	2010 and 2011	820 units 96 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
The Bellevue 33 South Wilson Ave	Family	2007	45 units 4 VLI	N/A	Profit-Motivated	City IHO; City DB	2023
Walnut Place 712 East Walnut	Family	2005	28 units 3 VLI	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Green Street SRO 1299 Green Street	Mixed	2009	89 units 9 L; 80 M	N/A	Profit-Motivated	City IHO; No DB	Perpetuity
Fuller Theological 135 N. Oakland	Students	2006	169 units 18 L; 151 M	N/A	Nonprofit	City IHO; No DB	Perpetuity
636 Holliston	Family	2009	10 units 1 LI	1 bd: 3 du 2+ bd: 7 du	Profit-Motivated	City DB	Perpetuity
422 Linda Rosa	Family	2010	7 units 1 LI	bd: 4 du bd: 3 du	Profit-Motivated	City DB	Perpetuity
168 N. Wilson Avenue	Family	2005	23 units 1 VLI	N/A	Profit-Motivated	City IHO	Perpetuity
Raymond Grove 55. E. Orange Grove	Family	1998	12 units 12 VLI	bd: 5 du bd: 7 du	Profit-Motivated	City Housing Trust Fund	2046
Community Arms 169 E. Orange Grove	Family	1973 2002	133 units 133 VLI	1bd: 22 du 2bd: 86 du 3bd: 24 du	Community Bible CDC	Section 8; LIHTC; Bonds	2057
Kings Village 1141 N. Fair Oaks	Family	1971 2002	313 units 312 VLI	bd: 29 du bd: 113 du bd: 170 du	Community Bible CDC	LIHTC; ACF; MFRB	2055

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Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Villa Los Robles 473 N. Los Robles	Family	1992	8 units 8 VLI	bd: 1 du bd: 7 du	Limited Partnership	RDA	3 units: 2038 2 units: 2047 3 units: 2073
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989 2013	9 units 9 LI/VLI	bd: 2 du bd: 7 du	Abode Communities	LIHTC; RDA; HOME	2028
Villa Yucatan 2186 E. Villa	Family	1973	14 units 14 VLI	4bd: 14du	Villa Yucatan Nonprofit	LMSA; HAP	2023
The Groves (formerly Northwest Manor II) 965 N. Raymond 700 E. Mountain	Family	1972	88 units 69 VLI	bd: 8 du bd: 23 du bd: 57 du	Nonprofit	LIHTC, HUD, City	2069
Northwest Manors I 985 N. Raymond	Family	1960	44 units all LI	1bd: 14 du 2bd: 30 du	Community Conservation Partners	LIHTC, HUD	2068
Washington Townhomes 529 E. Washington	Family	1972	20 units 20 VLI	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
Orange Grove Gardens 252 E. Orange Grove	Family	2006	38 units 37 VLI	bd: 18 du bd: 20 du	Abode Communities	HOME; ACF; HAP RDA; LIHTC, COI	2060
Parke Los Robles 626 N. Los Robles	Family	1994	12 units 12 VLI	bd. 6 du bd: 6 du	Los Robles Dev. Corp	LIHTC; RDA	2049
Villa Washington 264 E. Washington	Family	1995	21 units 21 VLI/LI	bd: 11 du bd: 10 du	Profit-Motivated	LIHTC; RDA	2050
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units 75 VLI	bd: 31 du bd: 43 du	Profit-Motivated	LIHTC; MFRB; City RDA	2026
Agape Court 445 N. Garfield Ave	Family	1999	44 units 12 L; 32 M	1bd: 4 du 2bd: 5 du	Beacon Housing	City HTF; HOME PropTax Exempt	2039
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units 1 VLI; 2 LI	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
Navarro House 1516 N. Navarro St	Special Needs	N/A	1 SFR 6 VLI	6 beds	Affordable Housing Svcs	HOME; SHP; City Grant	2032
Casa Maria 691 E Washington Blvd	Special Needs	1998 2008	1 SFR 14 VLI	14 beds	URDC	EHAP	2063
Allen House 1808 Las Lunas	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041
Casa de Oro I 1370 N Dominion Ave	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040

Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Casa de Oro II 1115 N. Chester	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2040
Dudley House 2131 E. Dudley	Special Needs	2001	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811	2043
Wagner House 1894 Wagner St	Special Needs	2000	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; COI Funds	2041
Wynn House 1920 E. Villa	Special Needs	1998	1 SFR 6 VLI	6 beds	Villa Esperanza	PRAC 811; City HTF	2040
Villa Apartments 2089-97 E. Villa	Special Needs	2001	5 units 5 VLI	bd: 0 du bd:5 du	Villa Esperanza	PRAC 811; COI Funds	2042
Sierra Rose 3053 E. Del Mar	Special Needs	2002	1 SFR 6 VLI	6 beds	Ability First	PRAC 811; HOME	2041
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units 10 VLI	1 bd: 10 du	Ability First	City RDA	2027
Ashtabula Homes 390 Ashtabula	Special Needs	2003	21 units 20 VLI	1 bd: 21 du	Homes for Life	HUD 811; COI Funds; RDA	2044
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Wilson House 54 N Wilson Ave	Special Needs	1993	8 beds	1 bd: 8 du	Homes for Life	N/A	N/A
Pasadena Accessible 915 Rio Grande	Special Needs	2002	13 units 12 VLI	bd: 9 du bd: 3 du	United Cerebral Palsy	COI Funds; PRAC 811	2042
Centennial Place 235 E Holly St.	Special Needs	1991 2010	144 units 143 VLI	144 Studios	Abode Communities	LIHTC; COI; City	2068
Euclid Villa 154 S. Euclid	Special Needs	2000	15 units 15 VLI	1bd: 5 du 2bd+: 9 du	Union Station	LIHTC; City HTF; COI; HACOLA	2053
Parke Avenue Apts. 270 E Parke St	Special Needs	2007	12 units 12 VLI	bd: 2 du bd: 9 du	Affordable Housing Svcs	City HTF; SHP; Sec. 8; City DB	2062
Silvercrest Apts 975 E. Union	Senior	1996	75 units 74 VLI	bd: 32 du bd: 42 du	Salvation Army	PRAC 202; City RDA	2027
Pilgrims Towers East 440 N. Madison	Senior	1979	158 units 157 VLI	1 bd: 157 du	Retirement Housing Found.	HUD	2039
Pilgrims Towers North 560 E. Villa	Senior	1974 2005	258 units 255 VLI	1 bd: 258 du	Retirement Housing Found.	LMSA: HAP; LIHTC	2060
Concord Senior 275 Cordova St.	Senior	1966 2001	150 units 149 VLI	bd: 57 du bd: 92 du	Retirement Housing Found.	LIHTC, HUD, City	2075
Rosewood Court 1890 Fair Oaks	Senior	2004	65 units 65 VLI	1 bd: 64 du	Beacon Senior Housing Corp	PRAC 202; COI Funds	2043
Fountain Glen 775 E. Union St.	Senior	2004	98 units 3 L/1 M	N/A	Profit-Motivated	City IHO; City DB	Perpetuity

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Table A-10: Publicly Assisted Multi-Family Housing

Project Name and Address	Project Characteristics						
	Target Group	Year Built	Total Units	Bedroom Mix	Property Owner	Project Funding Sources	Expiration Date of Covenants
Telacu Courtyard 42 E. Walnut	Senior	1997	70 units 69 VLI	1 bd: 69 du	TELACU	PRAC 202; City RDA	2035
Hudson Oaks 1267 N. Hudson	Senior	2012	45 units 44 VLI	1bd: 44 du 2 bd: 1 du	Adobe Communities	COI Funds; LAC HIF; HAP; City Incl Funds	2066
Green Hotel 50 E. Green St.	Senior	2006	139 units 139 VLI	Stud: 99 du 1 bd: 39 du	Goldrich & Kess	City Inc. Funds; CA HTF; HAP	2047
Villa Raymond 455 N. Raymond	Senior	1941	61 units 61 VLI	bd: 45 du bd: 16 du	Profit-Motivated	LMSA; HAP	2031
Hudson Gardens 1255 N Hudson Ave	Senior	1982	42 units 41 VLI	1 bd: 42 du	AIMCO	HUD	2033
La Pintoresca 1235 La Pintoresca	Senior	1969	64 units 63 VLI	bd: 55 du bd: 4 du bd: 5 du	La Pintoresca Housing Corp.	HUD	2035
Woodbury Apts 476 E. Woodbury	Senior	1989	12 units 12 Low	bd: 2 du bd: 10 du	Profit-Motivated	City covenant; CALHFA	Perpetuity
Heritage Square 762 N Fair Oaks	Senior	2015	70 units 69 VLI	1 bd: 69 du	Bridge Housing	LIHTC; HOME; Vouchers; City Incl Funds	2068
Marv's Place 131 N. Mar Vista Ave	Family	2016	20 units 20 VLI	1 bd: 10 du 2-bd: 10 du	National CORE	LIHTC, County, City HOME, RDA & Incl funds	2068

Notes:

Cal HFA:	California Housing Finance Agency	HOME:	HUD HOME Partnership
City DB:	City Density Bonus	HTF:	Pasadena Housing Trust Funds
City IHO:	City Inclusionary Housing Ordinance	LIHTC:	California Low Income Housing Tax Credit
City RDA:	Former City Redevelopment Agency	LMSA:	HUD Loan Management Setaside
COI Funds:	Former City of Industry Funds	MFRB:	Multi-family Housing Revenue Bond
EHAP:	HCD Emergency Housing Assistance	PRAC:	HUD Project Rental Assistance Contract
HACOLA:	Housing Authority of County of Los Angeles	SHP:	HUD Supportive Housing Program
HAP:	HUD Housing Assistance Payment	Vouchers:	HUD (Pasadena) Housing Choice Vouchers

Table A-11: Inclusionary Rental Projects with Affordable Units

Project Name	Address	Year Completed	Total Units	Number of Affordable Units
Theo Apartments	289 N. El Molino Ave	2020	105	9
137 W. Wilson Ave	137 S. Wilson Ave	2019	30	2
Avila Apartments	75 W. Walnut St	2019	201	30
177 E. Del Mar	177 E. Del Mar Blvd	2018	17	1
218 S. Oakland	218 S. Oakland Ave	2018	21	2
Vinedo Garden Apartments	60-70-80 S. Vinedo Ave	2018	26	3
The Andalucia	686 E. Union St.	2017	118	11
Luxe Pasadena	1765 E. Walnut St.	2017	131	10
Bell Apartments	3330 E. Foothill Blvd.	2017	212	25
67-73-75 S. Vinedo (off-site units for 388 S. Los Robles)	67 & 73 S. Vinedo Ave	2017	3	2
J Grant Apartments	119 S. Los Robles Ave.	2016	50	4
168 N. Wilson Ave (off-site units for Greystar projects)	168 N. Wilson Ave.	2016	23	18
Westgate Apts	231 S. DeLacy St.	2011	480	96
Del Mar Gardens	240 E. Del Mar Blvd.	2011	31	3
Aqua Courtyard Suites	1299 E. Green St.	2009	90	90
Renaissance Court	456 E. Orange Grove Blvd.	2007	31	5
Pasadena Place	169 W. Green St.	2007	38	3
Avalon Del Mar Station	265 Arroyo Parkway	2006	347	21
Trio Apartments	621 E. Colorado Blvd.	2006	304	18
Chang Commons (Fuller Seminary student/faculty)	255 N. Madison Ave.	2006	179	169
Walnut Place	712 E. Walnut St.	2005	28	3
Fountain Glen (senior housing)	775 E. Union St.	2004	98	4
Total Affordable Units				529

Source: Pasadena Housing Department, June 2021.

Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), affordability covenants at 13 properties, totaling 243 units, are set to expire (Table A-12). While many of these projects are identified as high risk of conversion due to for-profit ownership structures, nearly all responded to City inquiries that the owners have no plans to opt out of affordability restrictions. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Table A-12: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Acappella Apts. 160 Corson	Family	2002	143 units	N/A	Profit-Motivated	City IHO; City DB	2023
			12 VLI				
Arpeggio Apts. 325 Cordova St.	Family	2002	135 units	N/A	Profit-Motivated	City IHO; City DB	2021
			11 VLI				
Avalon Pasadena 25 S. Oak Knoll Ave	Family	2002	120 units	N/A	Profit-Motivated	City IHO; City DB	2023
			10 VLI				
The Bellevue 33 South Wilson Ave	Family	2007	45 units	N/A	Profit-Motivated	City IHO; City DB	2023
			4 VLI				
Villa Parke Homes 422/488 N. Raymond; and 557 Los Robles	Family	1989	9 units	2 bd: 2 du	Abode Communities	LIHTC; RDA; HOME	2028
		2013	9 LI/VLI	3 bd: 7 du			
Villa Yucatan 2186 E. Villa	Family	1973	14 units	4 bd: 14 du	Villa Yucatan Nonprofit	LMSA; HAP	2023
			14 VLI				
Washington Townhomes 529 E. Washington	Family	1972	20 units	2 bd; 20 du	Nonprofit	LMSA; HAP	2023
			20 VLI				
Holly Street Apts. 151 E. Holly St.	Family	1993	374 units	1 bd: 32 du	Profit-Motivated	LIHTC; MFRB;	2026
			75 VLI	2 bd: 43 du		City RDA	
Magnolia Townhomes 1172 N. Raymond	Family	1981	5 units 5 VLI	3 bd: 5 du	Profit-Motivated	HAP/S8NC	2022
543 N. Raymond	Family	1996	3 units	4 bd: 3 du	Profit-Motivated	HOME; RDA	2025
			1 VLI; 2 LI				
Crown House 3055 E. Del Mar	Assisted Living	1987	11 units	1 bd: 10 du	Ability First	City RDA	2027
			10 VLI				

Table A-12: Affordable Housing with Expiring Covenants (2021-2031)

Project Name and Address	Target Group	Year Built	Total Units Bedroom Mix		Property Owner	Project Funding Sources	Expiration Date of Covenants
Madison House 1802 N Madison Ave	Special Needs	1994	9 beds	1 bd: 9 du	Homes for Life	HOME; RDA	2024
Villa Raymond 455 N. Raymond	Senior	1941	61 units	0 bd: 45 du	Profit-Motivated	LMSA; HAP	2031
			61 VLI	1 bd: 16 du			
Total Units at Risk of Conversion:			243 units				

Notes:

Cal HFA:	California Housing Finance Agency	HOME:	HUD HOME Partnership
City DB:	City Density Bonus	HTF:	Pasadena Housing Trust Funds
City IHO:	City Inclusionary Housing Ordinance	LIHTC:	California Low Income Housing Tax Credit
City RDA:	Former City Redevelopment Agency	LMSA:	HUD Loan Management Setaside
COI Funds:	Former City of Industry Funds	MFRB:	Multi-family Housing Revenue Bond
EHAP:	HCD Emergency Housing Assistance	PRAC:	HUD Project Rental Assistance Contract
HACOLA:	Housing Authority of County of Los Angeles	SHP:	HUD Supportive Housing Program
HAP:	HUD Housing Assistance Payment	Vouchers:	HUD (Pasadena) Housing Choice Vouchers

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant’s household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from one-bedroom to three-bedroom units and are reserved for low-income households. The total annual subsidy to maintain the 243 at-risk units is estimated at approximately \$2.36 million.¹

Transfer of Ownership

If the current organizations managing the at-risk units are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization can be a viable way to preserve affordable housing for the long term. The estimated market value for 243 affordable units potentially at risk of converting to market rate is over \$43 million. However, many of these units are located within larger complexes; thus, additional acquisition cost would be required to acquire the market-rate units as well.

¹ Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

Table A-13: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
0-bdrm	45
1-bdrm	85
2-bdrm	84
3-bdrm	12
4-bdrm	17
Total	243
Annual Operating Costs	(\$987,500)
Gross Annual Income	\$4,910,447
Net Annual Income	\$3,922,947
Market Value	\$43,152,421

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area
 Average Size: Studio = 500 sq ft, 1-bed = 700 sq ft, 2-bed = 900 sq ft, 3-bed = 1200 sq ft, 4-bed = 1500 sq ft
 5% vacancy rate and annual operating expenses per square foot = \$5.00

Construction of Replacement Units

The construction of new affordable housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, etc. Assuming a development cost of \$167.27 per square foot (ICC Building Valuation Data 2020) and the average size of units, the construction cost of replacing all 243 affordable at-risk units would be approximately \$33 million. Given the escalation in building materials cost and premiums for construction labor, this estimate is likely to increase over the planning period.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell their at-risk property. HCD has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, prepay the mortgage, or sell or otherwise dispose of the assisted housing development—or if the owner has an assisted housing development in which there will be the expiration of rental restrictions—the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County².

² California Department of Housing and Community Development website accessed April 27, 2021. <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

Of those entities listed, at least four have completed projects in Pasadena in the past: BRIDGE, National CORE, Abode, and SGV Habitat.

Projected Housing Need – Allocation of Regional Housing Needs Assessment (RHNA)

Housing element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the RHNA plan prepared by the jurisdiction’s council of governments. HCD, in conjunction with SCAG, has determined the projected regional housing need for the SCAG region. The RHNA is 1,341,827 new housing units for the 2021-2029 planning period throughout the entire SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA allocation divided along income levels. The City of Pasadena has a RHNA of 9,429 housing units to accommodate in the Housing Element period. The income distribution is as shown in Table A-14.

Table A-14: Regional Housing Needs Assessment 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	2,747	29%
Low	>50-80%	1,662	18%
Moderate	>80-120%	1,565	17%
Above Moderate	120%+	3,455	37%
Total	---	9,429	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50% apportionment, the City’s very low-income RHNA of 2,740 can be split into 1,370 extremely low- and 1,370 very low-income units.

Appendix B: Constraints on Housing Production

Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. Not every constraint to housing production is governmental. The most significant nongovernmental constraints include housing market conditions, access to capital, cost of construction materials, and labor costs, all of which lie beyond local government control. For example, during the COVID-19 pandemic that began in 2020, supply chain bottlenecks substantially increased lumber costs, driving up prices for new housing and home renovation budgets. This chapter examines how nongovernmental constraints, together with governmental regulations and processes, can affect housing supply.

Nongovernmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints so that the City may consider ways to take actions that may offset the effects on the production of housing. The primary nongovernmental constraints to the development of new housing are land costs, construction costs, and environmental conditions.

Development Costs

Land Prices

Land costs include land acquisition and the cost of holding that land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods in Pasadena range from \$900,000 to \$7,000,000 per acre, averaging approximately \$4,000,000 per acre.¹ Among the variables affecting land prices are lot size, location and amenities, the availability and proximity of public services, and financing arrangements between the buyer and seller.

¹ A review of vacant residential land sales on Zillow.com on February 16, 2021 provided eight vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in Pasadena.

Constraints on Housing Production

Construction Costs

Construction costs are determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for materials and labor at any time will reflect short-term considerations of supply and demand; for labor costs, whether a developer chooses to and is required to pay prevailing wage adds to the total costs. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the State and national economies.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not consider regional differences, nor do the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per square foot
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per square foot
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per square foot

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. Since about 2015, financing for new residential development has been available at reasonable rates. However, economic fluctuations due to COVID-19 in 2020-2021 caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates have remained low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

Labor Costs

Labor costs can significantly increase construction costs, depending on whether union or non-union labor is used. For affordable projects funded by the City, State law requires the payment of prevailing wages, increasing labor costs 20 percent to 30 percent in Southern California. To mitigate the impact of increasing labor costs on affordable housing, State law exempts project using low-income housing tax credits and tax-exempt bonds where no other subsidy is used from paying prevailing wages. However, project applicants looking to streamline

development applications pursuant to SB 35 (California statutes of 2017) must pay prevailing wages.²

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in the housing sites inventory. The analysis must also indicate the length of time between a developer receiving approval for housing development and the submittal of a building permit application. Further, the analysis must look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction’s ability to meet the RHNA by income category.

Requests for Lower Development Densities

In Pasadena, requests for development at densities below anticipated densities are rare. Development approval of projects with densities lower than what is allowed by the General Plan and zoning regulations is not expected based on review of applications over the past several years. In almost all cases, development applications aim for densities as close as possible to that which is allowed and, in many cases, with density bonuses, densities exceed the maximums. For example, the project at 177 E. Del Mar is zoned at a maximum density of 87 units per acre and achieved 100 units per acre (in the CD-1 zone). The project at 125 Hurlbut is zoned RM-32 (32 units per acre) and yielded 36 units per acre. The Avila Apartments built at 75 W. Walnut (201 total units) yielded 106 units per acre in the CD-1 zone (87 units per acre maximum). For projects in the RM-12 and RM-32 zones, where development generally consists of replacing a single unit or units with multifamily housing and the IHO may not apply, resulting densities range from 86 to 90 percent of the permitted density.

These applications and the densities proposed can be attributed to the robustness of the local housing market and the City’s inclusionary housing requirements. Proposed developments maximize density to account for price controls on affordable units.

²SB 35, enacted by the California legislature in 2017, is aimed at streamlining housing construction of qualifying projects. Among the criteria for qualifying include requirements that a project must consist of multi-family housing that includes at least 10 percent affordable units for cities not achieving their prior low-income RHNA targets and 50 percent affordable if the low-income RHNA was not achieved. The developer must also agree to pay union-level wages to construction workers.

Entitlement Processing

Pasadena has several procedures for reviewing residential development permit applications. Typical processing times are as follows:

- Conditional Use Permits – six to eight months
- Preliminary Plan Review – one to two months; three to four months if City Council review is required
- Preliminary Plan Check – three to four months or longer; typically longer for projects subject to the City of Gardens regulations for multi-family housing
- Variance – four to five months
- Planned Development Permit – eight to 12 months or longer if associated with a General Plan amendment

Building Permit Timeframe

In Pasadena, the length of time between a developer receiving entitlement approval for a housing (or mixed-use) development and issuance of a building permit is typically three months for a single-family residence and six to 10 months for a multi-family residential project, depending on project complexity. For example, a multi-family residential project with complex excavation (for underground parking), grading, and drainage plans may take longer than usual to respond to City requests for additional information.

Local Efforts to Remove Nongovernmental Constraints

Housing element law requires analysis of local efforts to remove nongovernmental constraints that create a gap in the City's ability to meet its RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable for housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on nonprofit organizations and similar grant-funded housing developers and may result in affordable projects that are not dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals or partner with a developer on City-owned properties, it cannot afford to fully mitigate the high cost of development for affordable housing projects.

In addition to technical assistance, regulatory incentives, and concessions, the City of Pasadena continues to facilitate housing development, specifically for affordable units, through the following:

- As part of Pasadena's inclusionary housing program, the City allows off-site affordable units to be built with modified materials and different features and interior finishes than market rate units, provided that all units are comparable in construction quality and exterior design.

- Pasadena can grant waivers of plan check and building permit fees, including its construction tax for projects containing housing units affordable to low- and moderate-income households. Further, the City’s residential impact fee is charged at a flat rate per on-site affordable unit and reduces the fee for all units in the same project.
- In 2020, the City initiated a pilot ADU program for which the City provides construction financing for the ADU if the property owner agrees to rent the unit to a lower-income household for a period of at least seven years.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, local policies and regulations can affect both the amount of residential development that occurs and housing affordability. Thus, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Land Use Controls

Use Regulations

The City’s primary policies and regulations that affect residential development and housing affordability include the 2015 General Plan, Title 17 – Zoning Code, Title 16 – Subdivisions, and the City’s seven Specific Plans. (Seven Specific Plans are being updated to implement the 2015 General Plan, and a new eighth Specific Plan for the Lamanda Park neighborhood will be produced upon completion of the update program.) Table B-1 summarizes the General Plan land use designations and zoning districts that either allow residential development by right or subject to conditional use permit approval.

Generally, development standards in the Zoning Code are easy to find and clearly stated. As described for the sites inventory, most development projects approach the maximum permitted densities inclusive of required parking and reflective of the required development standards. Thus, land use controls, including the Inclusionary Housing Ordinance (IHO), are not a constraint on development, as further evidenced by the 1,277 developments currently underway and in the entitlement process (as cited in the Resources appendix).

Pasadena has established development caps within Specific Plan areas. (Such limits do not apply to properties outside of the Specific Plans.) However, land use policies allow for reallocation of nonresidential development capacities to residential capacities in response to demand. This means that the residential caps can be exceeded. Also, affordable housing units (via density bonus, the Inclusionary Housing Ordinance, or other means) do not count toward the caps, except within the Fair Oaks/Orange Grove Specific Plan. Thus, for example, a

Constraints on Housing Production

development involving 100 percent affordable units—anything except market rate—would not count toward any cap.

Also of note in Table B-1: the 2015 General Plan does not apply minimum densities to any multi-family zones. However, as stated above, the City’s experience is that developers largely propose projects at or near the maximum permitted densities.

Table B-1: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts	Required Entitlement
Low Density Residential	0-6 du/ac	RS	Permitted by right
Low-Medium Density Residential	0-12 du/ac	RM-12	Permitted by right
Medium Density Residential	0-16 du/ac	RM-16	Permitted by right
Medium-High Density Residential	0-32 du/ac	RM-32	Permitted by right
High Density Residential	0-48 du/ac	RM-48	Permitted by right
Urban Housing	0-87 du/ac	CD-1, CD-2, CD-3, CD-4, and CD-5 (Central District Specific Plan)	Permitted by right with restrictions on ground-floor residential use.
Low Mixed Use	0-32 du/ac	Zones determined by applicable Specific Plan	Permitted by right subject to Code Compliance Certificate
Low-Medium Mixed Use	0-48 du/ac		
Medium Mixed Use	0-87 du/ac		
High Mixed Use	0-87 du/ac		
Specific Plan	32-87 du/ac	Varies by Specific Plan	Varies by Specific Plan

The General Plan and Zoning Code designate several Specific Plan areas or districts. Many of these areas are designated for higher-density residential uses ranging from 16 to 87 units per acre, with variations based on location and adjacent commercial and residential uses. Development standards within the plans vary depending on location, allowed uses, proximity to transit, adjacency to single-family neighborhoods, historic landmark districts, and/or desired building form. To regulate building intensity and population density consistently with General Plan land use designations, the General Plan limits the number of market rate housing units or cumulative new development within each Specific Plan area. Table B-2 lists the Specific Plans with the corresponding cumulative new residential unit limit. These limits do not apply to affordable housing units, except within the Fair Oaks/Orange Grove Specific Plan. Also, some Specific Plans include mechanisms to allow for nonresidential square footage allocations to be converted to residential units upon City Council authorization.

Table B-2: General Plan Development Caps by Specific Plan Area

Area or District	Number of Units
Central District	4,272
South Fair Oaks	802
East Pasadena	750
Lamanda Park	100
East Colorado	300
North Lake	250
Fair Oaks/Orange Grove	325
Lincoln Avenue	180

Note: The Lamanda Park Specific Plan area is designated in the General Plan, but the Specific Plan will not be adopted until 2022, concurrent with the other seven plans undergoing updates to achieve General Plan consistency.

Table B-3 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed or conditionally permitted.

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Table B-3: Zoning Districts Permitted Land Uses

Land Uses	RS	RM-12	RM-16	RM-32	RM-48	PS	CO	CL	CG	IG
Single-family Dwelling ¹	P	P	P	P	P		P	P		
Multi-Family Dwelling (in PS, only as accessory to principal use)		P	P	P	P	C	P	P		
Accessory Dwelling Units	P	P	P	P	P		P	P		
Mobile/Manufactured Home	P	P	P	P	P		P	P		
Mixed Use							P	P		
Work/Live Units									C	
Dormitories/Fraternities/Sororities				P	P			P		
Affordable Senior Housing		P	P	P	P	C	P	P		
Life-Care Facilities ²						C		C	C	
Emergency Shelter									C	C
Temporary Homeless Shelter with Religious Facility	C	C	C	C	C	C	C	P	P	
Transitional/Supportive Housing		P	P	P	P		P	P		
Single Room Occupancy								P	P	
Residential care, ≤ 6 clients	P	P	P	P	P		P	P		
Residential care, > 6 clients			C	C	C	C	C	C		
Boarding House				P	P			P		

Notes:

Subject to development standards of the RS-6 zone in all RM and C zones.

Provides housing accommodations for varying levels of senior care. Development can provide a blend of independent units, residential care facilities and hospice care.

Tables B-4a through B-4d identify residential land use regulations within the seven adopted Specific Plans. Each use is designated by a letter denoting whether the use is allowed or conditionally permitted.

For the North Lake Specific Plan (SP-1), the land use regulations of the underlying zoning district apply, except as the following regarding residential uses:

- In the SP-1a, SP-1b, SP-1c and SP-1e subdistricts, work/live units are allowed subject to a conditional use permit.
- In the SP-1d subdistrict, residential uses and mixed-use projects including residential uses are not allowed.
- In the SP-1e subdistrict, single-family and multi-family residential uses are not allowed.

For the South Fair Oaks Specific Plan (SP-2), the land use regulations of the underlying zoning district apply. For properties located west of Fair Oaks Avenue and south of Hurlbut Street, the following additional uses are allowed: life/care facilities, multi-family residential up to 32 units per acre, residential care general and limited, supportive/transitional housing, and emergency shelters subject to specific use standards.

Table B-4a: Specific Plan Permitted Land Uses (Central District and East Colorado)

Land Uses	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	EC CG-1	EC CG-2	EC CG-3	EC CG-4	EC CG-5	EC CG-6
Single-family Dwelling			P						P			
Multi-Family Dwelling	P	P	P	P	P				P	P		P
Accessory Dwelling Units	P	P	P	P	P				P			
Mixed Use	P	P	P	P	P	P	P	P	P		P	P
Work/Live Units	P	P	MC	P	MC	P	C	C	C	C	C	C
Dormitories/Fraternities/Sororities	C	C	C	C	C	C			P			
Life-Care Facilities ²	C	C	C	C	C	C	C	C	C	C	C	C
Emergency Shelter						P	MC	MC		MC	MC	MC
Caretaker Quarters							P	P	P	P	P	P
Transitional/Supportive Housing	P	P	P	P	P	P			P	P		P
Single Room Occupancy	P	P	P	P	P	P						P
Residential care, ≤ 6 clients	P	P	P	P	P	P			P	P		P
Residential care, > 6 clients	C	C	C	C	C	C	C	C	C	C	C	C
Boarding House	P	P	P	P	P	P			P			

Notes:

1. See Chapter 17.30 (Central District Specific Plan) of the zoning code for specific requirements for ground-floor pedestrian-oriented uses and targeted restrictions on residential use on Arroyo Parkway and Lake Avenue.
2. In ECSP, mixed use and multi-family only permitted within ¼ mile of a light rail station.

Table B-4b: Specific Plan Permitted Land Uses (East Pasadena)

Land Uses	d1-CO	d1-CL	d1-CG	d1-IG	d2-CO	d2-CL	d2-CG	d2-IG	d2-PS	d3-CO	d3-CG
Single-family Dwelling											
Multi-Family Dwelling	P	P	P		P	P	P		C	P	P
Accessory Dwelling Units	P	P			P	P					
Mixed Use		P				P					
Work/Live Units		C	C	C			C	C			C
Dormitories/Fraternities/Sororities		P				P			C		
Life-Care Facilities ²	C	C	C			C	C	C			C
Emergency Shelter			MC	MC			MC	MC			MC
Caretaker Quarters					P	P	P	MC	C	P	P
Transitional/Supportive Housing	P	P	P		P	P			C	P	P
Single Room Occupancy			P				P				P
Residential care, ≤ 6 clients	P	P	P		P	P	P		C	P	P
Residential care, > 6 clients	C	C			P	C	C		C	C	
Religious Facility with Temporary Homeless Shelter	C	P	P		C	P	P		C	C	C
Senior Affordable Housing									C		
Boarding House		P				P					

Table B-4c: Specific Plan Permitted Land Uses (Fair Oaks/Orange Grove)

Land Uses	RM-12	RM-16	PS	OS	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c
Single-family Dwelling	P	P	C			P		P	
Multi-Family Dwelling	P	P	C			P			
Accessory Dwelling Units	P	P				P		P	
Mixed Use						P		P	
Work/Live Units							C	C	C
Dormitories/Fraternities/Sororities			C			P		P	
Life-Care Facilities ²									
Emergency Shelter									
Caretaker Quarters			C	C		P		P	
Transitional/Supportive Housing	P	P	C			P		P	
Single Room Occupancy									
Residential care, ≤ 6 clients	P	P	C			P		P	
Residential care, > 6 clients									
Religious Facility with Temporary Homeless Shelter	C	C	C		P	P	P	P	P
Senior Affordable Housing									
Boarding House									

Table B-4d: Specific Plan Permitted Land Uses (Lincoln Avenue)

Land Uses	RM-16	CL	CG-1	CG-2	PS
Single-family Dwelling	P	P			
Multi-Family Dwelling	P	P			
Accessory Dwelling Units	P	P			
Mixed Use		P			
Work/Live Units		P	C	C	
Dormitories/Fraternities/Sororities					
Life-Care Facilities ²					
Emergency Shelter					
Caretaker Quarters		P	P	P	
Transitional/Supportive Housing	P	P			
Single Room Occupancy					
Residential care, ≤ 6 clients	P	P			
Residential care, > 6 clients					
Religious Facility with Temporary Homeless Shelter	C	C	C	C	C
Senior Affordable Housing					
Boarding House					

Development Standards – Non-Specific Plan Properties

Table B-5 summarizes key development standards for residential uses within residential, commercial, and mixed-use zones.

For multi-family housing, height limits are indicated in terms of feet rather than stories, thus providing developers with flexibility regarding how many stories to incorporate within the limits (e.g., placing a first story partially below grade, variable floor plate heights). Mixed-use buildings may extend four to five stories in height.

Unique to Pasadena are zoning regulations that encourage designs that typify the garden character of earlier apartments and bungalow courts in the City. These City of Gardens standards are designed to ensure that high-density apartments and condominiums incorporate landscaped common open space rather than concrete interiors and bulky mass designs. These regulations apply to all multi-family residential district projects with three units or more in the RM-16, RM-32, RM-48 zones, in portions of certain specific plan areas, and in the CL and CO districts.

The City of Gardens standards are structured to emphasize multi-family projects with a landscaped open space feature as the central focus occupying between 17 to 37 percent of a multi-family residential project area. The majority of projects submitted achieve close to the maximum density in the RM-16, RM-32, and RM-48 zones without requiring a variance. Therefore, these requirements are not considered an actual constraint to the production of affordable or market-rate housing; they provide an alternative that harkens to the City’s historic context for residential development and provides meaningful use of open space areas within multi-family housing.

All City of Gardens projects are subject to Design Review, with projects proposing nine or fewer units reviewed by the Planning Division Director (or designee) and 10 or more units requiring Design Commission approval. This discretionary Design Commission process may be subject to CEQA compliance unless specifically exempted by CEQA.

The City of Gardens requirements provide clear guidance regarding the development parameters to be used in designing and developing multi-family housing. This clarity means less interpretation by the Director or Design Commission in the review of projects, as the standards are objective. Before they submit applications, developers know what the City will be looking for and can design accordingly. As discussed above, a review of approved projects indicates that developers are able to achieve at or near the maximum allowed densities.

Table B-5: Residential Development Standards

Development Standard	RS	RM-12	RM-16 ¹ & (RM-16-1)	RM-32 ¹	RM-48 ¹	Mixed Use in CO, CL, CD
Minimum Lot Area (sf)	7,200 to 40,000	7,200	7,200 (12,000)	10,000	10,000	None
Minimum Lot Width (ft)	55 to 100	55	75	60	60	None
Maximum Density (units per lot)	1	2	16	32	48	48-87 per acre
Setbacks (feet)						
Front	25	25	20 (40)	20	20	Variable
Sides (each)	5, 10	5, 10	5 (10)	5	5	
Rear	25	10	0-5 (20)	0-25	0-25	
Maximum Height (feet)	28-32	28-32	23-36	23-36	38	4-5 stories
Maximum Site Coverage	35-40%	35-40%	None (35%)	None	None	None

Development Standards – Specific Plan Properties

For development standards in the Specific Plan areas, please refer to Chapters 17.30 through 17.37 of the Pasadena Municipal Code. The regulations are very detailed and vary by subdistrict within each Specific Plan. Within those Specific Plan subdistricts conventional residential and mixed-use developments are permitted, the density and height standards are shown in Table B-6 and the following figures from the Pasadena Municipal Code Section 17.30.040.

Within the Specific Plans, maximum allowed heights vary (see Table B-6 and the figures referenced in Table B-6 excerpted from the zoning code). Except within the Central District, building height limits generally are 45 feet to 60 feet within ¼ mile of a rail station; this provides the flexibility described above. Within the Central District, the height map shown on page B-14 illustrates generous height allowances and the ability to use height averaging to attain additional building height.

The building height regulations are flexible and do not constrain development, as evidenced by the many development applications currently underway and recently approved—and the fact that developers build at or close to the maximum allowable densities.

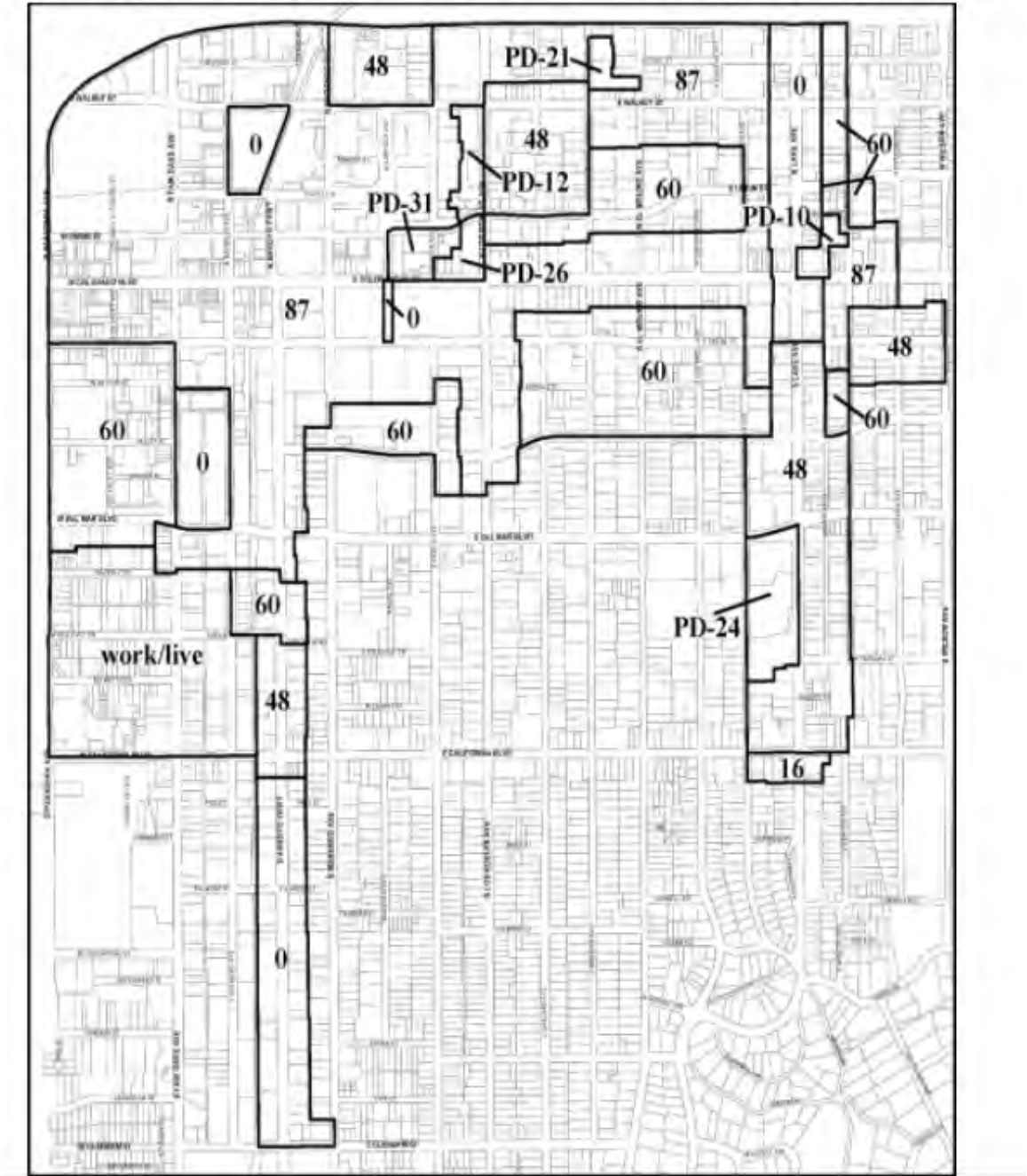
Table B-6: Specific Plan Density and Height Standards

Specific Plan and Subdistrict	Maximum Density	Maximum Height
Central District – CD-1	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-2	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-3	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-4	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-5	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
Central District – CD-6	Per PMC 17.30.040, Figure 3-6 (48-87 du/ac)	Per PMC 17.30.040, Figure 3-8
East Colorado – CG-1	48 du/ac	60 feet
East Colorado – CG-2	48 du/ac	45 feet
East Colorado – CG-3	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CL-3	48 du/ac; 60 du/ac near ¼ mile of rail station	45 feet; 60 feet within ¼ mile of rail station
East Colorado – CG-5	48 du/ac	45 feet
East Colorado – CG-6	60 du/ac	45 feet; 60 feet within ¼ mile of rail station
East Pasadena – d1CO	48 du/ac	45 feet
East Pasadena – d1CL	32 du/ac	36 feet
East Pasadena – d2CO	48 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CL	32 du/ac	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d2CG	48 du/ac; 60 du/ac near ¼ mile of rail station	Per PMC 17.32.070, Figure 3-12 (generally 32-60 feet)
East Pasadena – d3CO	48 du/ac	38 feet
Fair Oaks/Orange Grove – RM12	2 du/lot	28-32 feet
Fair Oaks/Orange Grove – RM16	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – CL1b	16 du/ac	23-36 feet
Fair Oaks/Orange Grove – C3a	40 du/ac	32 feet

Table B-6: Specific Plan Density and Height Standards

Specific Plan and Subdistrict	Maximum Density	Maximum Height
Fair Oaks/Orange Grove – C3b	32 du/ac	32 feet
Fair Oaks/Orange Grove – C3d	32 du/ac	32 feet
Lincoln Avenue - RM16	16 du/ac	Per PMC 17.37.060, Figure 3-17 (generally 36 feet)
Lincoln Avenue - CL	16 du/ac	Per PMC 17.37.060, Figure 3-17 (generally 36 feet)
North Lake – SP1a	16 du/ac	23-36 feet
North Lake – SP1b	32 du/ac	23-36 feet
North Lake – SP1c	32 du/ac	23-36 feet
South Fair Oaks	32 du/ac	45 feet

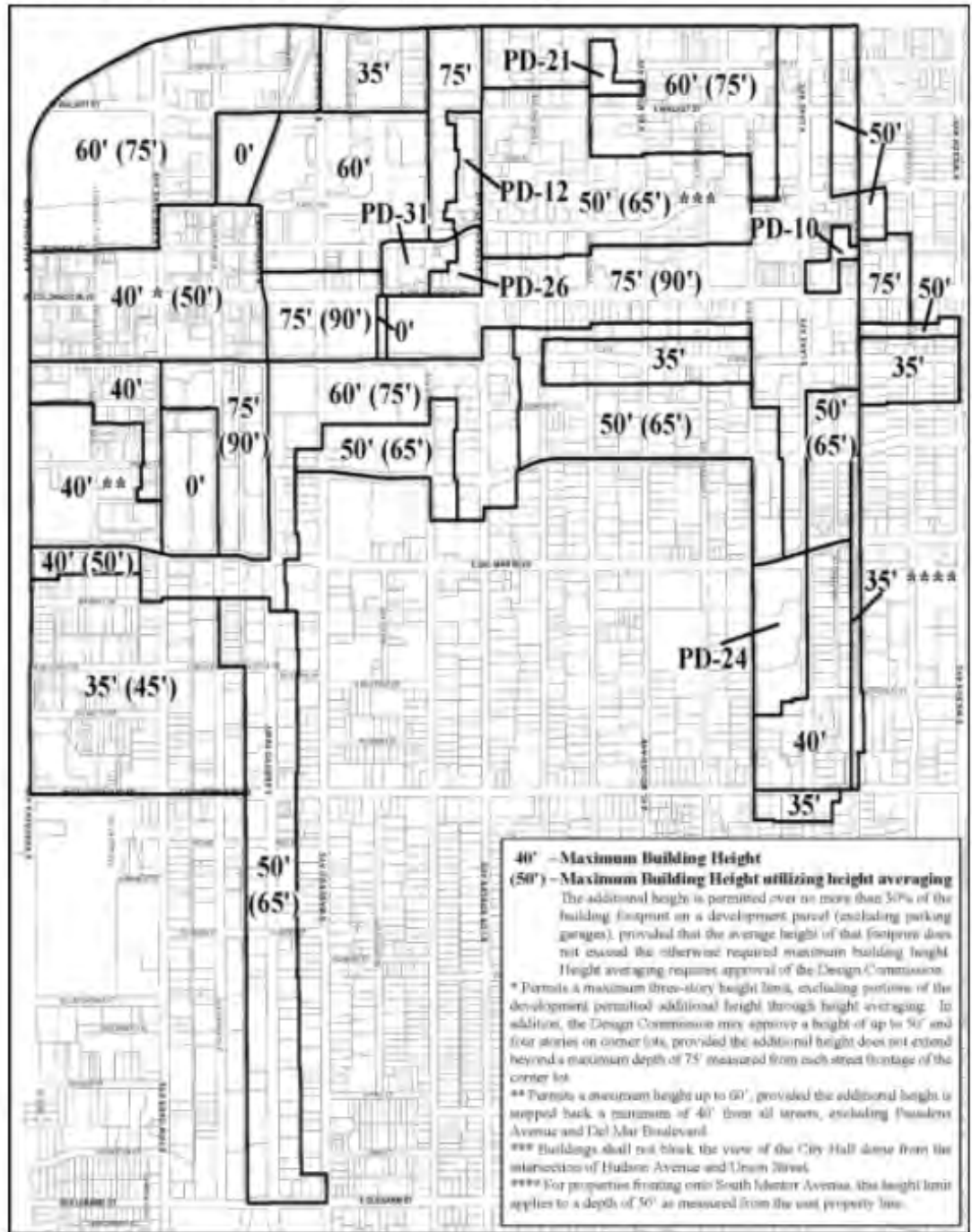
Figure 3-6 - Central District Maximum Residential Density (dwelling units/acre)



Source: PMC Section 17.30.040

Source: PMC Section 17.30.040

Figure 3-8 - Central District Maximum Height



Parking Standards

Parking requirements for residential development in Pasadena are typical of those required for suburban communities, which generally is two parking spaces per unit for both single-family and multi-family developments (see Table B-7), plus guest parking for multi-family. Tandem parking is allowed for all multi-family and mixed-use developments (except in the RM-12 zoning district). Zoning regulations mandate reductions in transit-oriented districts for projects built at 48 units per acre or more. Units 650 square feet and smaller are allowed no more than one space per unit. Units larger than 650 square feet must have a minimum of 1.5 spaces per unit but no more than 2.0 per unit near the Sierra Madre Villa station and 1.75 per unit near all other stations. All senior citizen housing developments qualify for a ratio of 0.5 parking spaces per unit. The regulations ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents and the actual parking required for special needs housing, while encouraging use of other modes of transportation by mandating maximums in TOD districts. Because of this flexibility, Pasadena's parking requirements are not considered an impediment to housing development, including special needs housing. In sum, the City's parking regulations are typical for those in a suburban community and responsive to reduced parking demands in TODs and more urbanized areas.

For emergency shelters, the City requires one parking space per four beds, with the spaces available for both shelter staff and homeless individuals using the shelter. Per Government Code 65583(a)(4)(A), the City is permitted to establish parking requirements for emergency shelters, "provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone." For temporary shelters on religious institution properties, the existing parking for that institution can suffice. For permanent emergency shelters, dedicated space must be provided at the 1:4 ratio. A comparable commercial use might be a lodging facility, such as motel, which requires one space per guest room. A comparable residential use might be single-room occupancy affordable housing, which requires one space per four units, plus two spaces for the resident manager. Thus, the parking standards for emergency shelters appear consistent with other uses in the same zone and are not a constraint on such a use. Of note, the City of Pasadena restricts overnight parking from 2:00 a.m. to 6:00 a.m. throughout most residential neighborhoods and on major arterial roads. Residents who do not have sufficient on-site parking are required to obtain on-street parking permits. The City charges a \$47.00 application fee for on-street parking permits; discounted permits are available for low-income residents.

Table B-7: Parking Standards

Residential Use Type	Requirement	Regulatory Concessions
Single-Family	2 covered per unit	None
Multi-Family and Mixed Use	2 covered per unit > 650 sf 1 covered per unit up to 650 sf 1 guest space per 10 units	Reduction in requirements for TOD areas in the City
Work-Live Units	3 spaces per 1,000 sf	Minor CUP for shared parking
Emergency Shelter	1 space per 4 beds	None
Dormitories/Fraternities/Sororities and Boarding House	1 covered per 3 habitable rooms	None
Single-Room Occupancy	1 space per unit 2 spaces allocated for manager	Reduction if affordable units
Transitional/Supportive Housing	Same requirement applies to dwelling type allowed in zone	None
Senior Housing	2 covered per unit > 650 sf 1 covered per unit up to 650 sf 1 guest space per 10 units	Reduction to minimum of 0.5 space with Minor CUP

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Pasadena is subject to a variety of site improvement and building code requirements. Developers are required to fulfill obligations specified in the City’s Subdivision Code (Municipal Code Title 16). Required improvements may include water, sewer, and other utility line improvements or extensions; street construction to City standards; and traffic control devices reasonably related to the project.

Typical standard requirements include:

- Local streets must have 60-foot of right-of-way and 36 feet of paved roadway. Collector streets must have a 64-foot right-of-way and 40-foot paved section. Secondary highways must have 90-foot of right-of-way and 66 feet of roadway. Major highways have a 108-foot right-of-way and 80 feet of roadway.
- Required street improvements include street trees (where warranted) per the City’s Tree Master Plan, curbs and gutters, streetlights, and signage.

- Utility lines—electric, communications, street lighting, and cable television—are required to serve the subdivision and must be placed underground.
- Construction of all new water and drainage distribution systems related to the project must be provided by the developer.
- Parks and recreation facilities must be provided via a dedication of land and/or payment of a fee set forth in the City’s development impact fee schedule.

Throughout Pasadena, infrastructure is in place to serve future residential developments. However, the age of water and sewer lines in older neighborhoods and districts may require replacement of water and sewer lines that are of insufficient size or significantly deteriorated. In these cases, on- and off-site improvements are provided through payment of a pro-rata share of fees. This means that the costs of on- and off-site improvements are passed along to the homebuyer as part of the final home cost or financing for rental housing. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development.

California Government Code Section 65915 requires local governments to grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide a certain percent of affordable housing units. In recent years, the density bonus law has been amended multiple times to further facilitate affordable housing production. A city has the option of defaulting to State law or adopting its own density bonus regulations. In Pasadena, developers often use density bonus to achieve increased maximum residential density. Since adoption of the Inclusionary Housing Ordinance (IHO) in 2001, numerous projects have taken advantage of density bonus incentives.

The IHO applies to all residential and mixed-use projects with 10 or more units. The requirements, set forth in Municipal Code Chapter 17.42, requires that a minimum of 20 percent of the total number of dwelling units in a residential project to be developed, offered to, and sold or rented to households of very low, low, and moderate-income, at an affordable housing cost, as follows.

1. Units for sale. If the project consists of units for sale, a minimum of 20 percent of the total number of units in the project shall be sold to very low, low, or moderate-income households.
2. Rental units. If the residential project consists of rental units, a minimum of five percent of the units shall be rented to very low-income households, five percent of the units shall be rented to very low or low-

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income households, and 10 percent of the units shall be rented to very low, low, or moderate-income households.

Because developers often use the IHO in coordination with Pasadena's density bonus ordinance, developers can be required to obtain an Affordable Housing Concession Permit, which is a discretionary permit. This process can be considered a constraint to development since it requires additional fees and a public hearing. This process can incrementally increase the cost of housing.

In 2019, the City amended the IHO to give developers the option of using an affordable housing concession menu to select concessions to be used instead of applying for an Affordable Housing Concession Permit. (The IHO amendments also included increasing the inclusionary requirement from 15 to 20 percent.) The City worked closely with a variety of stakeholders, including the development community, in order to ensure that the IHO and Concession Menu did not constrain the production of housing in the City. In a May 10, 2021, memorandum to the City Council, staff reported that the 2019 IHO amendment creating the menu approach to concessions appears to be attractive to developers.

In October 2018, the City Council directed staff to study and prepare an ordinance to address an imbalance between increasing impacts of density bonus concessions and the public benefits accrued to the City. This was prompted by concerns that local inclusionary unit trade-down credit provisions used in conjunction with State density bonus law were resulting in fewer affordable housing units being produced. On August 19, 2019, the City Council amended the Inclusionary Housing Ordinance to increase the percentage of required affordable units from 15 to 20 percent. Because the Density Bonus Ordinance (Chapter 17.43 of the Pasadena Municipal Code) dates to 2006 and State law has since been amended, the City will also need to update these regulations to relate better to its inclusionary requirements and reflect State law.

In addition to actively promoting and encouraging housing development through the incentives offered through density bonus and inclusionary requirements, the City has adopted provisions restricting short-term rentals requiring annual review, registration, and various limitations on lengths of stay related to unhosted use of a residential unit. The City also prohibits vacation rentals.

Application and building permit data demonstrate that the IHO does not constrain development. As indicated in Table C-1 beginning on page C-5 of the Housing Element, current and recently approved applications will result in 1,277 new housing units, with almost all applications required by the IHO to provide affordable units. Table B in the City's 2020 Annual Progress Report to HCD indicates that building permits for 3,004 units were issued 2014-2020. The IHO does not constrain housing production.

In January, 2021, City staff presented an analysis of the 2019 IHO amendments to the Planning Commission which concluded: "Based on this review, it appears that the amendments have been working relatively well and as intended. They have not slowed or stopped production of housing in the city, have not caused a

sudden influx of more affordable housing concession permit projects with increased height, and in some cases, have been enough of an incentive for projects to choose concessions on the menu rather than seeking additional relief through SDBL [state’s density bonus law.]”

See <https://www.pasadenanow.com/main/developers-not-discouraged-by-inclusionary-housing-ordinance-amendment>.

With regard to the density bonus ordinance, however, codified in Municipal Code Section 17.43, a developer is required to obtain a discretionary Affordable Housing Concession Permit to deviate from standards—as permitted by State law—to facilitate construction of affordable housing. This permit can be considered a constraint on development due to the time and fees associated with the process.

Codes and Enforcement

Pasadena implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code and continues to amend Title 14 (Buildings and Construction) of the Municipal Code as needed to implement the most-current industry standards. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

Local jurisdictions may approve local amendments necessary to address unique local climatic, geologic, and/or topographical conditions. The City of Pasadena coordinated with 88 cities in Los Angeles County through the Los Angeles Regional Uniform Code Program to minimize local variations to the Code and promote consistency among proposed amendments adopted by cities in the region. Because of this regional effort, the City adopted the following local amendments to the California Building Standards Code to protect the public health and safety from hazards common in the City and neighboring jurisdictions.

- Restrictions on the use of wood as exterior wall and roof material in fire hazard areas, and requirements for Class A assembly for other materials;
- Requirements for fire sprinklers in all new construction, except one- and two-family dwellings outside brush hazard areas, townhomes less than three stories in height, and certain residential care facilities for six or fewer clients;
- More restrictive building standards for roof sheathing, diaphragms, suspended ceilings, footings and foundations, shear walls, and building separation to reduce risk of injury and property damage in the event of an earthquake; and

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- Additional amendments provide for carrying forward existing administrative provisions, such as establishment of the City Council as the Board of Appeals and other miscellaneous provisions.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. Similar to most jurisdictions, the Code Compliance Division receives and investigates complaints regarding alleged violations. Additionally, Pasadena also implements a three-tiered code enforcement function to ensure that property and residential structures are well maintained. The City administers a program that inspects all multi-family projects every four years for building and property maintenance standards. Properties that receive citations or notices for correction are provided information on City loan programs and grants that can be applied for to facilitate and encourage the repair of code violations and housing rehabilitation. Single-family residential properties are routinely inspected through normal code enforcement programs Citywide. Properties in violation of City codes are also given citations with specific time frames to remedy the code violations. These programs are implemented uniformly throughout the community.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Pasadena accommodates a wide variety of housing types as summarized below.

Multi-family Rental Housing

Multi-family developments are permitted by right in all RM zones and two nonresidential zones (CO and CL), while a conditional use permit and a master plan approval is required in the PS zone (as accessory to the primary use). As indicated above in Tables B-4a through B4-D, every Specific Plan allows residential and mixed-use development. As a matter of policy, Pasadena focuses multi-family development in areas that can best accommodate growth and reduce transportation demand: within the Central District, in Transit and Neighborhood Villages, and along major travel corridors. Student housing, in support of the four major colleges and smaller private educational institutions within the City, is permitted by right in higher-density residential zones, as well as several commercial zones and on the campuses of the private colleges and universities. The City requires that these institutions prepare master plans and allows the master plans to accommodate student housing.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-

family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone.

Regionally, according to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers. The City of Pasadena does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning districts specifically distinguish housing for agricultural employees from any other programmatic housing dedicated or developed to be affordable.

Emergency Shelters

State legislation (SB 2 of the 2007 legislative session, codified in Government Code sections 65582, 65583, and 65589.5) requires jurisdictions to identify locations where emergency shelters can be established without a conditional use permit or other discretionary permit. In Pasadena, emergency shelters are permitted by right in the EPSP-D1-IG and South Fair Oaks SP-2 districts (maximum of 12 beds). Shelters may be established with a minor conditional use permit in the CG and IG districts, the Central District, and the CG and IG districts of the East Colorado, East Pasadena, and South Fair Oaks Specific Plans. Religious facilities may also operate a homeless shelter for temporary stays as a by-right use in the CL and CG districts and in portions of Central District. They may also operate a shelter in all residential districts, CO district, and parts of the Central District.

At the time the ordinance establishing these regulations was adopted, the City's analysis indicated that 35 sites were available within the zones, allowing a maximum of 420 beds (in addition to existing provided beds). In early 2022, a reexamination of those sites identified approximately 24 available sites. Assuming a maximum of 12 beds per site, the total capacity would be 288 beds.

The 2022 Point-in-Time Homeless County identified 512 people experiencing homelessness in Pasadena on a single night in February. Of those 512, 45 percent were staying in either transitional housing or emergency shelters. The remaining 55 percent (280 individuals) were considered unsheltered. The 2022 Housing Inventory Count reported 199 emergency shelter beds and 40 transitional housing beds in Pasadena; this was significantly below actual capacity given restrictions imposed by HUD COVID-19 and the federal Center for Disease Control guidelines. At the time of the point-in-time count, shelter bed utilization was 96 percent. These data, together with the analysis of available sites above, indicate a shortage of beds for persons experiencing homelessness.

AB 101 (2019 legislative session, codified largely in Government Code Sections 30035.7, 65400, 65585, and 65913.4, as well as portions of the Health and Safety Code, Public Resources Code, Revenue and Taxation Code, and Welfare and Institutions Code), require that low-barrier navigation centers³ be permitted as

³ As defined in Government Code section 65660, " 'Low Barrier Navigation Center' means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that

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a matter of right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, whether by-right or with a discretionary permit. The City will need to revise the Zoning Code to identify zones can provide additional land area for possible emergency shelter accommodation and to also address the requirements under AB 101.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses, consistent with SB2. Pasadena's Zoning Code defines supportive housing as: "housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Transitional housing is treated as a residential use and permitted by right in multi-family districts, several commercial districts, and Specific Plan areas (the CO and CL districts and Central District, East Colorado and East Pasadena Specific Plans). Transitional housing, per the Zoning Code, is "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." These definitions and regulations conform with State law. In 2018, the City adopted the Motel Conversion Ordinance (PMC Section 17.50.075), which allows for the conversion of existing hotels/motels to permanent supportive housing, as well as single-room occupancy housing and moderate- and lower-income multi-family housing.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act, codified in Government Code Sections 65583 and 65650) requires supportive housing to be considered a by-right use in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits a local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local jurisdictions to streamline the approval of housing projects containing a minimum amount of supportive housing units by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a conditional use permit or other similar discretionary entitlements. The City will need to revise the Zoning Code to comply with AB 2162.

The Zoning Code addresses residential care facilities (defined as a State-licensed facility, family home, group care facility, or similar facility that is maintained and

provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

operated to provide 24-hour nonmedical residential care) for seven or more persons separately from transitional and supportive housing. The key distinction is that a residential care facility provides 24-hour care, whereas transitional and supportive housing generally do not. Zoning regulations currently do not allow residential care facilities for seven or more persons by right but require conditional use permit. This may be seen as a constraint on establishing such facilities which may function similar to transitional or supportive housing for persons with disabilities.

Single-Room Occupancy (SRO)

Single-room occupancy hotels (SRO) are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs may have one or the other. Pasadena's Zoning Code establishes standards for SROs and permits the use by right within the CG district, throughout the CD districts, and several Specific Plans (see Tables B-4a through B-4d above). In addition, existing nonconforming SROs in the CL district can be altered to comply with the City's SRO development standards without issuance of a conditional use permit.

The City's SRO standards have facilitated the production or conversion of uses to SRO units affordable to Pasadena's very low- and extremely low-income households. Key provisions include small unit size (150 to 375 square feet) requirements and reduced parking standards at a ratio of one space per unit or one space per four units for affordable SROs. One notable example is Centennial Place, an adaptive reuse of the City's historic YMCA building converted into a 144-unit SRO development in partnership with Abode Communities, a local non-profit housing developer. Centennial Place serves residents transitioning from or at risk of homelessness and provides on-site supportive services.

Mobile Homes/Factory-built Housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Mobile homes and manufactured housing are permitted in all residential zoning districts in Pasadena. The development standards and requirements for mobile homes and manufactured housing are the same as single-family housing in the same district.

Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs), previously known as "second units", can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In Pasadena, consistent with the Government Code Section 65852.2, ADUs are permitted by right in single-family residential zones and are subject to all development standards of the underlying zoning district with a few minor exceptions.

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The City most recently updated its ADU ordinance in 2018. The State Legislature has passed numerous changes to the ADU requirements to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family and multi-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements is null and void as of January 1, 2017. In such cases, a jurisdiction must approve ADUs based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days. The City will need to update the existing ADU ordinance to comply with Government Code Section 65852.2.

Housing for Persons with Disabilities

Housing element law requires that in addition to assessing the needs of people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single-family or multi-family uses, subject to the same permit processing requirements and development standards of the same type of housing within that zone. This means that housing for persons with disabilities are not subject to a use permit, building standard, or regulation not otherwise required of single-family homes or multi-family housing in the same district. Residential care facilities serving seven or more clients are conditionally permitted in the RM-16, RM-32 and RM-48 residential zoning districts and the PS, CO, and CL nonresidential zoning districts. However, due to the high concentration of certain uses in Northwest Pasadena, General Plan Land Use Element Policy 40.2 prohibits new development of such facilities but allows for necessary improvements to existing facilities. This limitation only affects the Northwest portion of the City where a significant concentration of larger community care facilities exists.

Definition of Family

The City of Pasadena Zoning Code defines a “family” as “two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house.” The City’s definition of family is not overly restrictive and provides for unrelated persons to reside together in the same unit.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Pasadena last updated its reasonable accommodation ordinance in 2009 related to relief from strict adherence to zoning standards. This process outlined in Section 17.61.080.I of the Zoning Code provides a process identical to the application, notice, and hearing requirements for a minor variance. The review authority may approve a modification to zoning standards with consideration for findings specific to a reasonable accommodation: 1) the individual requesting the modification is disabled; 2) the request is necessary by state or federal laws to avoid discrimination; and 3) the modification is not detrimental to public health and safety. However, the process does require public notice and a Zoning Administrator hearing if a noticed party requests a hearing. To comply with State law, this process needs to be a staff-level approval. The current process may be considered costly and time consuming. Program 16 in the Housing Plan indicates that the City will revise the process by 2023 to comply with State law.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table B-8. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts.

For affordable housing projects, building-associated fees are waived up to a maximum of \$125,000.

In Pasadena, as in the case in most cities, school impact fees lie outside of its jurisdiction. These services are managed by the Pasadena Unified School District.

The City has a GIS system online that provides all zoning and development standards information for every parcel. The GIS site is easily accessed through the Planning Division's home page. Also, Title 17, the Zoning Code, is available online via the same path.

<https://www.cityofpasadena.net/planning/planning-division/current-planning-and-zoning/>

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Table B-8: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Variance	\$5,071
Conditional Use Permit	\$5,471
Minor Conditional Use Permit	\$2,704
General Plan Amendment	\$17,544
Zone Change/Map Amendment	\$18,405
Neighborhood Development Permit	\$6,530
Design Review	\$2,469 \$3,819 (> 9 units)
Single-family Compatibility Permit	\$6,593
Hillside Development Permit	\$6,593
Condominium Conversion	\$4,225 plus \$167 per parcel
Planned Development Plan	\$20,530
Subdivision	
Certificate of Compliance	\$1,592
Lot Line Adjustment	\$4,838
Tentative Parcel or Tract Map	\$5,242 plus \$192 per parcel
Vesting Tentative Map	\$5,642 plus \$192 per parcel
Environmental	
Initial Environmental Study	At Cost
Environmental Impact Report	\$6,242 (Initial Deposit)
Negative Declaration/Mitigated Negative Declaration	\$2354.75
Development Impact Fees	
Residential Impact Fee – Market Rate	Studio \$19,811.55 1 Bedroom \$20,907.50 2 Bedrooms \$23,220.31 3 Bedrooms \$26,702.41 4 Bedrooms \$32,444.34 5 or more \$36,672.04
Residential Impact Fee – Affordable Housing	\$1,026.66 per unit
Traffic Reduction and Transportation Improvement Fee	Single-family \$9,550.39 per unit Multi-family \$3,697.88 per unit
General Plan Maintenance Fee	0.5% of building permit valuation
Construction Tax	1.92% of project valuation
New Water Service Fee	Based on actual Cost of Service
Sewer Facility Charge	Based on flat rate per connection
Inclusionary Fee (varies by sub-area of the City)	Rental Unit: \$1 to \$32 per square foot Ownership Unit: \$15 to \$56 per square foot

Source: City of Pasadena, 2021-2022

Most developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the City. Pasadena provides a waiver of up to \$125,000 of plan check and building permit fees and construction tax on lower- and moderate-income units that are deed restricted as affordable for 30 years.

Table B-9 identifies the hypothetical fees that would be collected for a new three-bedroom single-family house and a nine-unit multi-family project. Assuming that the single-family home would sell for \$700,000, development fees make up approximately 3.5 percent of a new home purchase price. Overall, Pasadena’s fees are typical for most communities of its size particularly in combination with the City’s strong history of providing affordable housing fee waivers.

Table B-9: Typical Fees for Residential Development

Development Cost for a Typical Unit	Single-Family (1,616 sq. ft., 3-BR house)	Multi-Family (9-unit market-rate apartment building)
Plan Review Fees	\$4,029.00	\$36,744.00
Permit and Impact Fees	\$20,234.97	\$360,757.87
Total Fees	\$24,263.97	\$397,501.87

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, costly conditions of approval, and challenged CEQA processes and documentation. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The tables below outline the typical timelines for various residential projects in Pasadena.

For a single-family residence on a legal lot, the process typically requires only plan check, without discretionary review or design review. Projects exceeding median neighborhood house size and new houses in the Hillside Development Overlay and Neighborhood Development overlays require a discretionary review for compatibility with the surrounding neighborhood that typically takes six months. Plan check review requires about four weeks for City departments to either approve the drawings as submitted or to indicate what corrections are required. After changes are made by the applicant, the City’s re-check is usually accomplished in two to three weeks. The cumulative timeframe is generally no more than eight weeks from application submittal to permit issuance, unless the project is built in a historic landmark district and subject to additional review via

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the Historic District Permit. For certain neighborhoods, the City requires Neighborhood Development Permits and Single-Family Compatibility. Permits to ensure new construction preserves the scale and character of particular neighborhoods. For projects involving a request for a density bonus and the associated concessions allowed by State law, the applicant is required to obtain an Affordable Housing Concession Permit. Any of these permits could add eight to twelve additional weeks to the permitting process.

Multi-family project approval schedules are tied in part to the required environmental review process and those and mandated time frames, as well as the applicant's responsiveness to City-staff directed project revisions. Typically, multi-family projects can take eight weeks for preliminary plan and project review, up to 12 weeks for design review, eight weeks for changes following design review, and six weeks to finalize the application prior to issuance of building permits, for a total time commitment of eight months. The design review process occurs at the Director level for projects with nine or fewer units and before the Design Commission for 10 or more units. If environmental review is required, an additional two to four months is needed to comply with State law (or longer if an environmental impact report is required).

Table B-10 identifies the typical approvals required for single-family and multi-family projects, along with the estimated processing times of the Planning Division. The discussion that follows describes the timeframes for projects of varying sizes. These time periods begin when an application is submitted and accepted as complete, unless extended when additional information is requested by the City. The timeframes below represent when an applicant can expect a decision or hearing on an application. Building Department timeframes are fairly standard, requiring an initial four-week plan review with corrections, followed by another four-week review and ultimate permit issuance.

The City of Pasadena's development review process accommodates housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Proposed residential projects are subject to an initial determination of whether a project requires: 1) a predevelopment plan review, 2) discretionary permit, 3) legislative approval, or 4) other special review. Using application packets available on the City's website, applicants can readily assess the appropriate documentation needed for project review submittals.

The Design Review process can add up to 12 weeks to the project review process once an application has been deemed complete. As Table B-8 shows, review fees are charged to the applicant (to cover staff time and hearing costs). The City requires projects to meet all objective design standards for residential project review. While the Design Review process is not used to deny or reduce density or intensity of residential projects, it does add review time to projects. Thus, the review time frame and fees can add costs.

Table B-10: Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	2 weeks
Discretionary Permit (CUP or Variance)	6 - 8 weeks
Preliminary Plan Check	12-16 weeks
Architectural/Design Review	1 - 6 months
Zoning Amendment (Zone Change)	6 - 12 months
General Plan Amendment	6 - 12 months
Subdivisions (Parcel/Tract Maps)	6 months
Initial Environmental Study	6 - 8 weeks
Environmental Impact Report	12-16 months

Source: City of Pasadena 2020-2021

The following paragraphs provide additional detail regarding the time frames presented in Table B-10.

Pre-application Process

- Predevelopment Plan Review
 - Required for 10+ units
 - Length:
 - One to two months (fewer than 50 units)
 - City Council notification is required if 50+ units
 - Hearings: None
 - Decision-maker: None
- Preliminary Plan Check
 - Optional but recommended for 3+ units (City of Gardens)
 - Length: Three to four months or longer
 - Hearings: None
 - Decision-maker: None
- Preliminary Consultation (Design Review)
 - Optional but recommended for 3+ units
 - Decision-maker: In RM districts, staff (3-9 units); Design Commission (10+ units); in other districts, depends on design review thresholds in PMC 17.61.030
 - 10-12 weeks (typically concurrent with another process)

Zoning Entitlement

Single Family Review

- Hillside Development Permit (Hillside Overlay District only)
 - Typical Request: New construction of or addition to single family residence
 - One unit
 - Length: Four to eight months (typically one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council

Constraints on Housing Production

- Single Family Compatibility Permit (Single-Family Zoning – Non-overlay areas)
 - Typical Request: Exceed maximum Neighborhood Compatibility floor area
 - One unit
 - Length: Four to eight months (typically one hearing)
 - Decision-maker: Hearing Officer or Zoning Administrator if no request for a hearing during notice of application
 - Appeals: Board of Zoning Appeals; City Council
- Neighborhood Development Permit (Neighborhood Development Overlay only)
 - Typical Request: New construction of or addition to single family residence
 - 1 unit
 - Length: Four to eight months (typically 1 hearing)
 - Decision Maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council

Multi-Family Review (when project involves discretionary entitlements)

- Minor Conditional Use Permits/Conditional Use Permits
 - Typical Request: Expansion of a nonconforming use; construction of 15,000 or 25,000 sf or more (mixed use)
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Minor Variance/Variance
 - Typical Request: Deviation from development standard (height, setbacks, parking, open space, etc.)
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Affordable Housing Concession Permit
 - Typical Request: Off-Menu Density Bonus
 - 5+ base units
 - CEQA (if not exempt)
 - Length: Four to 12 months (one hearing)
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Planned Development Permit
 - Includes Zoning Map Amendment – Legislative Action
 - CEQA: Typically EIR
 - Length: 12 to 18 months or longer
 - Hearings: Minimum three hearings (Design Commission, Planning Commission, and City Council)
 - Decision-maker: City Council

Subdivision (typically for multi-family for-sale projects, concurrent with plan check or Design Review process)

- Subdivision: Certificate of Exception, (Vesting) Tract Map, (Vesting) Parcel Map
 - Length: Four to six months
 - Hearings: One
 - Decision-maker: Hearing Officer
 - Appeals: Board of Zoning Appeals; City Council
- Subdivision: Certificate of Compliance
 - Length: One to two months
 - Hearings: None
 - Decision-maker: Zoning Administrator

Historic Preservation (if necessary)

- Historical Evaluation
 - Required if major exterior changes/demolition are proposed on a property 45 years of age or older
 - Decision-maker: Staff
 - Length: 10 to 12 weeks
- Certificate of Appropriateness
 - Required if major changes/demolition are proposed on a property determined eligible for historical designation or any exterior changes on a property that is historically designated
 - Decision-maker: Historic Preservation Commission or staff, depending on project scope
 - 10 to 12 weeks

Design Review

- Concept Design Review (3+ units)
 - Required for 3+ units
 - CEQA (if not exempt or previously prepared)
 - Decision-maker: Staff in RM districts (3-9 units); Design Commission (10+ units) in other districts
 - Three to nine months (depending on CEQA)
- Final Design Review (3+ units)
 - Required for 3+ units
 - Decision-maker: Staff in RM districts (3-9 units); Design Commission (10+ units) in other districts
 - 10 to 12 weeks

Ministerial Review

Planning review of over-the-counter permits is limited. However, most single-family homes and multi-family projects under nine units do not require any of the aforementioned reviews, although multi-family projects of three to nine units are subject to staff-level design review. Pasadena employs the use of early pre-application review processes to work with project applicants early in the

Constraints on Housing Production

development review process and to streamline approval for housing development.

Predevelopment Plan Review (PPR) applies to multi-family projects larger than nine housing units, projects with more than 25,000 square feet of nonresidential floor area, projects of community-wide significance, and certain projects within a Specific Plan area. PPR is a preliminary evaluation conducted by City staff to provide input on requirements for a project before submittal of a development application. A case manager is assigned to guide the development project through PPR and plan approval.

Multi-family housing projects subject to the City of Gardens standards are reviewed via Preliminary Plan Check (and Preliminary Plan Review if nine units or more), an early determination of any changes that must be made to comply with development standards. City staff reviews the plans and discusses all necessary changes with the applicant, who then revises the plans and drawings for a second review prior to submittal of a development application.

Discretionary Review

The conditional use permit review process is intended to apply to uses that are generally consistent with the purposes of the zoning district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the City's infrastructure, the built or natural environment, City resources, or the City's ability to provide public services.

A multi-family housing development that is part of a mixed-use project and includes more than 25,000 square feet of nonresidential development requires a conditional use permit.

Major variances require a public hearing and approval by a hearing officer. However, minor variances only require a public hearing before the Zoning Administrator if a notice party requests a hearing.

Residential projects may require approvals by commissions, depending on the age, location, scale, and use proposed. The Design Commission or City staff may review development applications for compliance with City design guidelines. Design review can take six months to complete, including Concept Design Review and Final Review. The Historic Preservation Commission reviews development applications in historic neighborhoods. Finally, the Community Development Committee has authority to review and approve concept plans for affordable housing subsidized by the City.

Design Review

New residential development in Pasadena often includes the demolition of existing structures and the construction of higher intensity uses in established multi-family residential neighborhoods or mixed-use commercial districts. Therefore, it is critical to ensure new development is compatible with existing

land use patterns. Pasadena has thus established a design review process to encourage excellence in architectural design, enhance the visual environment, and ensure that development is compatible with surrounding land uses.

The Citywide Design Principles in the Land Use Element are the foundation of all design review. To provide clear guidance to developers and reviewing authorities, Pasadena has adopted design guidelines that fall into one of four categories: Citywide, specific areas, specific uses, and historic properties. The design guidelines work in concert with the development standards in the Zoning Code or Specific Plans. However, unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity, and strict adherence is not required for project approval. Design review is conducted in three phases: a preliminary consultation with City staff, concept design review of the overall project components, and final design review. Depending upon the scope and complexity of the project, design review may be approved at the staff level or may require review by the Design Commission. Certain projects within a designated landmark or historic district are reviewed by the Historic Preservation Commission.

For residential projects that comply with the General Plan and Zoning Code, Design Review is the only required review process. In approving a project, the Design Commission is required to make only two findings: 1) the project is consistent with Section 17.61.030 of the Zoning Code and 2) the project is consistent with any applicable design guidelines adopted by the City Council. Section 17.61.030 establishes the purposes of Design Review as follows:

1. Apply Citywide urban design principles to ensure that new construction supports the best of the City's architectural traditions;
2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;
3. Promote architectural and design excellence in new construction and discourage poor- quality development;
4. Ensure that future development should:
 - a. Reflect the values of the community;
 - b. Enhance the surrounding environment;
 - c. Visually harmonize with its surroundings and not unnecessarily block scenic views; and
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.
5. Ensure that new landscaping provides a visually pleasing setting for structures on the site;

Constraints on Housing Production

6. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;
7. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and
8. Promote the conservation, enhancement, preservation, and protection of historic resources.

The City requires a preliminary application process with the review authority (Design Commission or Director) to address a project's consistency with the findings. The two-step (Concept and Final) review process allows for additional opportunity to address the project's consistency with the findings to assure that projects move through the process smoothly.

Projects are not denied and density is not reduced through the Design Review process.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The California Environmental Quality Act (CEQA) regulates the timeframes associated with environmental review. In compliance with the Permit Streamlining Act, City staff ensures that an approval body hears non-legislative proposals within 60 days of receipt of a complete application or following the completion of the CEQA process.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 is legislated to automatically sunset on January 1, 2026.

As of June, 2019, the City of Pasadena was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. As of early 2021, the City had not received any applications or inquiries for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Pasadena and provide SB 35 eligibility information as applicable. Additionally, the City will

evaluate its current development and design standards to ensure objective design standards are established. However, as discussed under the discretionary review processes, while all residential projects are encouraged to incorporate the design guidelines, strict adherence is not required for project approval.

Environmental Constraints

Pasadena’s landscape is well defined by the mountains and hillsides framing the city and the Arroyo Seco that winds through west Pasadena. Certain portions of the City are not suitable for development due to steep slopes, flooding potential, geologic conditions, biological resources, or high wildland fire hazards. These sensitive areas are protected from development by local ordinances and State and federal law. However, none of these conditions, or any other known conditions, preclude development on any of the housing sites identified in Appendix C – Resources.

Flooding

No 100-year flood zones designated by the Federal Emergency Management Agency (FEMA) occur in Pasadena. The dam inundation area for Devil’s Gate Reservoir extends south from the reservoir along the Arroyo Seco. The dam inundation area for Eaton Wash Reservoir extends south and southeast from the reservoir to I-210. As shown on FEMA map Community Number 065050, the entire City is in Zone D, for which no floodplain management regulations are required. Flood potential does not preclude residential development on any of the sites identified for the RHNA sites inventory in Appendix C.

Geology

Two active faults and one possibly active fault cross the City. An active strand of the Sierra Madre fault passes through northwest Pasadena (north of the Devil’s Gate Reservoir), and an active strand of the Raymond fault traverses the southernmost part of the City. A possibly active strand of the Sierra Madre fault passes through the north-central and northwestern parts of the City near and north of Washington Boulevard. State regulations and building codes keep structures off active fault traces and require construction approaches to withstand ground-shaking effects. Geologic hazards do not preclude residential development on any of the sites identified for the RHNA sites inventory in Appendix C.

Biology

Although Pasadena is largely urbanized, hillsides along the western City border and the San Gabriel Mountain foothills to the north support natural habitats. Most of these areas are designated Open Space and thus not available for residential development. Biologic resources do not preclude residential development on any of the sites identified for the RHNA sites inventory in Appendix C.

Constraints on Housing Production

Wildland Fire Hazards

The vegetated hillslopes along the City's western and northern borders are areas designated as high fire severity zones. Per State law, any development in such areas is limited, and specific conditions apply regarding required access routes and construction materials. The sites inventory does not identify any sites within these high fire hazard zones; thus, these hazards do not preclude residential development on any of the sites identified for the RHNA sites inventory in Appendix C.

Infrastructure Constraints

In 2015, Pasadena completed a comprehensive General Plan update and certified the associated Environmental Impact Report (EIR). The EIR examined the environmental impacts associated with full build-out of the City pursuant to the General Plan, including impacts on infrastructure. The EIR concluded that existing water treatment and collection, water supply and distribution systems, and other utility services are adequately sized to accommodate growth demands. Because the Housing Element does not require any change in land use policy or rezoning to accommodate the RHNA, infrastructure systems are not seen as a constraint to housing development.

Appendix C: Housing Resources

This Appendix C describes the land, financial, and administrative resources available in Pasadena to address current and future housing needs, including the City's share of the Regional Housing Needs Assessment (RHNA). California General Plan law requires every city and county to have land zoned to accommodate its fair share of the regional housing need, which is quantified by the RHNA. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period. Toward this end, this Appendix discusses:

- **Housing Production.** This section documents housing production credits toward the 2021–2029 RHNA for units built and planned for construction during the planning period.
- **Land Inventory.** This section identifies and describes the sites that have the appropriate zoning to accommodate development of a variety of housing types and sufficient to accommodate the RHNA. A general assessment of infrastructure also accompanies the analysis.
- **Financial Resources.** This section identifies the financial resources available to the City to assist in implementing the housing programs in the housing element. This includes the major funding sources and organizational entities that implement programs.
- **Administrative Resources.** This section identifies the primary administrative resources to be used to implement housing programs.

Planning for 9,429 New Homes Over the Next 8 Years



This analysis in this Appendix shows that Pasadena has the land use/zoning capacity to accommodate the 2021-2029 RHNA of 9,429 housing units, distributed among the four household income categories as shown here.

Note: Pursuant to AB 2634, jurisdictions are also required to project the housing needs of extremely low-income households (0-30% of Area Median Income, or AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 2,747 units can be split into 1,373 extremely low-income and 1,374 very low-income units.

Housing in Pasadena

As described in the Housing Plan section of this element, demand for housing in Pasadena, and all of California, has significantly increased over the past two decades due to slow housing production. Almost two-thirds of the RHNA for this sixth cycle consists of “catch-up” production to account for the lackluster pace of housing construction, and particularly affordable housing. Compared to neighboring jurisdictions, Pasadena has produced several hundred affordable units. The City’s Inclusionary Housing Ordinance ensures that every new development with 10 or more units includes at least 20 percent of those units as affordable housing. Certainly, Pasadena has production constraints similar to those of fully urbanized cities throughout the Los Angeles region: lack of vacant properties, high land prices, open space deficits, and productive industrial uses that create land use conflicts if too close to residential neighborhoods. Factors such as major freeways further limit development potential, as adequate buffers around those locations are needed to create suitable living environments. However, Pasadena’s reputation as a highly desirable community in which to live has spurred landowners and investors to build rental and for-sale units in districts that the General Plan targets for growth: around light rail stations, within neighborhood villages, along major corridors, and within the Central District. Nonetheless, as many residents expressed through the public engagement process for this Housing Element, affordable housing remains the key focus: production of new affordable units and protections for people currently living in covenanted affordable units and units affordable due to age.

The cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Turner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinders efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing remains at historically high levels, and after many years of decline, homelessness has been on the rise in California. Levels of public

subsidy for housing have not kept pace with these growing needs. At the same time, higher costs per unit to build affordable housing means that localities produce fewer units with the same amount of subsidy, even as more people need these homes. Many of the factors that have influenced housing affordability and availability were intensified by the COVID-19 pandemic of 2020-2021. The rise in cost of building materials, the skyrocketing demand for more affordable housing, and the increase in persons struggling to afford housing costs have exacerbated an already serious situation.



Pasadena continues to experience significant new housing construction.

Housing Production

State law allows two ways of counting housing construction credits toward the RHNA: 1) preservation of affordable units and 2) new construction. The City is not proposing to count the preservation of publicly assisted affordable units at risk of conversion to market rates toward the 2021–2029 RHNA. All but three projects have covenants expiring in 2024 or later, past the time frame allowed by the Government Code for counting the units toward the RHNA. For two of the three, the City committed funding in 2020 to assist preserving the 114-unit La Villa Lake senior housing complex and 150-unit Concord Apartments. In the future, provided all requirements of Government Code Section 65583.1(c) can be met, these may be considered to contribute to either the low- or very low-income RHNA categories. For the third at-risk unit, the owner did not indicate interest in preserving the units.

Approved and Proposed Projects

In Pasadena, nearly every conceivable type of housing product continues to be developed: townhomes, apartments, condominiums, senior housing, mixed-use development, work/live units, senior life care facilities, housing for people with disabilities, and accessory dwelling units (ADUs). The City is crediting the following approved and proposed projects to the 2021–2029 RHNA, totaling 3,905 units:

- 410 units outside of the eight Specific Plan areas
- 3,495 units within the eight Specific Plan areas

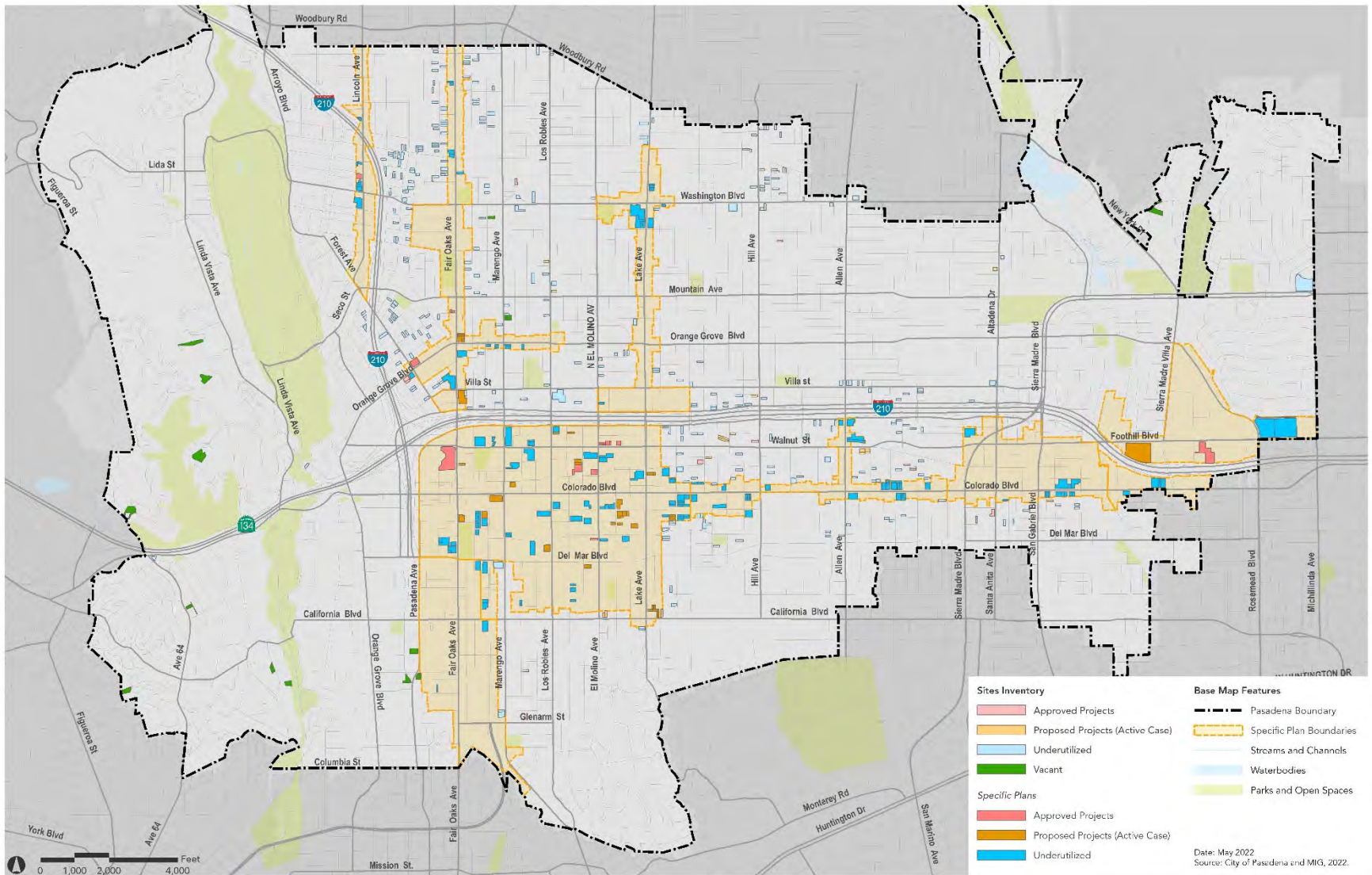
The units can be credited towards the RHNA as shown in Tables C-1 and C-2 and located on Figure C-1 (on page C-7).

Table C-1: Approved Projects

Project Name and/or Status	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas					
CBG Homes (2488 Mohawk St.)	1	--	--	20	21
National Community Renaissance (143 Mar Vista Ave.)	19	--	--	1	20
947 E California Blvd.	--	--	--	4	4
233 N Hill Ave.	8	--	50	--	58
1153 Bresee Ave.	--	--	--	1	1
690 N Orange Grove Blvd.	--	8	--	40	48
280 Grandview St.	--	--	--	9	9
118 N Oak Ave.	--	--	--	1	1
2415 Oswego St.	--	--	--	8	8
556 Cypress Ave.	--	--	--	18	18
Subtotal	28	8	50	102	188
Within Specific Plan Areas					
MW Lofts (711 E. Walnut St.)	12	3	--	107	122
100 W. Walnut/75 W. Holly St.	--	--	--	475	475
843 N. Fair Oaks Ave.	--	--	--	7	7
765 N. Orange Grove Blvd.	21	--	14	13	48
1435 Lincoln Ave.	--	--	--	8	8
209 S. El Molino Ave.	--	--	--	11	11
3452 E. Foothill Blvd.	--	--	--	233	233
99 N. El Molino Ave.	--	--	--	40	40
95 N. Madison Ave.	10	10	--	76	96
25 Yale St.	--	--	--	4	4
690 N. Orange Grove Blvd.	--	--	--	11	11
230 E. El Molino Ave.	--	--	--	40	40
Subtotal	43	13	14	1,025	1,095
Total	71	21	64	1,127	1,283

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Figure C-1 Sites Inventory



Housing Resources

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The **75 W. Holly Street** project (475 units) is part of a large mixed-used development under construction on former surface parking lots of the Parsons headquarters site. (Parking for Parsons and the new development is provided in adjacent parking structures.) Marketed as 10 West and being developed by LPC West, this project in Old Pasadena is within one-half mile of the Memorial Park L Line light rail station. The project is subject to the City’s Inclusionary Housing Ordinance (20 percent affordable units on site, in-lieu fee payment, or provision of affordable units off site).

The project at **711 E. Walnut Street** includes 122 units as part of a mixed-use development and is also subject to the Inclusionary Housing Ordinance.

Several projects are in the development pipeline and undergoing review, as shown in Table C-2 and Figure C-1. Pipeline projects include those in preliminary stages: predevelopment plan review, preliminary consultation, concept design review, preliminary plan check for City of Garden projects, and other similar reviews.

Determining the affordability of proposed residential projects is based on several criteria. These include:

- Whether the Inclusionary Housing Ordinance applies and the applicant has indicated the affordable units will be provided on site
- Density bonus or other controlling affordability mechanisms
- Developer agreements or Specific Plan guidance
- Proposed density, with densities of 30 units per acre or higher presumed to be affordable housing based on the “default density” criteria allowed by housing element law

Where it is known that developers propose to pay in-lieu fees to satisfy the requirements of the Inclusionary Housing Ordinance, no affordable units are counted even though the fees paid will be leveraged for affordable housing in the future.

In total, the approved and proposed projects will result in 3,905 units. After these projects are considered, a RHNA of 5,524 units remains to be achieved via redevelopment and ADU construction.

Housing Resources

Table C-2: Proposed Projects

Project Name	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas					
19 E. Orange Grove Blvd	69	--	--	1	70
673 E. California Blvd	--	--	--	13	13
170 N. Parkwood Ave	--	30	--	28	58
244 N. Michigan Ave	3	--	2	29	34
1027 N. Altadena Dr	--	--	--	9	9
1075 N. Los Robles Ave	--	--	--	2	2
154 Mar Vista Ave	--	--	--	6	6
264 N. Chester Ave	--	--	--	5	5
41 S. Daisy Ave	--	--	--	3	3
439 N. Hill Ave	--	--	--	13	13
93 N. Craig Ave	--	--	--	6	6
936 N. Los Robles Ave	--	--	--	3	3
Subtotal	72	30	2	118	222
Within Specific Plan Areas					
100 E Green St	--	--	100	123	223
1501-1525 E Walnut Ave	3	3	24	51	81
444 N. Fair Oaks Ave	22	--	10	174	206
540 S Lake Ave	7	--	55	--	62
105 S Catalina Ave	--	--	--	45	45
740 E Green St	23	--	--	250	273
141 S Lake Ave	5	--	--	84	89
127 N Madison Ave	--	--	4	45	49
130 N Fair Oaks Ave	--	--	--	38	38
136 S Oak Knoll Ave	2	--	--	15	17
150 E Colorado Blvd	--	--	--	98	98
253 S Los Robles Ave	8	--	--	82	90
254 E Union St	15	--	--	44	59
272 N Los Robles Ave	27	--	79	--	106
274 N Oakland Ave	54	10	170	1	235
340 S Madison Ave	--	--	--	8	8
747 E Green St	6	--	--	66	72
86 S Fair Oaks Ave	14	--	--	73	87
913 Boston Ct	--	--	--	12	12
3202 E Foothill Blvd	--	46	23	481	550
Subtotal	186	59	465	1,690	2,400
Total	258	89	467	1,808	2,622

Inventory of Housing Sites

Assumptions and Methodology

Consistent with HCD guidelines, the methodology for determining realistic capacity on each identified site and the assumed RHNA income category must account for land use controls, site size, and site improvements. Due to the limited availability of residential land in Pasadena, some developers may opt for a density bonus to increase the unit count. Starting in 2021, residential projects in California with on-site affordable housing can receive a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the State Density Bonus Law—the maximum bonus was 35 percent.

In Pasadena, developers may apply for a density bonus in addition to meeting the requirement for on-site affordable housing per the Inclusionary Housing Ordinance. Per City practice, the inclusionary requirement is applied to the base density, not the total yield of units with a density bonus.

Review of development applications shows that the unit yield on development sites in Pasadena approach the maximum yield allowed by zoning regulations—or exceed the maximum permitted densities through density bonuses. For example:

- The project at 177 E. Del Mar is zoned at a maximum density of 87 units per acre and achieved 100 units per acre (in the CD-1 zone).
- The project at 177 N. Hudson in the CD-3 zone (87 units per acre maximum) achieved 91 units on a 0.99-acre lot, resulting in a density of 92 units per acre.
- The Avila Apartments 75 W. Walnut (201 total units) yielded 106 units per acre in the CD-1 zone (87 units per acre maximum).
- At 138 S. Wilson, 30 units (including two very low-income units) on a 0.48-acre property in the RM-48 zone yielded 62 units per acre.
- The project at 125 Hurlbut is zoned RM-32 (32 units per acre) and yielded 36 units per acre.

Thus, the sites inventory is actually conservative with the 90 percent of capacity estimate described below.

The following assumptions are consistent with observed trends and thus have been used to calculate the realistic yield on vacant and redeveloped sites:

- **RM-12 zoned sites:** The RM-12 zone is referred to as the duplex zone, with a minimum lot size of 7,200 square feet. Zoning regulations permit up to two units per lot. Thus, any site zoned RM-12 that is smaller than 14,400 square feet (twice 7,200) can only support two units.

- **RM-16, RM-32, and RM-48 zoned sites.** Sites zoned for multi-family development have been calculated at 90 percent maximum density based on recent trends and the assumption that development standards, combined with unique site features, may not always lead to 100 percent buildout.
- **CL and CO zoned sites.** Multi-family residential and mixed-use developments are permitted in these zones. Allowed densities range from 48 to 87 units per acre. Ninety percent capacity has been assumed based on observed trends citywide. Also, the analysis below examines trends regarding residential development occurring on sites that allow 100 percent nonresidential uses, such as the CL and CO zones.
- **Central District Specific Plan.** The Central District Specific Plan has six subdistricts, all of which but one (CD-6) allow multi-family and mixed-use development, with densities varying based on location (see figure on page B-13 of Appendix B). Sites in the Central District have been assumed to be built at 90 percent of maximum capacity.
- **East Colorado Specific Plan.** The updated East Colorado Specific Plan, adopted in February 2022, has five subdistricts, all of which allow multi-family uses and four of which allow mixed use, in recognition of proximity to the Allen Avenue L Line light rail station and frequent bus traffic along Colorado Boulevard. Maximum densities are 32 or 64 units per acre depending upon subdistrict and proximity to the rail station. Build-out assumptions are 90 percent based on recognized trends.
- **East Pasadena Specific Plan.** In the East Pasadena Specific Plan, of the 11 subdistricts, nine allow multi-family development and two permit mixed use. Maximum densities are either 32 or 48 units per acre based on subdistrict, or 60 within one-quarter mile of the rail station. Ninety percent capacity of the permitted maximum density has been assumed given experiences particularly with density bonus requests.

Fair Oaks/Orange Grove Specific Plan. This Specific Plan's land use districts mirror the RM-12 and RM-16 residential districts and in the commercial zones, allows only limited multi-family and mixed-use projects at 16 to 40 units per acre. Build-out assumptions are 90 percent based on trends.
- **Lincoln Avenue Specific Plan.** The Lincoln Avenue Specific Plan Update was approved on November 15, 2021. The update intends to help establish Lincoln Avenue as the heart of the greater residential neighborhood, where commercial and multi-family uses co-exist in a walkable, vibrant environment with public realm improvements that create a cohesive and well-connected corridor. A portion of the updated Specific Plan (MU-N district) was upzoned to allow 32 units per

acre. Other areas of the plan continue to allow 16 units per acre. A recent development application within this Specific Plan area requested a Planned Development (PD) for a 59-unit project, including four very low-income units.

- **North Lake and South Fair Oaks Specific Plans.** In these Specific Plans, standard zoning land use regulations generally apply (with limited prohibitions on residential use within two North Lake subdistricts). Thus, based on trends citywide, a 90 percent capacity has been assumed.

Densities Appropriate for Accommodating Lower-Income Housing

Generally, sites that allow development densities of at least 30 units per acre have been credited toward the lower-income RHNA, as allowed by State law (the “default density”). The California Government Code states that if a local government has adopted density standards consistent with the population based upon criteria set by State law (at least 30 units per acre for Pasadena), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate for accommodating housing for moderate-income households.

Assembly Bill 1397

Consistent with updated Housing Element law (AB 1397) related to the suitability of small and large sites for housing production, the lower-income sites inventory presented in this Appendix is predominately limited to parcels between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing projects from an economic perspective. In the inventory, several sites comprising one or more parcels are less than one-half acre in size. These sites are included because the multiple parcels function as one site, particularly when under common ownership. Small sites (less than 0.5 acres) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Pasadena, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, potential for intensification based on building value to land value ratios, and similarity to other commercial sites on which residential development applications have been filed. To ensure that appropriate sites have been chosen, properties that show recent

investments or updates or that contain officially designated historic buildings are not included.

Several properties are subject to the reuse provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The parcels subject to AB 1397 are identified in the accompanying sites inventory table. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

Accessory Dwelling Units

Accessory dwelling units, or ADUs, as a result of State laws in 2017 and 2019 that facilitated the ability of property owners to construct ADUs, represent a rapidly emerging form of housing and affordable housing in particular. While ADU building permits issued in 2018 were low, the pace picked up significantly between 2019 and 2021. Pasadena's Building and Safety Division issued 47 ADU building permits in 2019, 68 ADU permits in 2020, and 141 ADU permits in 2021. In averaging the number of building permits for ADUs between 2019 and 2021 (not including 2018 since the new regulations that encourage ADU production had not taken effect in Pasadena), the City projects that at least 85 building permits will be issued each year during the sixth cycle. Thus, the City has assumed that 706 ADUs will contribute toward meeting the RHNA during the planning period (85 ADUs x 8.3 years of the sixth cycle). In the inventory, the City has assigned ADU production to the income categories consistent with a methodology developed by SCAG and approved by HCD. Although the building permit data are inconsistent the Annual Planning Reports (APRs) submitted to HCD previously, this Housing Element includes a program to update the APRs for the years 2019, 2020, and 2021 to ensure consistency with the building permit data.

Given the City's strong programs to encourage actual ADU construction, the projection of 85 ADUs annually is sound—and consistent with legislative intent to promote ADUs as a form of affordable housing. Additionally, the 706 ADUs represent a reasonable projection because 1) the fact that the City has a successful pilot program to encourage ADUs as affordable housing and 2) the City's participation in a SCAG program to identify and implements strategies to accelerate ADU production.

Detailed Sites Inventory

Currently Available Sites

The inventory of sites that have appropriate zoning in place largely consists of underutilized properties in the RM-12, RM-16, RM-32, RM-38, CL, and CG zoning districts, as well as properties within each of the Specific Plans. Pasadena is in the process of updating all seven Specific Plans and creating a new Specific Plan—Lamanda Park—from portions of the current East Colorado and East Pasadena Specific Plans. As part of this effort, the City’s consultant has conducted detailed analysis of the potential for properties to recycle based on economic data and contact with property owners. While the proposed land use regulatory changes for each Specific Plan area have not been considered in this sites analysis for the purpose of projecting capacity, the information has been used to inform the likelihood of a property transitioning from its current use to a future residential or mixed-use development.

Per the Pasadena Land Use Element, each Specific Plan area formerly had a cap on the ultimate development yield, both for residential and nonresidential development. This cap did not include affordable units produced in any manner, except within the Fair Oaks/Orange Grove Specific Plan (based on historic practices of directing affordable housing to the Northwest neighborhood). Also, in any Specific Plan, a developer had the opportunity to petition to convert nonresidential capacity to residential capacity to create additional housing opportunities through adaptive reuse or new construction. In early 2022, the City Council amended the General Plan to eliminate the development caps. Also, as each amended Specific Plan is adopted, no cap provisions will be included.

Table C-6 at the end of this Appendix catalogs currently available sites, and Figure C-1 shows the locations.

Vacant and Underutilized Residential Sites

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. On these sites, the residential capacity is two to 13 times the existing development. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for private redevelopment. This includes sites in exclusively residential zones. The current trends involving redevelopment of such sites is documented in Table C-3 below and the comprehensive sites inventory table at the end of this appendix.

The inventory includes 0.4 acres of vacant and 30.4 acres of underutilized properties in the RM-12 zone. As described above, these sites generally allow only two units per lot unless the lot size exceeds 14,400 square feet. Altogether, RM-12 sites account for 282 units, or only 4.4 percent of the overall sites inventory. Most of these sites are in Northwest Pasadena and represent properties that currently are developed with one single-family home. Given inquiries by several property owners regarding potential redevelopment, these

sites have been included. Virtually all of these sites have been included in the above moderate-income RHNA category since densities fall below the default density of 30 units per acre.

Sites zoned RM-16, RM-32, and RM-48 occur citywide. For the inventory, the City has selected sites that currently support one single-family home and generally are larger than one-quarter acre. Properties zoned RM-16, RM-32, and RM-48 have been assigned to the moderate-income RHNA category, although RM-32 and RM-48 could be reassigned if the City requires additional capacity for the lower-income or above moderate-income categories. Table C-3 identifies many examples of property owners tearing down an existing single-family residence and building as few as three replacement units (net gain of only two units). The trends identified in Table C-3 have been applied to properties citywide where one unit exists on a lot and the building-to-land-value ratio is low. The age of a property was not necessarily used since Pasadena has many homes dating 50 years or older that are well preserved. Also, Assessor’s data frequently does not list the age of a structure, as it may be unknown; Table C-3 indicates information regarding year built when known.

Table C-3: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
RM-16 Zone			
120 N Oak	Single-family unit	3 detached units	
199 S Meredith	Single-family unit	3-unit townhouse	
884 S Marengo	Duplex	5-unit apartment	1926
936 N Los Robles	Single-family unit	One single-family unit and a duplex	1922
44 N Oak	Single-family unit	3 units	1924
100 N Greenwood	Single-family unit	3-unit multifamily	1912
63 N Sierra Bonita	Single-family unit	4-unit townhome	1922
1645 N Lake	4 detached units	6-unit multifamily	
1715 N Lake	Single-family unit	1 single-family unit and 6 multifamily	1920
82 N Parkwood	Single-family unit	3-unit townhome	1920
281 N Craig	Single-family unit	Add duplex	1942

Table C-3: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
RM-32 Zone			
266 N Wilson	Single-family unit	5-unit apartment	1932
597 N Mar Vista	2 single-family units	6 units	
1135-1137 E Villa	Single-family unit	4 units	1908
814 Magnolia	4-unit apartment	7-unit condo	1954
264 N Chester	Single-family unit	5-unit multifamily	1935
93 N Craig	Single-family unit	6-unit multifamily	1920
1045 Locust	Single-family unit	9-unit multifamily	1939
515 Champlain	5-unit multifamily	9-unit multifamily	
340 S Madison	4-unit multifamily	9-unit multifamily	1919
524 Cyprus	Single-family unit	8-unit townhouse	
264 E Bellevue	Single-family unit	8-unit multifamily	1925
2434 Oswego	2 single-family units	10 condo units	
81 Harkness	Single-family unit	6-unit multifamily	1936
241 Mar Vista	Single-family unit	6 townhomes	
500 S Oakland	Single-family unit	5-unit multifamily	
RM-48 Zone			
93 N Holliston	2 single-family units	9 condo units	
439 N Hill	Single-family unit	13-unit apartment	1920
983 San Pasqual	Single-family unit	1 single-family unit and 6 condo units	
395 N Holliston	Single-family unit	5-unit multifamily	1922
398 N Holliston	2 single-family units	9-unit townhome	
350 Cordova	Office building	84-unit multifamily	1978

Table C-3: Underutilized Residential Sites – Redevelopment Trends

Address	Existing Use	Proposed Use	Age (if known)
130-140 N Mar Vista	Single-family unit	23-unit multifamily	1925
397 N Catalina	Single-family unit	3 units plus retain existing	1908

To a more limited degree, the inventory includes sites outside of the Specific Plan areas that allow 100 percent nonresidential uses, in the C-L and C-O zones, as well as such sites within the Specific Plans and the Central District in particular. The rationale for using such sites is threefold: 1) reduced demand for retail space due to internet sales, 2) decline in demand for office space due to COVID-19 impacts, and 3) a clearly increased observable demand for housing on all sites. Several examples of the trend of converting sites that allow 100 percent commercial and office to residential use include the following:

- In 2019, at 388 Cordova, an existing high-rise office building was converted to condominiums.
- In 2021, at the former Twin Palms restaurant site at a prime location in Old Pasadena, the Design Commission approved a mixed-use project of ground-floor commercial and 18 residential units.
- In 2021, for the Throop Lumber Yard site on N. Fair Oaks Avenue within a commercial district, the City received an application for a 206-unit multifamily project that includes 23 very low-income and 10 moderate-income units.
- In 2019, a developer proposed a 31-unit condominium project on a former railroad right-of-way property on Michigan Avenue; in 2021, the Design Review Commission reviewed updated plans.
- The Summit Grove project at Orange Grove and Summit Avenue will replace a liquor store and small retail buildings with 21 multifamily units, half of which will be for lower-income households.
- On a 0.28-acre commercial parking lot at 533 E. Union, five units have been approved.
- At 740 E. Green, the developer plans to demolish an office building and replace it with 250 residential units.
- Within the retail and office corridor of Lake Avenue, at 141 S. Lake, plans have been approved for demolishing 27,220 square feet of restaurant and office uses and building 91 units and 12,794 square feet of commercial space.
- A three-story office building at 139 S. Oak Knoll will be replaced with 17 units.

- Along the Colorado Boulevard commercial corridor, at 150 E. Colorado, a 62,268-square-foot office building will be torn down and replaced with a mixed-use project with 98 units.
- On a lumber yard site at 444 N. Fair Oaks, 206 apartments are proposed, including three-bedroom units, 11 percent of the units for very low-income households and five percent for workforce households.
- At 995 S. Fair Oaks, a small office building and warehouse will be replaced by 76 units for seniors. On a 1.3-acre site at the southwest corner of Euclid and Cordova, a low-rise medical office complex dating to the 1970s will be replaced with 86 residential units, 13 of which will be reserved for low- and very low-income households.
- At 178 S. Euclid, 43 condominiums are nearing completion on a site formerly occupied by a commercial building.
- On a portion of a former shopping mall at E. Colorado and S. Los Robles, a mixed-use project with 77 condominium units and 65,000 square feet of commercial space is under construction.
- On a commercial property at 1878-1890 Walnut Avenue, 58 for-sale townhomes for restricted-income households have been approved.
- At 3200 E. Foothill Boulevard, a large self-storage business on a 8.32-acre site is proposed to be replaced with 550 units (including at least 20% affordably units consistent with the City's IHO) and a small 9,800-square-foot retail building.
- The owners of the Panda Inn flagship restaurant site at 3452-3488 E. Foothill are proposing to redevelop the parking lot area with a project that includes 233 apartments, 21 of which will be affordable housing.
- Pasadena Presbyterian Church sold its commercially zoned properties at 535 Union Street and 54 Oakland Avenue for development, respectively, of 86 mixed-income units and 55 apartments reserved for seniors.
- Three properties supporting auto services businesses at 1501-1521 E. Walnut are proposed for redevelopment with an 81-unit single-room occupancy project, with 30 units set aside as below-market-rate homes. (As of May 2002, a formal application had not been submitted, but this further demonstrates the extent to which redevelopment is of interest to developers.)

These development applications illustrate a clear and overwhelming interest of commercial property owners to tear down all types of commercial buildings—small offices, restaurants, strip commercial centers, and even a self-storage facility—and replace them with housing of all types, including 100 percent affordable projects.

Table C-6 at the end of this Appendix lists all housing sites and the attributes that have been considered, as described above, in determining the suitability of these sites as viable housing sites and their ability to be assigned to lower-income and moderate-income categories. A key attribute to note regarding sites within the

Central District Specific Plan, East Colorado Specific Plan, Fair Oaks/Orange Grove Specific Plan, South Fair Oaks Specific Plan, and CL zone is whether a nonvacant site allows 100 percent commercial use and is assumed to convert to residential or mixed-use development.

As the discussion above indicates, more than 20 active applications propose conversion of sites currently developed with a commercial use to high-density residential and mixed-use development. Moreover, of the 1,283 approved units shown in Table C-1, approximately 80 percent of those units are being built on properties that allow commercial uses, with the remainder consisting of properties zoned RM-16, RM-32, and RM-48 (converting from lower-density to higher-density developments). These data clearly indicate trends of higher-density residential and mixed-use projects replacing both existing commercial developments and aging lower-density units. Market forces in Pasadena are driving these trends, and the City's Inclusionary Housing Ordinance is providing for the new projects to include affordable units.

Specific Plans

The Specific Plans have been developed for the purpose of creating regulatory provisions that encourage focused residential development in the Central District, Transit-Oriented Villages, and Neighborhood Villages and along major travel corridors. This zoning approach reflects long-established General Plan policy that was confirmed and refined in the 2015 Land Use Element update.

Consistent with this policy direction, development applications since 2015 have been concentrated within the Specific Plan areas. Examples, from among applications and approvals, include:

- 762 N. Fair Oaks Avenue with 70 units, 69 for very low-income households
- 75 W. Walnut Street with 201 units, 20 for low-income households
- 178 S. Euclid Avenue with 40 units, three for very low-income households
- 645 E. Union Street with 40 market-rate units
- 263 S. Los Robles Avenue with 95 units, eight for very low-income households
- 83 N. Lake Avenue with 54 market-rate units
- 3425 E. Foothill Boulevard with 211 units, 21 for very low-income households
- 141 S. Lake Avenue with 89 units, five for very low-income households
- 3202 E. Foothill Boulevard with 481 units, 46 for low-income and 23 for moderate-income households

This list, representing only a fraction of units recently built, under construction, or in review, demonstrates the intense interest in developing projects of scale in Pasadena and at densities approaching the maximum permitted.

The sites inventory includes properties within Specific Plan areas that, similar to properties that have been redeveloped over the past eight or so years, are

characterized by: 1) single-story commercial or industrial buildings that have not had significant investment in many years, 2) parking lots not needed to support demand of associated uses, and 3) retail commercial and office buildings for which property owners have inquired with City Planning staff regarding reuse potential. The sites inventory matrix provided to HCD in conjunction with this Housing Element provides detail regarding conditions on each site and in particular, the fact that building to land value ratios generally fall well below 0.50, indicating that many properties have unrealized land use value.

Table C-4 summarizes the number of units, by RHNA income category, that can be accommodated by vacant and underutilized sites within and outside of the Specific Plan areas.

Table C-4: Vacant and Underutilized Sites

Areas	Affordability Level			Total
	Lower Incomes (0-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas				
Vacant	--	18	18	36
Underutilized	291	644	824	1,759
Subtotal	291	662	842	1,795
Within Specific Plan Areas				
Central District	1,421	517	470	2,408
East Colorado	572	151	-	723
East Pasadena	777	-	13	790
Fair Oaks/Orange Grove	102	53	20	175
Lamanda Park	133	102	-	235
Lincoln	-	21	55	76
North Lake	171	27	2	200
South Fair Oaks	97	5	-	102
Subtotal	3,273	876	560	4,709
Total	3,564	1,538	1,402	6,504

Replacement Housing Requirements

Government Code Section 65583.2(g)(3) requires that the sites inventory identify sites with existing residential uses and whether the current residential uses are affordable to lower-income households or describe whether the additional residential development on the site requires the demolition of the existing residential use. For nonvacant sites with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years, there must

be a replacement housing program for units affordable to lower-income households. Government Code Section 66300 includes protections for existing covenanted affordable units, as well as units occupied by residents with incomes meeting affordable levels. Section 66300 requires that these “protected units” be replaced like-for-like in any new housing developments. Developers are also required to provide first right of refusal to the replacement units and must provide relocation benefits.

The sites matrix identifies sites with existing residential uses. Other than tracking affordable units created via the City’s IHO or density bonus ordinance or units with Section 8 vouchers, the City does not have data regarding unit affordability. The City has its own mechanism to ensure residents in affordable housing are not displaced as a result of new construction: the Tenant Protection Ordinance (Chapter 9.75 of the Pasadena Municipal Code). Generally, the ordinance provides that: “For all tenants in good standing living in households at or below 140% of the median income, by household size, landlord shall pay a relocation allowance equal to two and one-half (2½) months fair market rents as established by the U.S. Department of Housing and Urban Development (“HUD”) for a rental unit of a similar size. In addition to the relocation allowance, landlord shall also pay a moving expense allowance in the amount of \$1,306.00 for adult households or \$3,935.00 for households with dependents, disabled, or senior members. The amounts listed are adjusted for FY 2019 and will continue to be adjusted as provided in paragraph C below.”

Housing for Homeless Individuals and Families

In accordance with State law, the City permits by-right emergency shelters for persons experiencing homelessness in the following zoning districts:

- SP-2 (South Fair Oaks Specific Plan) overlay district west of Fair Oaks Avenue and south of Hurlbut Street
- East Pasadena Specific Plan EPSP-D1-1G

In both zones, emergency shelters are limited to 12 total beds each. As discussed in Appendix B – Constraints on Housing Production, the City has identified 24 sites within the above zones that could accommodate by-right emergency shelters. Collectively, the sites could accommodate 288 beds.

Emergency shelters of larger size are permitted in several zones with a conditional use permit (CG, IG) or a minor conditional use permit (EC-CG1, 2, 4, 5, 6; East Pasadena Specific Plan d1-CG, d1-IG, d2-CG, d2-IG, d3-CG). During inclement weather, temporary shelters may be opened at religious institutions. While Pasadena currently may not have the number of shelter beds needed to meet demand, zoning regulations do not constrain opportunities for new shelters to be established. Rather, the cost of acquiring properties and building emergency shelters is the challenge. Programs 12, 14, 17, 18, 19, and 20 in the Housing Plan set forth actions the City will take, in cooperation with community partners, to address the needs of unhoused individuals and families.

Adequacy of the Sites Inventory

Overall, the sites inventory identified in this Appendix totals 10,409 units, 4,003 of which are in the very low- and low-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—the RHNA under existing land use regulations. Table C-5 shows a surplus of 75 lower-income units, 519 moderate-income units, and 1,092 above-moderate income units, for a total surplus of 1,686 units.

Regarding sites that have been used in prior cycles that are again included in this sites inventory, the City must include a program to allow residential uses by right at a minimum density of 30 units per acre when at least 20 percent of the units are affordable to lower-income households. Because Pasadena already allows residential use by right subject to design review, no program or rezoning is required to comply with this State law requirement.

Table C-5: RHNA/Sites Inventory Summary

Site Type	Affordability Level				Total
	EL/VL Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Approved Projects	71	21	64	1,127	1,283
Proposed Projects	258	89	467	1,808	2,622
Sites Available		3,564	1,538	1,402	6,504
ADUs		481	15	210	706
Total Sites		4,484	2,084	4,547	11,115
2021-2029 RHNA	2,747	1,662	1,565	3,455	9,429
RHNA status (-shortfall/+ surplus)		+75	+519	+1,092	+1,686

Financial Resources

A variety of potential funding sources are available to finance housing activities in Pasadena. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources are often required for affordable housing programs and projects. Of particular note for 2020-2021 is the fact that the COVID-19 pandemic created temporary federal and State funding sources, as described below, to assist households suffering economic impacts affecting their ability to pay rent and mortgages.

Local Resources

Inclusionary Fees. The City of Pasadena’s Inclusionary Housing Ordinance provides for in-lieu fee payments for developers opting not to provide required affordable units on site. These funds are used for the production, rehabilitation, and preservation of housing. Fees are charged based on square footage and vary depending upon whether the housing is rental or owner and consists of 10 to 49 or 50+ units. Additionally, the City is divided into subdistricts that determine the fee rate. The in-lieu fees can be substantial depending upon the level of development in any given year. For example, in 2019, in-lieu fee receipts totaled \$2,810,840. In 2020, receipts increased to \$3,994,356.

Housing Successor Funds. With the demise of redevelopment in California in 2012, assets of former redevelopment agencies were in part transferred to so-called successor agencies. The City’s Housing Successor and Finance Department manage the Low and Moderate Income Housing Asset Fund (LMIHAF). At the close of fiscal year 2019-2020, the LMIHAF had a balance of \$7,033,181. The monies are used to fund housing development expenditures for lower-income units. For example, LMIHAF funds have enabled construction, in partnership with affordable housing developers, of the Heritage Square “A” 70-unit apartment project for very low-income seniors and will be used for Heritage Square “B”, a mixed-use development that includes 70 units for extremely low-income seniors.

City General Fund. The City’s General Fund supports staffing of the 80+ member Housing Department, many of whom manage the programs that support housing production and housing services assistance. In fiscal year 2020, the Department was allocated \$1.3M General Fund dollars.

Los Angeles County Measure H Funding. The City receives voter-authorized Measure H funding through the Los Angeles Homeless Services Authority (LAHSA). For fiscal years 2018 and 2019, the City received \$1,326,405 available to be used for: 1) homelessness prevention for individuals, 2) rapid re-housing for single adults, 3) strengthening the coordinated entry system, and 4) enhancing the emergency shelter system. With these funds, the City works with private non-profit organizations to fund the homeless services they offer.

Local Early Action Planning Grant Program (LEAP). The City received funding from the State for planning activities that accelerate housing production. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare their sixth cycle housing elements.

Southern California Home Financing Authority (SCHFA). This is not a City funding source but a joint powers authority that issues tax-exempt bonds to fund mortgages for low- and moderate-income first-time homebuyers.

State Resources

Low Income Housing Tax Credits. Low Income Housing Tax Credits (LIHTC) are an important source of funding production of affordable housing. Additionally, the State of California sets aside a dedicated pool of tax credit funds for self-designated at-risk projects. Pasadena developers have used LIHTCs to build a wide range of affordable housing projects. LIHTCs have also been used to preserve at-risk affordable rental housing units.

Homeless Emergency Aid Program (HEAP). This one-time block grant program was created in 2018 to address the homelessness crisis. The City has received \$1,428,226 in funding, which has been spread over several fiscal years.

California Emergency Solutions and Housing (CESH) Fund. The City has received \$720,214 in funding beginning in 2020, with funds to be allocated to programs over three years. These funds are used for activities to assist persons experiencing or at risk of becoming homeless.

Other State Programs. The State offers many other housing-related funding programs available to the City and developers; during the COVID-19 pandemic, rent relief programs were available. In the summer of 2021, Governor Gavin Newsom authorized the \$12B *California Comeback Plan*, a three-pronged effort to end/prevent homelessness, provide mental health services, and assist cities financially in their efforts to keep parks and streets safe. Other available programs include:

- Cap and Trade Affordable Housing Sustainable Communities Fund
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Federal Resources

HOME Funds. Pasadena is an entitlement jurisdiction and receives HOME Partnership Program funds directly from HUD. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Between fiscal years 2011 and 2014, funds declined dramatically. The federal government increased funds slightly in 2019 and 2020, but they still fall short of the 2011 high. Funds in 2020 totaled \$735,000. The City has actively used these financial resources for preservation of affordable housing.

Housing Vouchers. This federal housing program provides rent subsidies to very low-income households with a housing cost burden or who are at risk of becoming homeless or displaced. The federal government provides approximately \$15 million annually to the Pasadena Housing Department to administer its housing voucher program.

Community Development Block Grants. The federal government provides CDBG funds for community development and housing activities that benefit low- and moderate-income persons, aid in the prevention or elimination of blight, and meet other urgent needs. Eligible activities include property acquisition, rehabilitation, affordable housing preservation, economic development, code enforcement, public facilities, and services. As with HOME funds, deep cuts in federal allocations have reduced CDBG funds. Since 2018, the City has not offered capital funding to non-profit organizations using CDBG funds due to the City's obligation to repay a Section 108 loan for the Robinson Park renovation project.

Other Federal Programs. The federal Department of Housing and Urban Development and other agencies offer multiple programs (with extensive application and reporting requirements) available to Pasadena. The City regularly participates in the Supportive Housing Program and Emergency Shelter Grant program and receives HOPWA funds (Housing Opportunities for Persons with AIDS).

Private Resources

Private charitable organizations such as the United Way and Melville Charitable Trust sponsor programs to help make housing more affordable and assist unhoused individuals and families.

Administrative Resources

Work of the Housing Department

The City of Pasadena Housing Department represents the primary agency charged with implementing housing policy directives established by the City Council. The department, as its mission statement declares, is “dedicated to providing affordable housing and community development opportunities for low- and moderate-income persons and employment resources to enhance and strengthen our community.” This commitment is evidenced in the many programs the department administers: Section 8 vouchers, emergency rental assistance, tenant protections, homeowner improvement services through the MASH (Municipal Assistance, Solutions, and Hiring) program, services for people experiencing homelessness, funding support to non-profit housing developers, and inclusionary housing requirements, among others. With more than 3,775 affordable units in the City and 972 more in the development pipeline as of early 2021, the Housing Department has a significant responsibility to ensure existing affordable units remain so and new units continue to fill demand.

For fiscal year 2021, the Department had a budget of \$37.5M and staffing of 87.7 full-time equivalent employees.

Housing Rights Center

The City contracts with the Housing Rights Center to provide information to the public about housing discrimination and landlord/tenant rights and responsibilities.

Pasadena Power and Water Department

The City of Pasadena Power and Water Department (PWP) provides water service to all residents and businesses. As discussed in Appendix B – Constraints on Housing Production, water and sewer infrastructure are in place to serve all residents. In compliance with Government Code § 65589.7, on July 17, 2006, the City Council adopted Resolution No. 8621 to state its policy of prioritizing water service to lower-income households.

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Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5735024-003	107 S Wilson Ave	Underutilized	CD5	MMU	Central District		1969	0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.23		20		20	Yes
5735024-041	105 S Wilson Ave	Underutilized	CD5	MMU	Central District		1953	0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.24	-			20	
5713022-029	25 Orange Pl	Underutilized	CD1	MMU	Central District			0.50	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.36		32		32	Yes
5722010-006	182 S Raymond Ave	Underutilized	CD1	HMU	Central District		1928	0.94	Commercial Recreation Facility	Specific Plan Commercial Allows Residential	0.15					
5734037-022	675 E Green St	Underutilized	CD4	MMU	Central District		1956	0.02	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.22					
5734037-023	689 E Green St	Underutilized	CD4	MMU	Central District		1946	0.02	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.35		31		31	Yes
5734036-016	60 S Los Robles Ave	Underutilized	CD2	HMU	Central District		1981	0.30	Hotel Low	Specific Plan Commercial Allows Residential	0.79	62	10		72	Yes
5734036-017	473 E Green St	Underutilized	CD2	HMU	Central District			-	Medium Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.12					
5722027-914	267 Cordova St	Underutilized	CD2	MMU	Central District		1966	-	Low Rise Office	Specific Plan Commercial Allows Residential	0.32		17		17	
5713022-032	210 S De Lacey Ave	Underutilized	CD1	MMU	Central District			1.72	Low Rise Vacant Lot and Storage	Specific Plan Commercial Allows Residential	1.25					
5713022-033	80 Valley St	Underutilized	CD1	MMU	Central District		1998	0.11	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.33	68	18		86	Yes
5722011-001	80 S Raymond Ave	Underutilized	CD1	HMU	Central District			1.10	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.11					
5722011-002	120 S Raymond Ave	Underutilized	CD1	HMU	Central District		1941	1.41	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.47					
5722011-003	132 S Raymond Ave	Underutilized	CD1	HMU	Central District		1960	0.05	Parking Structure	Specific Plan Commercial Allows Residential	0.10	52	75		127	Yes
5722011-004	150 S Raymond Ave	Underutilized	CD1	HMU	Central District		1920	1.15	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.27					
5722011-015	130 S Raymond Ave	Underutilized	CD1	HMU	Central District			-	Vacant	Specific Plan Commercial Allows Residential	0.66					
5723004-018	241 N Euclid Ave	Underutilized	CD2	LMMU	Central District		1960	0.02	Parking Structure	Specific Plan Commercial Allows Residential	0.24					
5723004-019	333 E Walnut St	Underutilized	CD2	LMMU	Central District		1960	0.90	Office Park High	Specific Plan Commercial Allows Residential	0.47		33		33	Yes
5723004-020	331 E Walnut St	Underutilized	CD2	LMMU	Central District		1960	0.01	Parking Structure	Specific Plan Commercial Allows Residential	0.06					
5713023-004	40 Orange Pl	Underutilized	CD1	MMU	Central District		1965	0.06	Office Park Low	Specific Plan Commercial Allows Residential	0.14	-	7		7	
5713023-033	27 Peach Pl	Underutilized	CD1	MMU	Central District		1980	0.00	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.15	-	8		8	
5713023-034	257 S Fair Oaks Ave	Underutilized	CD1	MMU	Central District		1992	0.54	Office Park High	Specific Plan Commercial Allows Residential	0.77	42			42	
5722009-023	323 S Arroyo Pkwy	Underutilized	CD1	HMU	Central District			0.67	Commercial Recreation Facility	Specific Plan Commercial Allows Residential	1.08	85			85	
5722010-001	170 S Raymond Ave	Underutilized	CD1	HMU	Central District		1894	0.31	Industrial Low	Specific Plan Commercial Allows Residential	0.23	-	18		18	
5722011-019	121 S Arroyo Pkwy	Underutilized	CD1	HMU	Central District		1985	1.54	Warehouse Low	Specific Plan Commercial Allows Residential	0.74	58			58	
5723002-040	140 Chestnut St	Underutilized	CD1	MMU	Central District			0.72	Religious Center	Specific Plan Commercial Allows Residential	1.85	80			80	
5723002-047	164 Chestnut St	Underutilized	CD1	MMU	Central District		1910	0.44	Hotel Low	Specific Plan Commercial Allows Residential	0.24	2	2	20	24	
5723002-909	167 E Walnut St	Underutilized	CD1	MMU	Central District			-	Detention Utilities	Specific Plan Commercial Allows Residential	0.18	-		100	100	
5722027-038	192 S Marengo Ave	Underutilized	CD2	MMU	Central District			0.44	Garden Apartment	Specific Plan Commercial Allows Residential	0.18	-	10		10	
5722030-904	400 E Green St	Underutilized	CD2	MMU	Central District			-	Office	Specific Plan Commercial Allows Residential	1.30	102			102	
5723003-038	221 E Walnut St	Underutilized	CD2	LMMU	Central District			1.17	Office Park High	Specific Plan Commercial Allows Residential	2.25	97			97	
5723018-904	300 E Walnut St	Underutilized	CD2	INST	Central District			-	Emergency Services	Specific Plan Commercial Allows Residential	1.80	-		16	16	
5723018-910	280 Ramona St	Underutilized	CD2	MMU	Central District			-	Hotel Low	Specific Plan Commercial Allows Residential	1.00	111			111	
5723005-044	410 E Corson St	Underutilized	CD3	MMU	Central District		1985	-	Rural Residential Lot Sf Detached	Specific Plan Commercial Allows Residential	0.69	54			54	
5723013-020	150 N El Molino Ave	Underutilized	CD3	MMU	Central District		1940	0.20	Religious Center	Specific Plan Commercial Allows Residential	0.64	35			35	
5723013-066	165 N Oak Knoll Ave	Underutilized	CD3	MMU	Central District			2.22	Hotel Low	Specific Plan Commercial Allows Residential	0.79	62			62	
5723014-027	150 N Madison Ave	Underutilized	CD3	MMU	Central District	5th Cycle		0.47	Commercial Storage	Specific Plan Commercial Allows Residential	1.51	118			118	
5734012-006	550 E Green St	Underutilized	CD4	MMU	Central District		1915	1.19	Religious Center	Specific Plan Commercial Allows Residential	1.11	6		49	55	
5734014-807	140 S Madison Ave	Underutilized	CD4	MMU	Central District			-	Detention Utilities	Specific Plan Commercial Allows Residential	0.75	41			41	
5734037-024	713 E Green St	Underutilized	CD4	MMU	Central District		1940	0.92	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	0.13	-	7		7	
5734037-025	721 E Green St	Underutilized	CD4	MMU	Central District		1951	0.33	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.17	-	9		9	
5734037-026	735 E Green St	Underutilized	CD4	MMU	Central District			1.66	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	0.22	-	12		12	
5734037-900	615 E Green St	Underutilized	CD4	MMU	Central District			-	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.06	-	3		3	
5734037-902	44 S Madison Ave	Underutilized	CD4	MMU	Central District			-	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.63	34			34	
5735024-011	120 S Catalina Ave	Underutilized	CD5	MMU	Central District		1962	0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.24	-	11		11	
5735024-012	108 S Catalina Ave	Underutilized	CD5	MMU	Central District		1958	0.08	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.24	-	10		10	
5735024-013	102 S Catalina Ave	Underutilized	CD5	MMU	Central District			0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.25	-	11		11	
5735025-005	34 S Catalina Ave	Underutilized	CD5	MMU	Central District		1998	0.08	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	0.24	-	10		10	
5735025-006	42 S Catalina Ave	Underutilized	CD5	MMU	Central District		1955	0.81	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.24	-	11		11	
5735025-011	1055 E Green St	Underutilized	CD5	MMU	Central District			0.03	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	0.29	-	12		12	
5735025-012	50 S Catalina Ave	Underutilized	CD5	MMU	Central District			0.00	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	0.24	-	11		11	
5735026-011	49 S Catalina Ave	Underutilized	CD5	MMU	Central District		1948	0.05	Commercial Storage	Specific Plan Commercial Allows Residential	0.22	-	10		10	
5735026-024	33 S Catalina Ave	Underutilized	CD5	MMU	Central District		1982	0.58	Commercial Storage	Specific Plan Commercial Allows Residential	0.42	-	18		18	
5735027-016	100 S Mentor Ave	Underutilized	CD5	MMU	Central District		1941	1.31	Office Park Low	Specific Plan Commercial Allows Residential	0.31	-	3	13	16	
5738003-901	104 N Mentor Ave	Underutilized	CD5	MMU	Central District			-	Medium Intensity Strip Commercial	Specific Plan Commercial Allows Residential	1.07	83			83	
5738004-002	45 N Catalina Ave	Underutilized	CD5	HMU	Central District		1950	0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.18	-	14		14	
5738004-003	45 N Catalina Ave	Underutilized	CD5	HMU	Central District		1950	0.01	Parking Surface Lot	Specific Plan Commercial Allows Residential	0.37	-	29		29	
5722008-002	495 S Arroyo Pkwy	Underutilized	CD6	HMU	Central District			1.44	Office Park High	Specific Plan Commercial Allows Residential	0.39	95		194	289	
5723030-050	844 E Union St	Underutilized	CD5	HC	Central District			-	Office Park High		1.59	54			54	
5735025-007	1060 E Colorado Blvd	Underutilized	ECSPCG-1	MMU	Central District		1955	1.30	Main Street Commercial Low		0.21	-	9		9	
5735025-008	1070 E Colorado Blvd	Underutilized	ECSPCG-1	MMU	Central District		1925	0.40	Main Street Commercial Low		0.23	-	10		10	
5735025-020	1038 E Colorado Blvd	Underutilized	ECSPCG-1	MMU	Central District		1998	0.47	Large Format Standalone Commercial		0.86	37			37	
5722018-018	287 Pleasant St	Underutilized	RM32	MHDR	Central District	5th Cycle		-	Very Small Lot Single Family Detached		0.25	-	3		3	
5734008-022	494 S Oakland Ave	Underutilized	RM32	MHDR	Central District		1950	0.40	Single Family Unit		0.20	-	6		6	
5734009-016	420 S Oakland Ave	Underutilized	RM32	MHDR	Central District		1970	1.61	Garden Apartment		0.17	-		5	5	
5734009-703	448 S Oakland Ave	Underutilized	RM32	MHDR	Central District		1972	0.20	Duplex		0.41	-	12		12	
5722024-117	213 S Euclid Ave	Underutilized	RM48	HDR	Central District		1978	0.04	Commercial Storage		1.30	13		73	86	
5734023-005	212 S El Molino Ave	Underutilized	RM48	HDR	Central District		1953	0.52	Office Park High		0.34	-	15		15	
5734026-019	199 S Hudson Ave	Underutilized	RM48	HDR	Central District		1967	0.71	Office Park Low		0.68	30			30	
5736001-001	1336 E Colorado Blvd	Underutilized	PD35	MMU	East Colorado		1953	0.01	Commercial Recreation Facility		0.28					

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5736001-002	1346 E Colorado Blvd	Underutilized	PD35	MMU	East Colorado		1953	0.01	Low Intensity Strip Commercial		0.13					
5736001-003	1348 E Colorado Blvd	Underutilized	PD35	MMU	East Colorado		1952	0.01	Low Intensity Strip Commercial		0.13	55			55	Yes
5736001-004	1350 E Colorado Blvd	Underutilized	PD35	MMU	East Colorado		1952	0.01	Commercial Recreation Facility		0.17					
5738012-006	36 N Wilson Ave	Underutilized	RM48	MMU	East Colorado		1970	0.01	Low Intensity Strip Commercial	Convert to Higher Density Residential	0.23		36		36	Yes
5738012-012	33 Mar Vista Ave	Underutilized	RM48	MMU	East Colorado		1965	0.06	Low Intensity Strip Commercial	Convert to Higher Density Residential	0.23					
5746005-026	1850 Locust St	Underutilized	ECSPCG-3	MMU	East Colorado			4.69	Warehouse Low	Specific Plan Commercial Allows Residential	1.22	113			113	Yes
5746005-035	234 N Allen Ave	Underutilized	ECSPCG-3	MMU	East Colorado			2.11	Warehouse Low	Specific Plan Commercial Allows Residential	0.74					
5746010-028	2045 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		1970	0.41	Hotel Low		0.14					
5746010-045	2025 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado			0.30	Hotel Low		0.69					
5746010-046	36 N San Marino Ave	Underutilized	ECSPCG-4	LMU	East Colorado		1972	0.09	Low Intensity Strip Commercial		0.14					
5746014-020	1999 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado			-	Low Intensity Strip Commercial		0.35	42	8		50	Yes
5746014-021	14 N San Marino Ave	Underutilized	ECSPCG-4	LMU	East Colorado		1967	0.09	Low Intensity Strip Commercial		0.14					
5746014-022	35 N San Marino Ave	Underutilized	ECSPCG-4	LMU	East Colorado		1969	0.09	Low Intensity Strip Commercial		0.14					
5746014-023	43 N San Marino Ave	Underutilized	ECSPCG-4	LMU	East Colorado		1972	0.09	Low Intensity Strip Commercial		0.14					
5746010-027	2055 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		1960	0.25	Low Intensity Strip Commercial		0.27					
5746010-029	35 N Oak Ave	Underutilized	ECSPCG-4	LMU	East Colorado		1906	0.09	Single Family Unit		0.21		14		14	Yes
5747013-033	2074 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		2008	0.27	Low Intensity Strip Commercial		0.12					
5747013-035	29 S Oak Ave	Underutilized	ECSPCG-4	LMU	East Colorado		2008	0.49	Low Intensity Strip Commercial		0.18	15			15	Yes
5747013-048	2078 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		2008	4.01	Commercial Recreation Facility		0.23					
5737015-011	305 N Allen Ave	Underutilized	ECSPCL-3	MMU	East Colorado		1954	0.44	Low Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.40	-	23	-	23	
5746004-074	296 N Allen Ave	Underutilized	ECSPCL-3	MMU	East Colorado		1978	0.50	Commercial Storage	Specific Plan Commercial Allows Residential	0.89	51	-	-	51	
5735012-001	1104 E Colorado Blvd	Underutilized	ECSPCG-1	MMU	East Colorado			0.27	Main Street Commercial Low		0.72	57	-	-	57	
5738020-002	1229 E Colorado Blvd	Underutilized	ECSPCG-1	MMU	East Colorado		1940	1.48	Low Intensity Strip Commercial		0.47	-	37	-	37	
5737001-039	1441 E Colorado Blvd	Underutilized	ECSPCG-2	MMU	East Colorado		1984	0.44	Low Intensity Strip Commercial		0.50	-	22	-	22	
5735009-901	1207 E Green St	Underutilized	ECSPCG-4	MMU	East Colorado			-	Low Intensity Strip Commercial		0.93	73	-	-	73	
5736002-013	1364 E Green St	Underutilized	ECSPCG-4	MMU	East Colorado		1997	0.00	Parking Surface Lot		0.95	55	-	-	55	
5746008-044	27 N Grand Oaks Ave	Underutilized	ECSPCG-4	LMU	East Colorado	5th Cycle		0.01	Low Intensity Strip Commercial		0.63	18	-	-	18	
5746010-026	2063 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		1940	0.18	Low Intensity Strip Commercial		0.27	-	8	-	8	
5746014-041	1987 E Colorado Blvd Front	Underutilized	ECSPCG-4	LMU	East Colorado		1931	0.06	Low Intensity Strip Commercial		0.52	15	-	-	15	
5747013-034	2068 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado		2008	0.71	Low Intensity Strip Commercial		0.12	-	3	-	3	
5747013-049	2044 E Colorado Blvd	Underutilized	ECSPCG-4	LMU	East Colorado			0.78	Commercial Recreation Facility		0.68	20	-	-	20	
5747018-032	1860 E Colorado Blvd	Underutilized	ECSPCG-4	MMU	East Colorado			0.41	Large Format Standalone Commercial		1.00	58	-	-	58	
5754003-029	3321 E Colorado Blvd	Underutilized	ECSPCG-6	MMU	East Pasadena			0.81	Hotel Low	Specific Plan Commercial Allows Residential	0.86	46	-	-	46	
5754003-046	3311 E Colorado Blvd	Underutilized	ECSPCG-6	MMU	East Pasadena			0.42	Industrial Low	Specific Plan Commercial Allows Residential	0.25	-	-	13	13	
5754004-031	3299 E Colorado Blvd	Underutilized	ECSPCG-6	MMU	East Pasadena		1981	0.77	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	1.39	75	-	-	75	
5754014-024	3120 E Colorado Blvd	Underutilized	ECSPCG-6	MMU	East Pasadena		1966	0.17	Low Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.55	30	-	-	30	
5757023-010	3701 E Foothill Blvd	Underutilized	EPSPd3-CG-E	LMU	East Pasadena			1.20	Main Street Commercial Low		6.21	268	-	-	268	
5757024-023	3801 E Foothill Blvd	Underutilized	EPSPd3-CG-E	LMU	East Pasadena			0.52	Vacant/Religious Center		8.28	358	-	-	358	
5726010-017	700 N Orange Grove Blvd	Underutilized	FGSPC-3D	LMU	Fair Oaks/Orange Grove		1970	0.01	Rural Employment	Specific Plan Commercial Allows Residential	0.43	-	12	-	12	
5836020-014	1895 N Fair Oaks Ave	Underutilized	FGSPCL-1B	LMU	Fair Oaks/Orange Grove			-	Auto Repair Shop	Specific Plan Commercial Allows Residential	0.17		5		5	Yes
5836020-027	1909 N Fair Oaks Ave	Underutilized	FGSPCL-1B	LMU	Fair Oaks/Orange Grove		1919	0.30	Religious Center	Specific Plan Commercial Allows Residential	0.20					
5725004-028	640 N Fair Oaks Ave	Underutilized	FGSPC-3A	MMU	Fair Oaks/Orange Grove		1990	0.67	Large Format Standalone Commercial	Specific Plan Commercial Allows Residential	1.06	38	-	-	38	
5726015-905	489 N Fair Oaks Ave	Underutilized	FGSPC-3B	MMU	Fair Oaks/Orange Grove			-	Non Urban Civic	Specific Plan Commercial Allows Residential	2.19	63	-	-	63	
5725014-009	140 E Orange Grove Blvd	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove	5th Cycle	1970	0.38	Main Street Commercial Low	Specific Plan Commercial Allows Residential	0.18	-	5	-	5	
5725014-015	186 E Orange Grove Blvd	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove			-	Hotel Low	Specific Plan Commercial Allows Residential	0.13	-	4	-	4	
5725014-035	176 E Orange Grove Blvd	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove			-	Hotel Low	Specific Plan Commercial Allows Residential	0.13	-	4	-	4	
5725019-005	674 N Marengo Ave	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove	5th Cycle	1968	0.59	Medium Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.27	-	8	-	8	
5725019-014	304 E Orange Grove Blvd	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove			0.23	Auto Repair Shop	Specific Plan Commercial Allows Residential	0.23	-	-	7	7	
5725019-027	230 E Orange Grove Blvd	Underutilized	FGSPC-3D	LMMU	Fair Oaks/Orange Grove	5th Cycle	1968	0.91	Low Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.19	-	6	-	6	
5836024-027	1569 N Fair Oaks Ave	Underutilized	FGSPCL-1B	LMU	Fair Oaks/Orange Grove			0.25	Medium Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.29	-	4	-	4	
5836024-028	1577 N Fair Oaks Ave	Underutilized	FGSPCL-1B	LMU	Fair Oaks/Orange Grove		1965	1.15	Single Family Unit	Specific Plan Commercial Allows Residential	0.47	1	1	13	15	
5728011-008	1486 N Fair Oaks Ave	Underutilized	FGSPRM-16	LMU	Fair Oaks/Orange Grove			-	Motel		0.28	-	4	-	4	
5746021-800	271 Carmelo Ave	Underutilized	CL	LC	Lamanda Park			-	Detention Utilities	Limited Commercial (CL) to High Density	1.54	44	-	-	44	
5748007-020	2863 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1970	2.38	Office Park Low		1.06	46	-	-	46	
5748007-022	2855 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1986	0.81	Hotel Low		0.29	-	12	-	12	
5748007-026	2801 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1955	0.30	Religious Center		1.78	43	-	-	43	
5748013-003	2754 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1974	0.23	Low Intensity Strip Commercial		0.17	-	7	-	7	
5748013-004	2744 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park			-	Low Intensity Strip Commercial		0.17	-	7	-	7	
5748013-005	2738 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1910	0.01	Low Intensity Strip Commercial		0.17	-	7	-	7	
5748014-001	2830 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park			0.09	Low Intensity Strip Commercial		0.25	-	11	-	11	
5748014-035	2818 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1962	0.49	Hotel Low		0.30	-	13	-	13	
5748014-049	2800 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park			0.83	Hotel Low		0.47	-	20	-	20	
5748015-006	2870 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park		1947	0.21	Hotel Low		0.22	-	10	-	10	
5748015-033	2860 E Colorado Blvd	Underutilized	ECSPCG-5	LMU	Lamanda Park			1.03	Hotel Low		0.23	-	10	-	10	
5748011-052	33 S Virginia Ave	Underutilized	RM32	LMU	Lamanda Park		1971	0.02	Parking Surface Lot		0.18	-	5	-	5	
5825018-044	1731 Lincoln Ave	Underutilized	LASPRM-16	MDR	Lincoln			-	Vacant		0.08					
5825018-045	1723 Lincoln Ave	Underutilized	LASPRM-16	MDR	Lincoln		1923	1.35	Small Lot Single Family Detached		0.11		3		3	Yes
5727010-002	1385 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln		1965	0.07	Low Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.42		9		9	Yes
5727010-003	1399 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln			-	Low Rise Office	Specific Plan Commercial Allows Residential	0.22					

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5727010-004	1405 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln		1964	0.22	Low Intensity Strip Commercial	Specific Plan Commercial Allows Residential	0.22	-	3	-	3	
5727011-005	1493 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln			0.11	Hotel Low	Specific Plan Commercial Allows Residential	0.15	-	4	-	4	Yes
5727011-006	456 Del Monte St	Underutilized	LASPCL	MMU	Lincoln		1937	2.20	Medium Lot Single Family Detached	Specific Plan Commercial Allows Residential	0.14	-				
5727009-010	1313 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln			-	Industrial High	Specific Plan Commercial Allows Residential	1.26	-	-	55	55	
5727010-005	1417 Lincoln Ave	Underutilized	LASPCL	MMU	Lincoln			-	Industrial Low	Specific Plan Commercial Allows Residential	0.13	-	2	-	2	
5848029-001	1424 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake	5th Cycle		-	Low Intensity Strip Commercial		0.17					
5848029-021	1416 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake	5th Cycle		-	Main Street Commercial Low		0.16		10	-	10	Yes
5730028-058	1329 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1986	0.64	Large Format Standalone Commercial		2.98					
5730028-059	1285 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1987	1.97	Large Format Standalone Commercial		1.43					
5730028-060	1245 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1987	2.38	Office Park Low		0.18	141			141	Yes
5730028-061	1247 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1987	1.40	Large Format Standalone Commercial		0.31					
5740001-025	1260 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake			0.58	Large Format Standalone Commercial		1.03	30	-	-	30	
5848029-004	1406 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1951	1.39	Medium Intensity Strip Commercial		0.18	-	5	-	5	
5848029-005	1400 N Lake Ave	Underutilized	CLSP-1b	MMU	North Lake		1977	-	Parking Structure		0.15	-	4	-	4	
5740002-001	960 E Washington Blvd	Underutilized	RM16	MDR	North Lake		1978	0.95	Commercial Storage		0.17	-	-	2	2	
5731020-055	410 N El Molino Ave	Underutilized	RM48	HDR	North Lake		1960	0.99	Small Lot Single Family Detached		0.18	-	8	-	8	
5722009-030	300 S Raymond Ave	Underutilized	CD1	HMU	South Fair Oaks		1984	0.66	Duplex	Specific Plan Commercial Allows Residential	0.83	65	-	-	65	
5720012-003	621 S Arroyo Pkwy	Underutilized	CD6	HMU	South Fair Oaks			1.45	Medium Intensity Strip Commercial	Specific Plan Commercial Allows Residential	1.12	32	-	-	32	
5719025-012	93 Hurlbut St	Underutilized	RM32	MMU	South Fair Oaks			1.42	Duplex		0.17	-	5	-	5	
5721027-019	621 S Lake Ave	Underutilized	RM32	MHDR			1947	0.01	Office Park Low		0.22					
5721027-020	623 S Lake Ave	Underutilized	RM32	MHDR			1958	0.01	Parking Structure		0.23		13	-	13	Yes
5836008-021	171 W Howard St	Underutilized	RM12	LMDR			1965	1.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18					
5836008-022	1599 Navarro Ave	Underutilized	RM12	LMDR			1965	0.70	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18			8	8	Yes
5836008-023	1589 Navarro Ave	Underutilized	RM12	LMDR			1971	1.42	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18					
5836008-025	1609 Navarro Ave	Underutilized	RM12	LMDR			1965	0.25	Single Family Unit		0.23					
5850016-020	1425 Wesley Ave	Underutilized	RM12	LMDR			1947	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17			4	4	Yes
5850017-014	1443 Wesley Ave	Underutilized	RM12	LMDR			1964	0.53	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17					
5732016-046	565 N Mentor Ave	Underutilized	RM32	MHDR		5th Cycle	1970	0.18	Parking Surface Lot		0.30		17	-	17	Yes
5732016-047	555 N Mentor Ave	Underutilized	RM32	MHDR		5th Cycle	1970	0.25	Parking Surface Lot		0.28					
5732020-046	402 N Wilson Ave	Underutilized	RM48	HDR			1955	0.52	Garden Apartment		0.21		18	-	18	Yes
5732020-047	392 N Wilson Ave 34	Underutilized	RM48	HDR			1955	0.54	Garden Apartment		0.21					
5739004-039	395 N Michigan Ave	Underutilized	RM48	HDR			1975	0.43	Single Family Unit		0.17					
5739004-051	385 N Michigan Ave	Underutilized	RM48	HDR		5th Cycle	1964	0.31	Garden Apartment		0.29		18	-	18	Yes
5735028-001	208 S Mentor Ave	Underutilized	RM48	HDR			1970	0.14	Parking Structure		0.26					
5735028-066	200 S Mentor Ave	Underutilized	RM48	HDR			1969	0.11	Parking Structure		0.28		23	-	23	Yes
5735027-008	127 S Catalina Ave	Underutilized	RM48	HDR			1958	0.01	Parking Surface Lot		0.24			30	30	Yes
5735027-009	135 S Catalina Ave	Underutilized	RM48	HDR			1962	0.01	Parking Surface Lot		0.24					
5741003-032	1300 N Hill Ave	Underutilized	CL	LC				-	Low Intensity Strip Commercial	Limited Commercial (CL) to High Density	0.21		6	-	6	
5741003-034	1436 E Washington Blvd	Underutilized	CL	LC				0.49	Garden Apartment	Limited Commercial (CL) to High Density	0.32		9	-	9	
5742004-039	1748 E Washington Blvd	Underutilized	CL	LC			1964	0.43	Large Format Standalone Commercial	Limited Commercial (CL) to High Density	0.24		7	-	7	
5744021-008	495 N Altadena Dr	Underutilized	CL	LC				0.56	Large Format Standalone Commercial	Limited Commercial (CL) to High Density	0.53	15	-	-	15	
5744022-009	446 N Craig Ave	Underutilized	CL	LC				1.70	Main Street Commercial Low	Limited Commercial (CL) to High Density	0.18		5	-	5	
5744022-010	460 N Craig Ave	Underutilized	CL	LC			1950	0.25	Single Family Unit	Limited Commercial (CL) to High Density	0.16		5	-	5	
5744022-011	2162 E Villa St	Underutilized	CL	LC			1924	0.50	Main Street Commercial Low	Limited Commercial (CL) to High Density	0.19		5	-	5	
5745012-049	1817 E Villa St	Underutilized	CL	LC			1965	0.40	Large Format Standalone Commercial	Limited Commercial (CL) to High Density	0.35		10	-	10	
5745012-050	488 N Allen Ave	Underutilized	CL	LC			1930	0.48	Hotel Low	Limited Commercial (CL) to High Density	0.21		6	-	6	
5749016-011	491 N Allen Ave	Underutilized	CL	LC			1968	0.42	Large Format Standalone Commercial	Limited Commercial (CL) to High Density	0.35		10	-	10	
5758018-011	975 N Michillinda Ave	Underutilized	CL	LC				1.03	Low Intensity Strip Commercial	Limited Commercial (CL) to High Density	4.55	131	-	-	131	
5838001-015	380 E Woodbury Rd	Underutilized	CL	LDR			1960	0.38	Religious Center	Limited Commercial (CL) to High Density	0.45		13	-	13	
5838015-001	2040 N Los Robles Ave	Underutilized	CL	LC			1935	0.65	Large Format Standalone Commercial	Limited Commercial (CL) to High Density	0.12		4	-	4	
5838015-002	2036 N Los Robles Ave	Underutilized	CL	LC			1950	0.07	Parking Structure	Limited Commercial (CL) to High Density	0.10		3	-	3	
5850022-004	1615 E Washington Blvd	Underutilized	CL	LC			1932	0.96	Medium Intensity Strip Commercial	Limited Commercial (CL) to High Density	0.11		3	-	3	
5852004-061	1855 E Washington Blvd	Underutilized	CL	LC			1976	0.12	Parking Surface Lot	Limited Commercial (CL) to High Density	0.48		14	-	14	
5731021-042	488 E Villa St	Underutilized	CL	MMU		5th Cycle	1966	0.40	Low Intensity Strip Commercial	Limited Commercial (CL) to High Density	2.42			277	277	
5711001-012	924 Cypress Ave	Underutilized	RM12	LMDR			1978	0.88	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20			2	2	
5711001-014	946 Cypress Ave	Underutilized	RM12	LMDR			1965	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21			2	2	
5711001-038	470 Cypress Way	Underutilized	RM12	LMDR			1977	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.29			2	2	
5725003-039	399 N Raymond Ave	Underutilized	RM12	LMDR			1965	0.67	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20			2	2	
5725009-011	651 Summit Ave	Underutilized	RM12	LMDR			1979	1.22	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25			2	2	
5725016-036	403 Summit Ave	Underutilized	RM12	LMDR			1950	0.75	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19			2	2	
5725021-004	870 N Marengo Ave	Underutilized	RM12	LMDR			1954	0.56	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21			2	2	
5725021-008	826 N Marengo Ave	Underutilized	RM12	LMDR			1957	0.28	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21			2	2	
5725026-015	895 N Los Robles Ave	Underutilized	RM12	LMDR			1955	0.53	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19			2	2	
5725026-024	825 N Los Robles Ave	Underutilized	RM12	LMDR			1941	0.45	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18			2	2	
5726003-010	78 Yale St	Underutilized	RM12	LMDR			1948	0.58	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22			2	2	
5726004-021	849 Lincoln Ave	Underutilized	RM12	LMDR			1980	0.56	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.49			2	2	
5726005-023	747 Lincoln Ave	Underutilized	RM12	LMDR			1960	1.07	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23			2	2	
5726005-035	660 Cypress Ave	Underutilized	RM12	LMDR			1957	2.81	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23			2	2	
5726006-013	899 Chapman Ave	Underutilized	RM12	LMDR			1956	0.42	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17			2	2	

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5726008-001	343 Barthe Dr	Underutilized	RM12	LMDR			1948	0.68	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5726008-003	325 Barthe Dr	Underutilized	RM12	LMDR			1960	0.71	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5726008-004	317 Barthe Dr	Underutilized	RM12	LMDR			1958	0.44	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5726008-005	311 Barthe Dr	Underutilized	RM12	LMDR			1950	0.64	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5726008-006	852 Chapman Ave	Underutilized	RM12	LMDR			1977	0.85	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5726008-020	890 Chapman Ave	Underutilized	RM12	LMDR			1954	0.43	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.32	-	-	2	2	
5726008-021	880 Chapman Ave	Underutilized	RM12	LMDR			1944	0.33	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5726009-034	245 Clinton St	Underutilized	RM12	LMDR			1960	0.87	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5726009-036	227 Clinton St	Underutilized	RM12	LMDR			1950	0.26	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5726013-007	859 Sunset Ave	Underutilized	RM12	LMDR			1950	0.55	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5726013-012	872 Manzanita Ave	Underutilized	RM12	LMDR			1945	0.26	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5726013-019	814 Manzanita Ave	Underutilized	RM12	LMDR			1948	0.37	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5726016-001	779 Manzanita Ave	Underutilized	RM12	LMDR			1943	0.67	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5726016-016	176 Clinton St	Underutilized	RM12	LMDR			1975	0.92	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5726016-020	210 Clinton St	Underutilized	RM12	LMDR			1954	0.86	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5726018-034	232 Carlton Ave	Underutilized	RM12	LMDR			1980	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5728001-017	1275 Summit Ave	Underutilized	RM12	LMDR			1970	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5728002-012	1138 N Raymond Ave	Underutilized	RM12	LMDR			1975	0.24	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.29	-	-	2	2	
5728003-019	1010 N Raymond Ave	Underutilized	RM12	LMDR			1945	0.68	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5728003-039	919 Summit Ave	Underutilized	RM12	LMDR			1950	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728003-043	930 N Raymond Ave	Underutilized	RM12	LMDR				1.36	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.27	-	-	2	2	
5728008-059	1531 Mentone Ave	Underutilized	RM12	LMDR			1955	0.75	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5728010-056	1491 Mentone Ave	Underutilized	RM12	LMDR			1980	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.26	-	-	2	2	
5728012-043	1429 Sunset Ave	Underutilized	RM12	LMDR			1987	0.93	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.36	-	-	2	2	
5728012-046	1445 Sunset Ave	Underutilized	RM12	LMDR			1942	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5728012-060	1400 Glen Ave	Underutilized	RM12	LMDR			1948	0.30	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728012-065	1495 Sunset Ave	Underutilized	RM12	LMDR			1990	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5728012-067	1507 Sunset Ave	Underutilized	RM12	LMDR			1954	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728012-085	1408 Glen Ave	Underutilized	RM12	LMDR			1949	0.68	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728013-037	1323 Sunset Ave	Underutilized	RM12	LMDR			1941	0.42	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5728014-012	1467 El Sereno Ave	Underutilized	RM12	LMDR			1963	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728014-015	107 Cedar St	Underutilized	RM12	LMDR			1980	0.44	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728014-042	1470 El Sereno Ave	Underutilized	RM12	LMDR			1967	0.28	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728014-043	1472 El Sereno Ave	Underutilized	RM12	LMDR			1967	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5728014-044	1486 El Sereno Ave	Underutilized	RM12	LMDR			1962	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5728014-046	1502 El Sereno Ave	Underutilized	RM12	LMDR			1965	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.46	-	-	2	2	
5728014-050	1542 El Sereno Ave	Underutilized	RM12	LMDR			1989	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5728016-020	1478 Sunset Ave	Underutilized	RM12	LMDR			1962	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728017-054	1233 Sunset Ave	Underutilized	RM12	LMDR			1972	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5728017-055	1241 Sunset Ave	Underutilized	RM12	LMDR			1945	0.40	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.26	-	-	2	2	
5728019-031	1185 Sunset Ave	Underutilized	RM12	LMDR			1951	0.48	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5728021-038	1095 Sunset Ave	Underutilized	RM12	LMDR			1957	0.32	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728021-039	1085 Sunset Ave	Underutilized	RM12	LMDR			1943	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5728021-040	1077 Sunset Ave	Underutilized	RM12	LMDR			1950	0.88	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5729005-006	1421 Summit Ave	Underutilized	RM12	LMDR			1960	1.71	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.35	-	-	2	2	
5729006-004	1395 Summit Ave	Underutilized	RM12	LMDR			1983	0.37	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5729016-020	986 Summit Ave	Underutilized	RM12	LMDR			1956	0.57	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.28	-	-	2	2	
5731013-019	791 Earham St	Underutilized	RM12	LMDR			1965	0.73	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5731013-021	773 Earham St	Underutilized	RM12	LMDR			1955	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5731014-031	733 Earham St	Underutilized	RM12	LMDR			1982	0.30	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5731015-015	582 N El Molino Ave	Underutilized	RM12	LMDR			1950	0.78	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5731015-034	610 N El Molino Ave	Underutilized	RM12	LMDR			1945	0.59	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5731017-023	540 N El Molino Ave	Underutilized	RM12	LMDR			1955	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5745001-035	1920 E Villa St	Underutilized	RM12	LMDR			1963	0.45	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5745012-042	1887 E Villa St	Underutilized	RM12	LMDR			1945	0.33	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5745012-045	1865 E Villa St	Underutilized	RM12	LMDR			1972	0.42	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5825021-002	229 W Howard St	Underutilized	RM12	LMDR			1951	0.24	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5825021-004	247 W Howard St	Underutilized	RM12	LMDR			1972	0.48	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5836009-007	1609 El Sereno Ave	Underutilized	RM12	LMDR			1970	0.52	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5836009-008	1615 El Sereno Ave	Underutilized	RM12	LMDR			1948	0.40	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5836009-023	1625 El Sereno Ave	Underutilized	RM12	LMDR			1955	0.62	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5836009-026	1587 El Sereno Ave	Underutilized	RM12	LMDR			1965	0.23	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5836010-003	1709 El Sereno Ave	Underutilized	RM12	LMDR			1975	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5836010-005	1693 El Sereno Ave	Underutilized	RM12	LMDR			1960	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5836012-006	100 W Tremont St	Underutilized	RM12	LMDR			1950	0.36	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5836012-010	1815 El Sereno Ave	Underutilized	RM12	LMDR			1965	0.33	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.28	-	-	2	2	
5836013-017	1963 El Sereno Ave	Underutilized	RM12	LMDR			1953	2.20	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.26	-	-	2	2	
5836013-025	93 W Tremont St	Underutilized	RM12	LMDR			1960	0.26	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5836014-010	2005 El Sereno Ave	Underutilized	RM12	LMDR			1960	0.79	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5836015-001	2051 El Sereno Ave	Underutilized	RM12	LMDR			1948	0.44	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5836015-004	2067 El Sereno Ave	Underutilized	RM12	LMDR			1950	0.30	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5836015-022	2077 El Sereno Ave	Underutilized	RM12	LMDR			1959	0.45	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5836020-013	1980 El Sereno Ave	Underutilized	RM12	LMDR			1975	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5836022-004	1780 El Sereno Ave	Underutilized	RM12	LMDR			1952	0.58	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5836022-005	1790 El Sereno Ave	Underutilized	RM12	LMDR			1947	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5836023-008	1708 El Sereno Ave	Underutilized	RM12	LMDR			1963	0.81	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5836023-009	1720 El Sereno Ave	Underutilized	RM12	LMDR			1964	2.32	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5836023-010	1726 El Sereno Ave	Underutilized	RM12	LMDR			1978	1.23	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5836024-013	1674 El Sereno Ave	Underutilized	RM12	LMDR			1959	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.34	-	-	2	2	
5836024-019	1624 El Sereno Ave	Underutilized	RM12	LMDR			1960	0.41	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5836028-009	1931 N Raymond Ave	Underutilized	RM12	LMDR			1978	1.23	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5836029-004	2025 N Raymond Ave	Underutilized	RM12	LMDR			1980	0.32	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5836029-006	2001 N Raymond Ave	Underutilized	RM12	LMDR			1945	0.83	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.26	-	-	2	2	
5836029-010	1991 N Raymond Ave	Underutilized	RM12	LMDR			1949	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5837003-004	2010 N Raymond Ave	Underutilized	RM12	LMDR			1970	0.46	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5837003-027	100 E Montana St	Underutilized	RM12	LMDR			1963	0.72	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5837004-007	1908 N Raymond Ave	Underutilized	RM12	LMDR			1960	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5837005-006	1810 N Raymond Ave	Underutilized	RM12	LMDR			1953	0.72	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5837005-008	1826 N Raymond Ave	Underutilized	RM12	LMDR			1955	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5837006-012	1719 Summit Ave	Underutilized	RM12	LMDR			1961	0.53	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5837006-018	1743 Summit Ave	Underutilized	RM12	LMDR			1955	0.27	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.20	-	-	2	2	
5837006-019	1735 Summit Ave	Underutilized	RM12	LMDR			1951	0.76	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.21	-	-	2	2	
5837008-005	1700 Summit Ave	Underutilized	RM12	LMDR			1945	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5837010-016	173 E Tremont St	Underutilized	RM12	LMDR			1970	0.52	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5837013-017	2064 Summit Ave	Underutilized	RM12	LMDR			1975	0.42	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.23	-	-	2	2	
5850008-012	1670 N Hill Ave	Underutilized	RM12	LMDR			1941	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5850008-013	1439 Topeka St	Underutilized	RM12	LMDR			1944	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5850008-014	1449 Topeka St	Underutilized	RM12	LMDR			1945	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.28	-	-	2	2	
5850008-018	1487 Topeka St	Underutilized	RM12	LMDR			1960	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5850010-009	1516 Topeka St	Underutilized	RM12	LMDR			1966	0.68	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.19	-	-	2	2	
5850012-011	1643 N Hill Ave	Underutilized	RM12	LMDR			1953	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.22	-	-	2	2	
5850013-027	1588 N Holliston Ave	Underutilized	RM12	LDR			1950	0.29	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.33	-	-	2	2	
5850015-013	1401 N Hill Ave	Underutilized	RM12	LMDR			1960	4.65	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5850016-003	1408 N Hill Ave	Underutilized	RM12	LMDR			1977	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5850016-005	1390 N Hill Ave	Underutilized	RM12	LMDR			1960	0.43	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5850017-005	1488 N Hill Ave	Underutilized	RM12	LMDR			1959	0.28	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5850017-015	1449 Wesley Ave	Underutilized	RM12	LMDR			1975	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5850025-001	1400 Wesley Ave	Underutilized	RM12	LMDR			1946	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5850025-006	1448 Wesley Ave	Underutilized	RM12	LMDR			1966	0.45	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.24	-	-	2	2	
5850025-010	1472 Wesley Ave	Underutilized	RM12	LMDR			1943	0.34	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.27	-	-	2	2	
5850025-011	1490 Wesley Ave	Underutilized	RM12	LMDR			1970	0.47	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5850025-018	1520 E Howard St	Underutilized	RM12	LMDR			1961	0.97	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.18	-	-	2	2	
5850025-019	1532 E Howard St	Underutilized	RM12	LMDR			1958	0.78	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.17	-	-	2	2	
5850026-017	1373 Bresee Ave	Underutilized	RM12	LMDR			1987	0.25	Single Family Unit	RM-12 and 1 Existing Dwelling Unit	0.25	-	-	2	2	
5737007-060	1501 E Walnut St	Underutilized	CG	LC			1970	0.49	Large Format Standalone Commercial		0.52	6	24	51	81	
5715001-015	1492 W Colorado Blvd	Underutilized	CL2	LC			1979	0.85	Office Park Low		0.30	-	4	-	4	
5725003-026	40 E Villa St	Underutilized	RM12	LMDR			1952	0.03	Parking Structure		0.24	-	-	2	2	
5728013-034	239 W Washington Blvd	Underutilized	RM12	LMDR			1959	0.50	Religious Center		0.33	-	-	2	2	
5729013-005	1280 Summit Ave	Vacant	RM12	LMDR				-	Vacant		0.35	-	-	4	4	
5740001-019	1311 N Mentor Ave	Underutilized	RM12	LMDR			1958	0.17	Parking Surface Lot		0.22	-	-	2	2	
5837009-026	1764 Summit Ave	Underutilized	RM12	LMDR			1971	0.40	Duplex		0.44	-	-	2	2	
5711010-041	720 W Holly St	Underutilized	RM16	MDR			1957	0.70	Very Small Lot Single Family Detached		0.22	-	-	5	5	
5725023-040	417 N Marengo Ave	Underutilized	RM16	MDR			1956	3.09	Single Family Unit		0.28	-	-	3	3	
5725023-904	172 E Villa St	Underutilized	RM16	MDR				-	Single Family Unit		0.23	-	-	2	2	
5725032-007	499 N Los Robles Ave	Underutilized	RM16	MDR			1961	0.56	Single Family Unit		0.23	-	-	3	3	
5728008-034	244 W Howard St	Underutilized	RM16	MDR			1934	0.25	Single Family Unit		0.43	-	-	5	5	
5728008-036	256 W Howard St	Underutilized	RM16	MDR			1950	0.30	Single Family Unit		0.23	-	-	3	3	
5728008-038	276 W Howard St	Underutilized	RM16	MDR			1950	1.59	Single Family Unit		0.29	-	-	3	3	
5728008-040	1566 Mentone Ave	Underutilized	RM16	MDR			1967	0.42	Single Family Unit		0.19	-	-	3	3	
5728008-041	1558 Mentone Ave	Underutilized	RM16	MDR			1952	0.25	Single Family Unit		0.18	-	-	3	3	
5728008-051	247 Del Monte St	Underutilized	RM16	MDR			1942	0.25	Single Family Unit		0.29	-	-	3	3	
5728010-017	293 Macdonald St	Underutilized	RM16	MDR			1950	0.28	Single Family Unit		0.17	-	-	2	2	
5728010-018	287 Macdonald St	Underutilized	RM16	MDR			1975	0.25	Single Family Unit		0.17	-	-	2	2	
5728010-023	257 Macdonald St	Underutilized	RM16	MDR			1954	0.12	Single Family Unit		0.17	-	-	2	2	
5728010-043	305 W Washington Blvd	Underutilized	RM16	MDR			1949	1.20	Single Family Unit		0.28	-	-	3	3	
5728013-049	285 Pepper St	Underutilized	RM16	MDR			1970	0.30	Single Family Unit		0.20	-	-	3	3	
5728017-045	1251 Glen Ave	Underutilized	RM16	MDR			1946	0.45	Single Family Unit		0.19	-	-	3	3	
5728019-056	281 W Hammond St	Underutilized	RM16	MDR			1950	0.63	Single Family Unit		0.21	-	-	3	3	

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5728019-057	271 W Hammond St	Underutilized	RM16	MDR			1955	0.56	Single Family Unit		0.22	-	-	3	3	
5729011-011	290 Robincroft Dr	Underutilized	RM16	MDR			1960	0.28	Single Family Unit		0.25	-	-	3	3	
5729033-005	361 Adena St	Underutilized	RM16	MDR				0.53	Single Family Unit		0.61	-	-	4	4	
5729033-012	1017 N Los Robles Ave	Underutilized	RM16	MDR			1979	0.24	Single Family Unit		0.22	-	-	3	3	
5730012-007	972 N Los Robles Ave	Underutilized	RM16	MDR			1965	0.43	Single Family Unit		0.38	-	-	5	5	
5731005-052	599 N Madison Ave	Underutilized	RM16	MDR			1950	0.57	Single Family Unit		0.26	-	-	3	3	
5736023-027	173 S Meridith Ave	Underutilized	RM16	MDR			1957	0.25	Single Family Unit		0.19	-	-	3	3	
5736023-028	183 S Meridith Ave	Underutilized	RM16	MDR			1980	0.25	Single Family Unit		0.17	-	-	2	2	
5736023-030	201 S Meridith Ave	Underutilized	RM16	MDR			1941	0.25	Single Family Unit		0.18	-	-	2	2	
5736026-014	193 S Allen Ave	Underutilized	RM16	MDR			1915	0.53	Very Small Lot Single Family Detached		0.19	-	-	3	3	
5737005-023	63 N Sierra Bonita Ave	Underutilized	RM16	MDR			1922	0.68	Single Family Unit		0.25	-	-	4	4	
5737007-101	1460 Locust St	Underutilized	RM16	MDR			1942	0.25	Single Family Unit		0.23	-	-	2	2	
5737011-043	149 N Meridith Ave	Underutilized	RM16	MDR				1.41	Single Family Unit		0.54	-	-	5	5	
5737015-009	1762 E Corson St	Underutilized	RM16	MDR			1960	0.25	Single Family Unit		0.18	-	-	3	3	
5737015-018	1745 Locust St	Underutilized	RM16	MDR			1949	0.25	Single Family Unit		0.21	-	-	3	3	
5737015-026	1688 E Corson St	Underutilized	RM16	MDR			1950	0.44	Single Family Unit		0.19	-	-	3	3	
5737015-029	1666 E Corson St	Underutilized	RM16	MDR			1969	0.69	Single Family Unit		0.20	-	-	3	3	
5737016-008	1632 Locust St	Underutilized	RM16	MDR			1985	0.60	Single Family Unit		0.19	-	-	3	3	
5737016-009	1624 Locust St	Underutilized	RM16	MDR			1942	0.40	Single Family Unit		0.21	-	-	3	3	
5738021-006	64 N Chester Ave	Underutilized	RM16	MDR			1965	0.01	Parking Surface Lot		0.25	-	-	4	4	
5744023-039	411 Carmelo Ave	Underutilized	RM16	MDR			1945	0.34	Single Family Unit		0.18	-	-	3	3	
5745009-035	409 N Oak Ave	Underutilized	RM16	MDR			1948	0.24	Single Family Unit		0.18	-	-	3	3	
5745009-045	440 N Oak Ave	Underutilized	RM16	MDR			1924	-	Very Small Lot Single Family Detached		0.21	-	-	3	3	
5746010-036	93 N Oak Ave	Underutilized	RM16	MDR				0.00	Duplex		0.20	-	-	1	1	
5746011-002	319 N Oak Ave	Underutilized	RM16	MDR			1960	0.43	Single Family Unit		0.18	-	-	3	3	
5746011-009	263 N Oak Ave	Underutilized	RM16	MDR				0.41	Duplex		0.17	-	-	1	1	
5746011-026	302 Linda Rosa Ave	Underutilized	RM16	MDR			1980	0.27	Single Family Unit		0.18	-	-	3	3	
5746011-027	310 Linda Rosa Ave	Underutilized	RM16	MDR			1945	0.25	Single Family Unit		0.17	-	-	2	2	
5746013-011	281 N Craig Ave	Underutilized	RM16	MDR			1942	0.35	Single Family Unit		0.22	-	-	3	3	
5746013-016	296 N Oak Ave	Underutilized	RM16	MDR			1928	0.25	Single Family Unit		0.22	-	-	2	2	
5746015-029	100 N Greenwood Ave	Underutilized	RM16	MDR			1912	0.25	Single Family Unit		0.18	-	-	2	2	
5746016-076	82 N Parkwood Ave	Underutilized	RM16	MDR			1920	0.25	Single Family Unit		0.19	-	-	2	2	
5746017-095	61 N Parkwood Ave	Underutilized	RM16	MDR			1920	0.43	Suburban Townhome		0.19	-	-	3	3	
5746018-004	2169 White St	Underutilized	RM16	MDR			1950	0.61	Single Family Unit		0.17	-	-	2	2	
5747013-043	103 S Oak Ave	Underutilized	RM16	MDR			1950	0.25	Single Family Unit		0.17	-	-	2	2	
5747015-031	118 S Berkeley Ave	Underutilized	RM16	MDR			1952	0.28	Single Family Unit		0.20	-	-	3	3	
5747015-033	125 S San Marino Ave	Underutilized	RM16	MDR			1947	0.35	Single Family Unit		0.20	-	-	3	3	
5747019-042	144 S Allen Ave	Underutilized	RM16	MDR			1956	0.25	Single Family Unit		0.18	-	-	3	3	
5748015-026	75 S Sunnyslope Ave	Underutilized	RM16	MDR			1945	0.56	Single Family Unit		0.17	-	-	3	3	
5748015-028	61 S Sunnyslope Ave	Underutilized	RM16	MDR			1944	0.12	Single Family Unit		0.17	-	-	3	3	
5748022-002	2588 Morningside St	Underutilized	RM16	MDR			1948	0.65	Single Family Unit		0.18	-	-	3	3	
5748024-016	2550 Morningside St	Underutilized	RM16	MDR			1960	0.43	Single Family Unit		0.30	-	-	3	3	
5848011-005	1647 N Lake Ave	Underutilized	RM16	MDR				0.36	Single Family Unit		0.44	-	-	4	4	
5848011-011	1715 N Lake Ave	Underutilized	RM16	MDR			1920	0.54	Duplex		0.47	-	-	5	5	
5848011-800	1615 N Lake Ave	Underutilized	RM16	MDR			1976	-	Detention Utilities		0.36	-	-	5	5	
5848035-001	916 Atchison St	Underutilized	RM16	MDR			1970	0.26	Single Family Unit		0.21	-	-	3	3	
5720017-010	1001 S Marengo Ave	Underutilized	RM32	MHDR			1942	0.45	Office Park Low		0.20	-	6	-	6	
5720017-045	1021 S Marengo Ave	Underutilized	RM32	MHDR			1955	0.05	Hotel Low		0.65	19	-	-	19	
5720025-003	814 Magnolia Ave	Underutilized	RM32	MHDR			1954	0.43	Garden Apartment		0.23	-	7	-	7	
5722014-019	200 E Del Mar Blvd	Underutilized	RM32	MHDR			1981	0.92	Office Park Low		1.14	33	-	-	33	
5725010-032	779 N Marengo Ave	Underutilized	RM32	MHDR			1950	0.50	Single Family Unit		0.34	-	9	-	9	
5725021-024	814 N Marengo Ave	Vacant	RM32	MHDR		5th Cycle		-	Vacant		0.32	-	9	-	9	
5725021-025	818 N Marengo Ave	Vacant	RM32	MHDR				-	Vacant		0.32	-	9	-	9	
5725031-009	432 N Garfield Ave	Underutilized	RM32	MHDR			1970	0.93	Duplex		0.23	-	7	-	7	
5726010-028	481 Lincoln Ave	Underutilized	RM32	MHDR				0.43	Garden Apartment		0.26	-	2	-	2	
5726010-038	524 Cypress Ave	Underutilized	RM32	MHDR			1937	0.25	Single Family Unit		0.24	-	8	-	8	
5726010-039	536 Cypress Ave	Underutilized	RM32	MHDR			1949	0.21	Single Family Unit		0.24	-	6	-	6	
5726015-052	515 Champlain Ave	Underutilized	RM32	MHDR				0.76	Garden Apartment		0.27	-	5	-	5	
5726015-053	514 Champlain Ave	Underutilized	RM32	MHDR			1950	0.43	Duplex		0.21	-	6	-	6	
5728006-008	1071 N Raymond Ave	Underutilized	RM32	MHDR			1984	0.54	Single Family Unit		0.34	-	9	-	9	
5728006-024	1035 N Raymond Ave	Underutilized	RM32	MHDR			1949	0.32	Single Family Unit		0.24	-	6	-	6	
5728006-042	953 N Raymond Ave	Underutilized	RM32	MHDR			1977	0.05	Parking Structure		0.30	-	9	-	9	
5729025-022	1305 N Garfield Ave	Underutilized	RM32	MHDR			1964	0.92	Suburban Townhome		0.58	17	-	-	17	
5731012-040	826 Boylston St	Underutilized	RM32	MHDR			1969	0.23	Parking Surface Lot		0.39	-	11	-	11	
5732009-041	599 Mar Vista Ave	Underutilized	RM32	MHDR				0.17	Duplex		0.20	-	4	-	4	
5732010-044	494 N Wilson Ave	Underutilized	RM32	MHDR		5th Cycle	1946	-	Main Street Commercial Low		0.21	-	6	-	6	
5732012-047	514 N Catalina Ave	Underutilized	RM32	MHDR			1960	0.74	Single Family Unit		0.18	-	5	-	5	
5732014-039	545 N Catalina Ave	Underutilized	RM32	MHDR			1945	0.25	Single Family Unit		0.18	-	5	-	5	
5736024-005	41 S Meridith Ave	Underutilized	RM32	MHDR			1960	0.12	Main Street Commercial Low		0.18	-	5	-	5	

Assessor Parcel Number	Address	6th Cycle Site Type	Zoning	General Plan	Specific Plan	Previous Cycle	Year Built	Building-to Land Value Ratio	Existing Land Use	Categorization	Acres	Lower	Moderate	Above Moderate	Total	Combined Parcels
5737001-020	81 Harkness Ave	Underutilized	RM32	MHDR			1936	0.63	Very Small Lot Single Family Detached		0.28	-	6	-	6	
5737002-003	111 Harkness Ave	Underutilized	RM32	MHDR		5th Cycle		-	Garden Apartment		0.27	-	6	-	6	
5737005-030	48 Marion Ave	Underutilized	RM32	MHDR			1976	0.02	Parking Surface Lot		0.49	-	14	-	14	
5738002-019	308 N Mentor Ave	Underutilized	RM32	MHDR			1950	0.25	Single Family Unit		0.19	-	5	-	5	
5738002-040	989 Locust St	Underutilized	RM32	MHDR			1979	0.01	Parking Structure		0.31	-	9	-	9	
5738002-043	1045 Locust St	Underutilized	RM32	MHDR		5th Cycle	1939	0.25	Single Family Unit		0.32	-	8	-	8	
5738006-007	1046 Locust St	Underutilized	RM32	MHDR				0.33	Duplex		0.22	-	4	-	4	
5738010-025	266 N Wilson Ave	Underutilized	RM32	MHDR			1932	0.01	Single Family Unit		0.19	-	5	-	5	
5738010-033	265 Mar Vista Ave	Underutilized	RM32	MHDR				0.11	Duplex		0.20	-	4	-	4	
5741014-036	1280 E Washington Blvd	Underutilized	RM32	MHDR			1949	2.28	Religious Center		1.12	18	-	-	18	
5746008-050	53 N Grand Oaks Ave	Underutilized	RM32	MHDR			1960	0.89	Single Family Unit		0.19	-	5	-	5	
5746008-053	70 N Craig Ave	Underutilized	RM32	MHDR			1957	0.41	Single Family Unit		0.19	-	6	-	6	
5746008-068	132 N Craig Ave	Underutilized	RM32	MHDR			1941	0.51	Duplex		0.19	-	5	-	5	
5746009-050	99 N Craig Ave	Underutilized	RM32	MHDR				0.22	Garden Apartment		0.20	-	4	-	4	
5746015-023	40 N Greenwood Ave	Underutilized	RM32	MHDR			1942	0.55	Single Family Unit		0.18	-	5	-	5	
5746015-055	39 N Berkeley Ave	Underutilized	RM32	MHDR				0.30	Duplex		0.21	-	6	-	6	
5747006-040	37 S Roosevelt Ave	Underutilized	RM32	MHDR			1964	0.02	Religious Center		0.26	-	7	-	7	
5748012-007	84 S Vinedo Ave	Underutilized	RM32	MHDR			1946	0.42	Medium Lot Single Family Detached		0.23	-	7	-	7	
5748014-015	60 S Daisy Ave	Underutilized	RM32	MHDR			1962	0.25	Small Lot Single Family Detached		0.20	-	6	-	6	
5749019-011	430 N Hill Ave	Underutilized	RM32	MHDR			1948	0.62	Single Family Unit		0.19	-	5	-	5	
5751008-001	1300 N Altadena Dr	Underutilized	RM32	MHDR			1956	0.12	Office Park Low		0.18	-	5	-	5	
5751016-001	1070 N Altadena Dr	Underutilized	RM32	MHDR			1972	0.77	Medium Intensity Strip Commercial		0.23	-	7	-	7	
5838014-010	363 E Washington Blvd	Underutilized	RM32	MHDR				0.16	Garden Apartment		0.52	12	-	-	12	
5838039-010	1365 N El Molino Ave	Underutilized	RM32	MHDR			1945	0.78	Single Family Unit		0.17	-	5	-	5	
5327001-023	517 S Catalina Ave	Underutilized	RM48	HDR			1952	0.89	Single Family Unit		0.27	-	11	-	11	
5731021-056	417 N Madison Ave	Underutilized	RM48	HDR			1958	-	Single Family Unit		0.30	-	13	-	13	
5735004-004	217 S Holliston Ave	Underutilized	RM48	HDR			1944	0.25	Medium Lot Single Family Detached		0.24	-	11	-	11	
5735008-030	240 S Michigan Ave	Underutilized	RM48	HDR			1956	0.25	Main Street Commercial Low		0.22	-	9	-	9	
5735014-030	1121 Steuben St	Underutilized	RM48	HDR			1988	0.01	Parking Surface Lot		0.23	-	10	-	10	
5735014-032	1125 Steuben St	Underutilized	RM48	HDR			1988	0.01	Parking Surface Lot		0.23	-	10	-	10	
5735015-023	141 S Michigan Ave	Underutilized	RM48	HDR				0.61	Religious Center		0.68	16	-	-	16	
5735027-034	160 S Mentor Ave	Underutilized	RM48	HDR			1969	0.08	Parking Surface Lot		0.35	-	15	-	15	
5735029-209	985 San Pasqual St	Underutilized	RM48	HDR				0.00	Suburban Townhome		0.30	-	5	-	5	
5738005-015	47 N Wilson Ave	Underutilized	RM48	HDR			1955	0.06	Parking Surface Lot		0.19	-	8	-	8	
5738005-040	174 N Catalina Ave	Underutilized	RM48	HDR		5th Cycle		-	Garden Apartment		0.22	-	8	-	8	
5738005-050	1010 E Union St	Underutilized	RM48	HDR			1983	0.32	Office Park Low		0.56	24	-	-	24	
5738012-003	56 N Wilson Ave	Underutilized	RM48	HDR			1952	0.92	Garden Apartment		0.20	-	9	-	9	
5738013-011	37 N Michigan Ave	Underutilized	RM48	MMU			1962	0.01	Main Street Commercial Low		0.19	-	8	-	8	
5738021-011	95 N Holliston Ave	Underutilized	RM48	HDR				0.43	Garden Apartment		0.28	-	10	-	10	
5738022-006	171 N Holliston Ave	Underutilized	RM48	HDR			1957	0.03	Parking Surface Lot		0.28	-	12	-	12	
5739001-056	400 N Holliston Ave	Underutilized	RM48	HDR		5th Cycle		0.43	Single Family Unit		0.26	-	5	-	5	
5739002-051	443 N Holliston Ave	Underutilized	RM48	HDR		5th Cycle		0.17	Garden Apartment		0.27	-	6	-	6	
5739002-057	395 N Holliston Ave	Underutilized	RM48	HDR			1922	0.25	Small Lot Single Family Detached		0.21	-	7	-	7	
5739003-037	407 N Chester Ave	Underutilized	RM48	HDR		5th Cycle	1958	0.22	Garden Apartment		0.17	-	7	-	7	
5739003-039	395 N Chester Ave	Underutilized	RM48	HDR			1959	0.28	Single Family Unit		0.17	-	6	-	6	
5739004-046	449 N Michigan Ave	Underutilized	RM48	HDR			1960	0.29	Single Family Unit		0.18	-	7	-	7	
5860026-023	1265 Hartwood Point Dr	Vacant	RS1	LDR				-	Vacant		1.58	-	-	1	1	
5707010-053	1135 Linda Glen Dr	Vacant	RS2	LDR				-	Vacant		1.14	-	-	1	1	
5707014-005	1430 Linda Ridge Rd	Vacant	RS2	LDR				-	Vacant		1.33	-	-	1	1	
5708006-016	95 Patrician Way	Vacant	RS2	LDR				-	Vacant		1.52	-	-	1	1	
5708021-018	305 Manford Way	Vacant	RS2	LDR				-	Vacant		2.04	-	-	1	1	
5717014-005	765 Rockwood Rd	Vacant	RS2	LDR				-	Vacant		0.60	-	-	1	1	
5717018-008	725 Hillside Ter	Vacant	RS2	LDR				-	Vacant		0.54	-	-	1	1	
5719005-900	725 S Pasadena Ave	Vacant	RS4	LDR				-	Vacant		0.83	-	-	1	1	
5719006-901	234 Bellefontaine St	Vacant	RS4	LDR				-	Vacant		0.72	-	-	1	1	
5823030-017	965 W Foothill Fwy	Vacant	RS4	LDR				-	Vacant		1.08	-	-	1	1	
5482008-021	1627 Poppy Peak Dr	Vacant	RS6	LDR				-	Vacant		0.84	-	-	1	1	
5715003-027	280 Avenue 64	Vacant	RS6	LDR				-	Vacant		0.46	-	-	1	1	
5719024-902	182 Bellefontaine St	Vacant	RS6	LDR				-	Vacant		0.30	-	-	1	1	
5719024-903	172 Bellefontaine St	Vacant	RS6	LDR				-	Vacant		0.25	-	-	1	1	

Appendix D: Evaluation of Progress toward Implementing the 2014-2021

Housing Element

This Appendix D analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goals
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides information regarding the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Pasadena. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. The paragraphs below highlight the successes of fifth cycle housing programs and complement the discussion in the Introduction section of this 2021-2029 Housing Element.

Many programs in the fifth cycle Housing Element were specifically targeted to respond to the housing needs of special needs populations: the elderly, lower-income households, persons with disabilities, female-headed households with children, and large families (with the recognition that these categories frequently overlap). Within the Northwest neighborhood in particular—a historically underserved, low income, and high minority population area—the City, consulting with the Northwest Commission, is able to address a myriad of housing needs: improving the physical conditions of structures, facilitating production of accessory dwelling units, tenant protections, local preferences for relocation due to gentrification or other loss of residence, and construction of new affordable housing units. The City applies an integrated approach to addressing housing needs, economic development objectives, and neighborhood enhancement.

The City's Inclusionary Housing Ordinance, or IHO, has created new housing units for seniors and low- and middle-income households. From 2014 to 2020, 432

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inclusionary affordable units were added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid in-lieu fees were added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or received occupancy permits. To further address the needs of middle-income households, the City has expanded the supply of “missing middle” housing, including multi-bedroom units, by purchasing over 500 market-rate units and reserving them for renters in the middle-income bracket.

Pasadena also actively preserves existing deed-restricted housing. In 2019, the City Council approved \$580,000 in loan assistance to rehabilitate the 114-unit La Villa Lake senior rental housing complex. Formerly a HUD project, La Villa Lake became market rate in 2014 when the original owner opted out of the HUD rent subsidy and low-income housing requirements. This project will provide affordable low-income housing for seniors for 55 years.

Cumulatively, the City’s efforts have recognized and responded to special needs populations. With a dedicated Housing Department, Pasadena has experienced staff who can implement creative ideas for housing programs and seek diverse funding sources.

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>PROGRAM #1: CODE ENFORCEMENT</p> <p>Code enforcement is an important tool to maintain the quality of property values in neighborhoods and commercial areas, and to protect the health, safety, and welfare of residents. To achieve these goals, the City has several code enforcement functions, described below.</p> <p>Code Compliance. Code compliance is a means to ensure that the quality of the City’s commercial and residential neighborhoods is maintained. Code compliance staff enforces state and local regulations governing exterior building conditions, property maintenance, and interior conditions. Code compliance staff also works with neighborhood groups to address common concerns. For properties found in violation, eligible property owners are directed to nonprofit organizations and City rehabilitation loans and grants for assistance in resolving code violations and making repairs.</p> <p>Emergency Enforcement. The Prosecutor’s Office oversees an interdepartmental effort called City Resources Against Substandard Housing (CRASH). The CRASH team includes representatives from Health, Fire, Building, Humane Society, Police, and Code Enforcement. The CRASH team works to correct substandard buildings, eliminate blight, identify solutions to neighborhood crime, and provide emergency</p>	<p>1.1: The Code Compliance Division reorganized Officer assigned areas to maximize field inspection times. The Division modified its enforcement process to achieve faster abatement.</p> <p>The Housing Inspections Section, which is responsible for Occupancy Inspection Program (OIP) and Quadrennial Program (QP), was reorganized to form part of the Code Compliance Division (previously in Building & Safety). This change resulted in improved coordination between Property Maintenance and Zoning enforcement, as this section’s follow-up is often required for outstanding violations that have resulted from the OIP and QP programs.</p> <p>The Code Compliance Division opened 2,154 code compliance cases and via the Quadrennial Inspection Program, inspected 5,151 multi-family units for compliance with City’s housing code requirements through 2019. The inspections are highly effective at identifying units in need of minor and major and helping lower-income property owners take advantage of City programs to assist with improvements. Inspections will continue, as the program works well to improve housing conditions and ensure safe living environments.</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>response and abatement for the worst properties. The program also encompasses an education component to train property owners in prevention of illegal activity.</p> <p>Municipal Assistance, Solutions and Hiring. The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.</p> <p>Objectives</p> <p>1.1: Continue program implementation; reallocate resources to maximize achievement of code compliance goals.</p> <p>1.2: Work with health department officials to coordinate efforts responding to health and safety concerns.</p>	<p>1.2: The Public Health Department is a member of the City's C.R.A.S.H. task force (chaired by Code Compliance Manager) and works collaboratively to abate code compliance cases with issues that overlap across various jurisdictions; this includes joint site visits and coordinated abatement plans. In addition, Health and Code Compliance staff regularly reassign complaints via Pasadena Citizen Service Center for appropriate follow-up.</p> <p><i>Continued Appropriateness:</i></p> <p><i>Code enforcement is an important part of compliance to local, State, and federal codes and standards and education in maintaining properties for adequate housing and occupation. This Quadrennial Inspection and C.R.A.S.H. programs will be continued in the 2021 Housing Element. In particular, both programs devote resources to improving conditions for lower-income, senior, and disabled households.</i></p>
<p>PROGRAM #2: NORTHWEST PASADENA</p> <p>The City of Pasadena has long directed enhanced efforts at improving the Northwest Community Plan Area. Through community building efforts, enhanced community participation, and other efforts, the City continues to make substantial investments in this area. Ongoing efforts are as follows.</p> <p>Community Building. Pasadena supports for-profit, nonprofit, and faith based organizations that are committed to implementing community building efforts in the Northwest Community Plan Area. These include, but are not limited to: Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.</p> <p>Northwest Programs. The Northwest Programs Office at City Hall also coordinates many projects within the Northwest Community Plan Area. Working in conjunction with the Northwest Commission, these include preparation of the Lincoln Avenue Specific Plan, monitoring of capital improvement projects, input into the Heritage Square project, improvements to Robinson Park, police department activities to address neighborhood safety, discussions regarding the potential 710 freeway extension, and ongoing liaison activities with neighborhoods associations.</p>	<p>The City devotes targeted attention and funding to improving economic conditions in the Northwest neighborhood and improving housing conditions for lower-income households. The Northwest Commission provides recommendations that the City Council affirms.</p> <p>2.1: With the modification of the CDBG program funding parameters, the Northwest Commission reviews set-aside projects for City facilities only. Also, the Northwest Fund account was discontinued in 2015. With CDBG funding constrained (and the loss of redevelopment funding in 2012), the City has redirected General Fund monies and seeks grants to continue funding of community-building activities.</p> <p>2.2: The Northwest Commission continued to address community concerns, which include review of development activities and capital improvement projects, rehabilitation programs, Northwest Community work plan, and public outreach in the Northwest community.</p> <p><i>Continued Appropriateness:</i></p> <p><i>These programs provide an opportunity for targeted input and feedback from the community and will be maintained. This program will be continued in the 2021 Housing Element, with modifications to reflect more constrained funding sources.</i></p> <p><i>Notably, investments in the Northwest area work to affirmatively further fair housing by addressing particular needs of special needs populations. These Northwest</i></p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Northwest Commission. The Northwest Commission is tasked with advising the City Council on community issues affecting residents and business within the Northwest Community Plan Area. Since the dissolution of several redevelopment project areas in 2012, the City Council approved changes to the Northwest Commission. The Northwest Commission now is responsible for fostering business retention, expansion, and relocation to generate new development and employment opportunities.</p> <p>Objectives</p> <p>2.1: Support community building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability.</p> <p>2.2: Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area.</p>	<p><i>programs will be supplemented by broader-based AFFH policies and programs.</i></p>
<p>PROGRAM #3: HOUSING INSPECTION</p> <p>The City of Pasadena maintains three housing inspection activities that are essential to maintaining the quality, health, safety, and livability of residential structures within the community. Described below, these include the occupancy, quadrennial, and lead-based paint inspection programs.</p> <p>Occupancy Inspection. This inspection is designed to ensure the quality and maintenance of single-family homes, duplexes, and condominiums. Whenever a change in occupancy of an eligible unit occurs, the property is inspected for compliance with City codes. Typical items inspected include electrical, plumbing, heating, structural conditions, and health and safety items. If a housing code violation is found, the property owner is notified of the violations and given a reasonable time to correct them. Upon correction of the violations, a certificate of inspection is issued.</p> <p>Quadrennial Inspection. This inspection is designed to ensure that apartments are decent, safe, and well maintained. All rental properties with three or more units are inspected at least once every four years. Typical items inspected include the same as an occupancy inspection. Property owners are notified if code violations exist and, upon remedy, are issued a certificate of compliance. This program continues to be an effective way to identify code violations as they occur, before they affect the condition of the building and quality of life experienced by tenants.</p> <p>Lead-Based Paint Hazards. The City Public Health Department has a Childhood Lead Poisoning Prevention Program that is designed to prevent lead exposure and, when exposure occurs, to care for children with lead poisoning. Public health</p>	<p>3.1: The Code Compliance Division continues to implement the Presale Certification Program and the Quadrennial Inspection Program. Prior to the close of escrow for the sale of a single-family house, condominium, townhouse or duplex, the owner is responsible for obtaining a Presale Certificate of Completion or a Presale Certificate of Inspection. The intent of the program is to improve the safety of residential properties by addressing major life and safety code violations. Properties meeting eligibility requirements for a Presale Certificate of Completion are eligible for self-certification.</p> <p>Properties not eligible for a Presale Certificate of Completion require a Presale Certificate of Inspection. The City has implemented an online system for self-certification. https://www.cityofpasadena.net/planning/code-compliance/presale-program/</p> <p>In addition, all rental properties containing three or more units are subject to the Quadrennial Inspection Program and are inspected once every four years. After inspection, property owners are notified of any existing code violations and given a reasonable time for their correction. Upon correction of all violations, a Certificate of Occupancy is issued for the rental properties. This program has been effective in identifying multi-family properties that suffer from neglected maintenance and thus has contributed significantly to the improvement of the City’s rental housing stock.</p> <p>3.2: The City's Building and Safety, Fire, and Public Health Departments continued to inform the community about health and safety hazards through the City's website, flyers, and programs.</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>nurses provide case management for children and their families affected by lead poisoning. Environmental health specialists work with nurses to identify lead sources, provide advice on lead-safe painting and remodeling, enforce City ordinances for lead reduction, and provide information and assistance to care providers of children.</p> <p>Objectives</p> <p>3.1: Continue implementation of housing inspection programs.</p> <p>3.2: Continue to educate the community about health and safety hazards.</p> <p>3.3: Cross-train inspectors to identify and address health and safety hazards.</p>	<p>3.3: The City's Building and Safety, Fire, and Public Health Department staff continued to collaborate among departments to address health and safety hazards as the situation rises. The City also utilizes the CRASH team as part of the Code Compliance division to address health and safety hazards.</p> <p><i>Continued Appropriateness:</i></p> <p><i>It is important to ensure structures remain in compliance with local, State, and federal standards and are adequate for human occupancy. As described in Program #1, the Quadrennial inspection and CRASH programs are highly effective for improving housing conditions, particularly for lower-income and senior households. This program will be continued in the 2021 Housing Element.</i></p>
<p>PROGRAM #4: HOUSING REHABILITATION</p> <p>Pasadena’s housing is generally older than other communities. Because of its age, maintaining housing in good condition is a critical priority in Pasadena. Described below, the City offers three programs to encourage the maintenance, repair, and improvement of rental and ownership housing.</p> <p>Municipal Assistance, Solutions and Hiring. The MASH program provides free services to low income, senior, or disabled homeowners unable to perform deferred maintenance on their owner-occupied, single-family homes. As a secondary function, the MASH program provides a unique program for providing on-the-job training for adults to gain the skills and work habits necessary to obtain a permanent job. MASH crews may also assist in times of emergencies, such as fire, storms, or earthquakes.</p> <p>Single-family Rehabilitation Loan. The City is currently working with Neighborhood Housing Services of Los Angeles County to provide services. This program includes a single-family rehabilitation loan program, homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. These programs are offered citywide, although many of the activities are targeted for residents in the Northwest Community Plan area.</p> <p>Acquisition/Rehabilitation. Pasadena implements multi-family housing acquisition and rehabilitation efforts as opportunities arise. However, initiation of a more strategic, proactive program can help fill a needed gap, serve to both upgrade older apartment properties and stabilize rents, and enhance City efforts to improve distressed neighborhoods. While Pasadena provides funding on a project-by-project basis,</p>	<p>4.1: From 2014-2020, 54 homes were assisted under the MASH home rehabilitation program. MASH experienced a decrease in staff and a hold on funding that impacted the number of houses that could be completed.</p> <p>4.2: From 2014 to 2019, 16 projects were approved and completed. The City will also continue to administer the Under One Room Program, which assists low-income homeowners (e.g., home repairs, low-cost rehabilitation loans, solar grid installation, energy rebates).</p> <p>Neighborhood Housing Services of LA County was selected as the administrator for the HOME single-family rehabilitation program. The program is being marketed to identify projects.</p> <p>4.3: One project, 268 Waverly Drive, involved the City purchase and rehabilitation of a Caltrans-owned single-family residence and construction of an ADU for City operation of rental Rapid Re-Housing. One owner-occupied home rehabilitation was completed at 84 Manzanita Avenue in 2020.</p> <p>Three owner-occupied home rehabilitation projects were completed by the interdepartmental Under One Roof program between 2014 and 2020: 840 Manzanita Avenue, 3570 Cartwright Avenue, and 760 Elmira Street.</p> <p>Between 2014-2020, no in-lieu fees were used to support any acquisition/rehab projects. However, the City used HOME funds to support a nonprofit housing developer’s acquisition/rehab and preservation of a 44-unit housing project (The Groves). The City Council is considering a staff recommendation to commit Inclusionary In-Lieu Fees to assist the acquisition/rehab of a five-unit apartment property by nonprofit developer Heritage Housing Partners.</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>guidelines for a comprehensive program should be established.</p> <p>Objectives</p> <p>4.1: Implement the MASH program and focus on lead-based paint abatement and minor repairs. Repair 192 homes over the planning period.</p> <p>4.2: Monitor new contract to administer the single-family home rehabilitation program on behalf of the City.</p> <p>4.3: Establish program guidelines for a comprehensive acquisition/rehabilitation program by 2015, with goals and workplan—subject to the identification of a stable funding source.</p>	<p>Program guidelines for a comprehensive acquisition/rehabilitation program were not established due to lack of a stable funding source. However, policies were adopted by the City Council in September 2019 for the acquisition and management of residential properties for the purpose of City ownership/operation as affordable rental housing.</p> <p>Lack of a permanent source of funds limit the ability of the City to compete with market rate investors to acquire residential buildings. However, the City has formed a Joint Powers Authority (JPA) to acquire market-rate housing and restrict occupancy to moderate-income renters. Because the units acquired are relatively new, there is no need for rehabilitation.</p> <p><i>Continued Appropriateness:</i> <i>Programs are important to homeowner maintenance, education, and to ensure that affordable housing opportunities are available. This program will be continued in the 2021-2029 Housing Element, augmented by efforts to acquire market-rate housing for conversion to “missing middle” housing.</i></p>
<p>PROGRAM #5: HISTORIC PRESERVATION</p> <p>The City's historic preservation program promotes the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures, neighborhoods, and other landmarks. With respect to housing, key activities directed at historic preservation objects are as follows.</p> <p>Historic Ordinance and Design Guidelines. The Historic Preservation Ordinance implements the goals, policies, and programs of the General Plan and establishes the review authority of the Historic Preservation Commission and Design Commission. City codes require that properties within historic districts and individually designated historic properties be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide the review of historic properties.</p> <p>Historic Preservation Incentives. The City offers incentives to promote the preservation of historic sites and structures. City incentives include: reduction of building permit fees and construction tax, waiver of covered parking requirements in single-family landmark districts, modified City of Gardens standards, and variances for both adaptive reuse and relocation. The City’s Mills Act program also allows owners of designated historic properties to reduce their property taxes in exchange for a contract with the City to maintain the property’s historic character.</p>	<p>5.1: In 2019, the City designated one landmark district, Arden Road. It also issued 23 Mills Act contracts.</p> <p>Each year, the City reviews dozens of cases of exterior alterations, additions, and rehabilitation of structures in City’s historic landmark districts and National Register districts. In addition, from 2014 to 2019, the City designated 11 landmark districts, processed designation of 30 landmark properties or monuments and executed 87 Mills Act contracts.</p> <p>5.2: In March 2021, the City adopted changes to the Historic Preservation Ordinance. Details of the City's historic preservation programs, which promote the identification, evaluation, rehabilitation, adaptive reuse, and restoration of historic structures, are advertised on the City's website. The regulations now apply to all buildings 45 years of age or older. For undesignated historic resources, a Certificate of Appropriateness is required for demolitions and major projects (as defined in the ordinance).</p> <p><i>Continued Appropriateness:</i> <i>Historic preservation should not be an obstacle for housing; providing an incentive program ensures the protection of residential structures from demolition, redevelopment, and up-zoning. Historic preservation is important to the culture</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Home Acquisition, Rehabilitation, and Adaptive Reuse. The City provides funding to acquire and rehabilitate historic homes and convert nonresidential uses to residential uses. Properties are targeted that contribute to neighborhood distress—abandoned, foreclosed, and dilapidated houses—which are acquired and rehabilitated using sound preservation principles and practices. Properties are sold to low and moderate income first-time homebuyers at below-market prices. This program continues to be implemented as funding is available.</p> <p>Objectives</p> <p>5.1: Continue designating eligible landmark districts and structures, issuing Mills Act contracts, and completing historic design review.</p> <p>5.2: Beginning in 2014, advertise incentives for historic preservation and continue to support historic preservation projects as funding is available.</p>	<p><i>and identity of the City. This program will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #6: HOUSING DESIGN</p> <p>As an urbanized city with carefully designed neighborhoods, Pasadena implements design review of proposed projects to ensure that new development is of exemplary quality and is sensitively integrated into the surrounding neighborhood context. Three key requirements are:</p> <p>Design Review. Pasadena requires excellence in architectural design that complements the scale and character of the City. Citywide design principles set the foundation, and City residential design guidelines provide clear examples of the quality and type of design recommended. Design guidelines work in tandem with development standards in the zoning code or appropriate specific plans. To expedite the process, developers may request a Consolidated Review, which combines concept and final design reviews into one step, thus reducing the time required.</p> <p>City of Gardens Standards. The City of Gardens Standards applies to multi-family projects within RM districts, certain specific plan areas, and the CL and CO commercial districts. Garden standards are an innovative set of zoning regulations aimed at creating more livable multi-family housing projects, encouraging designs that typify the garden character of earlier apartments and bungalow courts in Pasadena. These standards are also an integral way of encouraging the production of multi-family apartments and condominium projects of lasting quality.</p>	<p>6.1: Design review continues to be implemented by staff and the Design Commission to ensure high-quality design. There were 414 cases of Concept or Consolidated Design Review completed between 2014 and 2020. As noted in the Constraints discussion, however, Design Commission review can slow housing approval processes.</p> <p>6.2: The City continues to implement the City of Gardens standards on applicable residential development proposals. A total of 23 City of Gardens projects were reviewed between 2014 and 2020. Additionally, the City issued building permits for approximately 10 to 25 multi-family housing projects each year.</p> <p><i>Continued Appropriateness:</i> <i>It remains important to maintain design consistency with existing residential development and preserve community historic character. While design review for residential development will continue, this program will be modified to ensure compliance with State law regarding streamlining review (e.g., SB 330 and SB 35).</i></p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Historic Review. Because of the age, history, and rich fabric of Pasadena, many structures contain valuable and historic architectural features. Pasadena municipal codes require that properties within historic districts and individually designated historic properties must be reviewed and approved prior to alteration or development. Pasadena’s “Design Guidelines for Historic Districts” and the Secretary of the Interior’s “Standards for Rehabilitation” help guide historic review. City staff carefully reviews such structures to ensure that historic features are preserved.</p> <p>Objectives</p> <p>6.1: Continue to implement design review to ensure maintenance of Pasadena’s architectural character and quality of the built environment.</p> <p>6.2: Implement City of Garden standards as a tool to enhance the quality and compatibility of multi-family residential projects.</p>	
<p>PROGRAM #7: HOUSING SITES</p> <p>Historically, Pasadena’s general plan, as part of its guiding principles, has explicitly directed new residential development into seven specific plan areas. This strategy is intended to allow for continuation growth and development, while reducing traffic congestion, improving air quality, providing housing, and stimulating economic development. The 1994 Land Use Element allowed for the net development of 11,000 units, of which 8,711 units were directed to specific plan areas (and 5,095 alone to the Central District). The 2004 update to the Land Use Element affirmed the direction of the 1994 Plan. Since then, the City has seen significant levels of development in the Central District. In 2009, the City began an update of the general plan, working with the community through an award-winning program of participative planning. The general plan update focuses growth into neighborhood villages, transit villages, and within the Central District and specific plans areas.</p> <p>In April 2013, the City Council directed staff to begin preparation of the EIR. The EIR will review the impact of net development of 9,955 housing units, of which 8,245 will be in specific plan areas (4,885 alone in the Central District). Affordable housing units will continue to be exempt from the City’s development caps. Key sites in the housing element include the Lincoln Properties (Parsons site), which could accommodate hundreds of new housing units. The City of Pasadena has a regional housing needs assessment of 1,332 units. The affordability breakdown of the 2014–2021 RHNA is 340 very low units, 207 low income units, 224 moderate income units, and 561 above moderate income units. These housing planning targets can be addressed through a combination of housing production credits and available</p>	<p>7.1: The updated Land Use and Circulation Elements were adopted in August 2015.</p> <p>7.2: As of 2021, the City was in the process of updating all existing Specific Plans to implement the new General Plan. The Specific Plan updates include extensive community engagement and analysis. The Specific Plans are scheduled to be adopted during early 2022 through 2023.</p> <p><i>Continued Appropriateness:</i> <i>Linking long range planning with clear implementation through zoning and specific planning is critical to a clear development process. This program updated in the 2021-2029 Housing Element to reflect remaining long-range planning initiatives and additional zoning implementation measures.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>housing sites. As mentioned in Appendix C, the City has adequate sites to accommodate the full RHNA and its income levels. The proposed general plan and mitigation in the program EIR ensures that sites are developable as envisioned in the Land Use and Mobility Plan within the housing element planning period.</p> <p>Objectives</p> <p>7.1: Adopt the general plan and increase the development caps, including in the Central District, and implement mitigation in the EIR.</p> <p>7.2: Continue to review specific plans and make needed changes to ensure adequate sites to achieve the 2014–2021 RHNA.</p>	
<p>PROGRAM #8: MIXED USE/TOD STRATEGY</p> <p>Pasadena housing growth strategy relies predominantly on mixed-use and transit-oriented development that is focused into specific plan areas, transit villages, and neighborhood villages. To implement land use plan, the City has a mixed use/transit oriented development strategy described below.</p> <p>Mixed Use Development. Mixed use is an important strategy in the Pasadena General Plan to increase housing choices (including affordable housing), concentrate higher density projects in specific plan areas, support economic activity, and improve the walkability of an area. Mixed-use projects are a combination of commercial and residential uses in the same structure. To achieve these benefits, the City has codified zoning standards that facilitate and encourage mixed-use projects—such as reducing the project area required for open space, providing flexibility in meeting that requirement, and allowing a greater building envelope.</p> <p>Transit Oriented Development. Transit-oriented development is a concept that closely coordinates land use and mobility planning, making it more convenient to travel throughout the community by transit and foot.</p> <p>Pasadena has always embraced TOD planning; the City boasts a modern light rail and has established TOD districts throughout the City. In 2005, the City adopted TOD standards to encourage projects within a quarter-mile radius of a light rail station and the greater Central District. This has resulted in numerous residential and mixed use projects, including the Westgate, Del Mar Station, Holly Street, and Stuart Apartments.</p> <p>Pasadena’s mixed use and transit oriented strategy has resulted in the recycling of virtually every land use and the</p>	<p>8.1: The City continued implementation of mixed-use incentives.</p> <p>8.2: The City continued to implement the TOD Ordinance, which specifies standards and land uses for properties located within 1/4 mile of a transit station. In addition, an amendment to the TOD Ordinance was approved by the City Council in 2016.</p> <p>New projects constructed in response to the TOD Ordinance includes projects near the Allen Street and Sierra Madre Villa stations.</p> <p>8.3: The Specific Plan areas include the City’s mixed-use and TOD areas. The City is currently working on updating all existing Specific Plans to implement the 2015 General Plan. Extensive community input is informing the Specific Plan updates, which are scheduled to conclude in 2021 and 2022. During the City’s 2019 update to the Inclusionary Housing Ordinance, the City conducted a financial analysis that studied if a different inclusionary requirement or a different series of incentives should apply to TOD areas than the rest of the City. The analysis showed a similar trend and impact of the inclusionary requirement and the incentives, and the City decided to treat TOD areas the same as areas outside TOD areas.</p> <p><i>Continued Appropriateness:</i> <i>The new Specific Plans and updated TOD Ordinance will continue to provide incentives for TOD projects. As the plans are expected to be adopted during this planning period and the TOD Ordinance will remain in place, the program will be continued in the 2021-2029 Housing Element. No modification is needed.</i></p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>construction of thousands of new units. It remains a cornerstone of the City housing and land use strategy.</p> <p>Objectives</p> <p>8.1: Continue implementation of mixed-use incentives; monitor and assess the effectiveness due to the incentives on an annual basis.</p> <p>8.2: Continue land use, housing, and mobility strategy of encouraging transit oriented developments around Gold Line stations.</p> <p>8.3: By mid cycle or 2017/2018, review codes and incentives to facilitate the development of mixed-use and TOD consistent with the general plan.</p>	
<p>PROGRAM #9: RESOURCE CONSERVATION</p> <p>Pasadena continues to be an industry leadership in encouraging sustainable development in a manner that reduces energy conservation, protects the environment, and facilitates the production of affordable housing. The City’s efforts include building codes, development incentives, and services below.</p> <p>Building Codes. Pasadena implements the California Green Building Standards Code (CalGreen) to promote sustainable building design and construction practices in the community. Although CalGreen’s mandatory provisions apply only to new construction and rehabilitation, the City extends these requirements to additions and alterations. Additional requirements, as permitted under state law, also apply to the residential and mixed use developments in Pasadena.</p> <p>Solar Incentives. Pasadena Solar Initiative (PSI) promotes the expansion of renewable solar power use in the community. Through rebates, additional incentives and education, the PSI aims to facilitate the generation of 14 megawatts of solar power by 2017. Through these incentives, the City has already facilitated the installation of 380 solar units in residential structures in Pasadena. Combined with other installations, Pasadena is 25% toward its goal by 2017.</p> <p>Water and Sewer Services. The housing element determined that there are adequate supplies of water supply, sewer capacity, and conveyance infrastructure in place to accommodate the 2014–2021 RHNA. However, in accordance with state law, the City is required to adopt written policies and procedures that grant priority for service allocations to proposed projects that include low income housing. This action was proposed in the 2008 housing element but needs to be completed.</p> <p>Objectives</p>	<p>9.1: The City's Building and Safety Division regularly reviews plans pursuant to CalGreen requirements.</p> <p>9.2: The City's Water and Power Department continues to implement the City's solar initiative through rebates and additional incentives and education.</p> <p>9.3: Written policies and programs to prioritize water and sewer service allocations were completed in 2015. The City's Department of Water and Power confirmed that the City Council Resolution #8621 complies with the State law.</p> <p><i>Continued Appropriateness:</i> <i>This program ensures adequate infrastructure to support existing and future housing development and helps support the City’s Climate Action Plan. The program will be continued in the 2021-2029 Housing Element, with modifications to align with the Climate Action Plan.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>9.1: Continue to implement CalGreen and make technical refinements to the code as required to implement its provision.</p> <p>9.2: Continue to implement the City’s solar initiative to help reach targets for nonrenewable energy production by 2017.</p> <p>9.3: Work with the City’s Department of Water and Power to finalize written policies and programs to prioritize water and sewer service allocations.</p>	
<p>PROGRAM #10: INCLUSIONARY HOUSING</p> <p>The City’s Inclusionary Housing Ordinance (IHO) requires that residential and mixed-use projects of 10 or more units dedicate 20% of the units as affordable to low and moderate income households. Ownership projects can fulfill the requirement with all moderate income units, whereas at least 10% of the required inclusionary units in rental projects must be set aside for low income (80% MFI) households. As an alternative to constructing the inclusionary units, a developer may choose one of three options: 1) construct the required units on another site, 2) donate another site for a portion or total number of units, or 3) pay a fee in lieu of building the units.</p> <p>However, the 2009 case, Palmer/Fifth Street Properties v. City of Los Angeles, held that the Costa Hawkins Act does not permit the City to require affordable units in new rental housing unless it has provided incentives to the developer, and the developer has agreed by contract to provide the affordable units. In 2013, the Governor also vetoed state legislation proposed to give cities the authority to continue inclusionary housing programs. AB 1505 the “Palmer Fix” was adopted and fixed this problem. In light of these and other changes, the City may consider amendments to realign its program: Greater flexibility in the existing inclusionary option that allows the provision of off-site affordable units.</p> <p>A Citywide expenditure policy for IHTF that is closely tied to the City’s housing needs, tenure, and diversity goals.</p> <p>Incentives for the production and retention of affordable housing units for families, specifically three-bedroom units suitable for children.</p> <p>Consider potential amendments to the IHO to address concerns raised in recent court rulings (Palmer case) and other potential challenges.</p> <p>Objectives</p> <p>10.1: Continue to monitor effectiveness of the inclusionary housing ordinance and the expenditure of Inclusionary Housing Trust Funds.</p> <p>10.2: In 2014, initiate a nexus study as a first step in the process of amending the IHO program; complete and present</p>	<p>10.1: The City’s inclusionary housing ordinance continues to be very effective. From 2014 to 2020, 432 inclusionary affordable units have been added (building permits issued, under construction, and completed), and \$14,283,090 in developer-paid In-Lieu Fees have been added to the Inclusionary Housing Trust Fund. During 2020 alone, despite the COVID-19 pandemic, 135 inclusionary units had building permits issued, were under construction, or were issued occupancy permits.</p> <p>Six projects totaling 272 affordable units were supported with in-lieu fees between 2014-2020.</p> <p>Since adoption of the Inclusionary ordinance in 2001, 36 projects have been completed, of which 22 utilized a density bonus.</p> <p>10.2: The City updated the Inclusionary Housing Ordinance in August 2019. This update included the following:</p> <p>a) Raised the base inclusionary requirement from 15 percent to 20 percent, consisting of 5 percent very low-income, 5 percent low-income, and 10 percent moderate income on rental projects, and 20 percent moderate-income on for-sale projects.</p> <p>b) Raised in-lieu fee to maximum levels supported by technical study.</p> <p>c) Eliminated trade-down provisions, resulting in all affordable units counting the same regardless of income level.</p> <p>d) Created the concession menu as an alternative for applicants, with a requirement that a project include 20 percent affordable units, with the same income breakdown as recommended for the base inclusionary requirement, to become eligible for the menu. Allowed eligible projects to select no more than two of the five concessions listed in this report and exempt such projects from the requirement to obtain an affordable housing concession permit.</p>

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<p>recommendations on amendments to the IHO to the City Council for consideration that year.</p> <p>10.3: By 2016, review current ordinance to determine if inclusionary requirements can and should be increased in TOD districts.</p>	<p>10.3: The City's 2019 update to the Inclusionary Housing Ordinance included an evaluation of inclusionary requirements in TOD areas. See Program 10.2 for additional detail.</p> <p><i>Continued Appropriateness:</i> <i>This program is critical to and highly effective in providing affordable housing; it will be continued in the 2021-2029 Housing Element, with provisions that periodic reviews to the ordinance will be conducted.</i></p>
<p>PROGRAM #11: POTENTIAL CONSTRAINTS</p> <p>The Housing Element identifies several issues that merit greater attention during the implementation of housing goals, policies, and programs. These issues are related to municipal codes, development fees, and processes. The following activities are proposed to address these potential constraints.</p> <p>Development Review. The City is considering various modifications to aspects of its development review procedures and requirements—design review, permit processing, commission reviews, and other features—to improve the land use entitlement process. The City is weighing options in light of current starting, community expectations, service demands, and funding. Appropriate recommendations will be progressively implemented.</p> <p>Development Fees. During the early to mid-2000s, Pasadena was successful in facilitating the construction of thousands of new housing units. The market crash halted this trend for years. During this period, concerns were raised about development fees. Although the building industry is recovering and numerous projects are in the pipeline, the City will reevaluate its fees in line with aforementioned process modifications.</p> <p>Ongoing Evaluation. Over time, potential constraints to the development, maintenance, and improvement of housing will arise due to changing conditions and community needs in Pasadena. These potential constraints could be related to municipal codes, environment, or city processes. The City will continue to examine these situations on a case-by-case basis, through a mid-cycle housing element review or through special studies.</p> <p>Objectives</p> <p>11.1: Consider the implementation of changes to the City's development review process to improve timeliness and achieve desired outcomes.</p> <p>11.2: Reevaluate appropriateness of development fee schedules following implementation of development process improvements.</p>	<p>11.1: An Interdepartmental Review Team was established in 2014 to complete a two-year work program to accomplish this objective, and several work program tasks were completed. Establishment of a new Land Management System occurred in 2020, and full use of the system is in place.</p> <p>11.2: The review of the fee structure has not yet been initiated, as the development process improvements were completed in 2020. The City's development fee is regularly updated every two to three years.</p> <p>11.3: The City's design review process is a potential constraint, especially for affordable rental projects that are seeking Low Income Housing Tax Credits and, therefore, must obtain all local discretionary approvals within that funding program's application timeframe. As the City has identified this as a constraint for several years, it will be elevated in priority for the 2021-2029 planning period.</p> <p><i>Continued Appropriateness:</i> <i>This program modified to address constraints identified in this Housing Element.</i></p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>11.3: Periodically review potential constraints to the development, maintenance, and improvement of housing as situations arise.</p>	
<p>PROGRAM #12: REGULATORY HOUSING INCENTIVES Because Pasadena is largely built out with a highly defined development pattern, the City uses an effective mix of regulatory housing incentives to facilitate the construction of affordable and market rate housing in strategic growth areas. The primary three tools used are described below.</p> <p>Density Bonus. Pasadena implements a density bonus ordinance to incentivize the production of affordable housing. Eligible projects may receive an increase in density if any of the following conditions are met: at least 5% of the units are affordable to very low income households; at least 10% are for-sale units affordable to low or moderate income households; or the project has at least 35 units available exclusively to persons aged 55 years and older. Up to three additional incentives are also available depending on the proportion and income targeting of affordable units.</p> <p>Parking Incentives. Reductions in parking requirements are available to facilitate affordable, special needs, and transit-oriented housing. For example, tandem parking may fulfill up to 30% of the parking requirement in multi-family and mixed-use projects. Parking may be reduced to 0.5 space per unit for senior housing and 0.25 space per SRO units. The City also requires a reduction in parking for transit-oriented development within ¼ mile of a light rail station and in the Central District Transit-Oriented Area.</p> <p>Minor Variances. The City has created other flexible tools to facilitate new housing, such as the minor variance process. Eligible projects can receive the following minor variances: 1) yard setback requirements, with no limit on percentage of deviation; 2) size of landscape areas in multi-family districts (including City of Gardens projects); 3) fence/wall height, with no limit on percentage of deviation; 4) building heights; and 5) other development standards set forth in the municipal code.</p> <p>Objectives 12.1: Continue to provide flexibility through the density bonus, parking incentives, and minor variance programs. 12.2: 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.</p>	<p>12.1: The City continued to provide flexibility through the density bonus, parking incentives, and minor variances for applicable projects as codified in the Zoning Code. With revisions to the City’s inclusionary housing ordinance, fewer developers are electing to use the State density bonus ordinance, indicating that the City’s inclusionary housing ordinance is providing adequate incentives and contributing significantly to the affordable housing stock.</p> <p>The City has not adopted its own density bonus ordinance and instead refers to State law.</p> <p>As part of planned adjustments to the inclusionary housing ordinance, the City will clarify how density bonuses are applied relative to the overall yield provided by the market rate and inclusionary units.</p> <p>12.2: The City will review and possibly consider changes to the Zoning Code as part of the Housing Element update. As part of the ongoing Specific Plan update program, the City is considering new parking requirements, including unbundling parking costs from rental prices. The 2015 Land Use Element update has a policy encouraging the evaluation of parking requirements and unbundling parking costs from housing costs, which will be implemented in the updated Specific Plans.</p> <p><i>Continued Appropriateness:</i> <i>The flexibility and incentives to build housing is necessary to ensure residential development. Current incentives will remain, and the program will be updated to: a) require an update to the Density Bonus ordinance and b) define options for incorporating additional incentives into the updated Specific Plans.</i></p>
<p>PROGRAM #13: ALTERNATIVE HOUSING OPPORTUNITIES</p>	<p>13.1: Work on this objective has not been initiated due to remaining tasks associated with other objectives with earlier assigned completion date. Through the Housing Element</p>

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<p>Pasadena residential neighborhoods offer a diversity of housing types that vary in type, density, and vintage. The challenge in creating new housing opportunities is how to integrate new units into established and highly defined neighborhoods. Two such efforts are as follows:</p> <p>Small Lot Ordinance. One of the more endearing forms of housing in Pasadena is small lot bungalows. The bungalow court, which features small houses arranged around a central garden, was the predominant form of multi-family housing in Southern California in the early 1900s. Adaptations of this concept have become popular in recent years in southern California. Small lot subdivisions allow for single-family homes, townhouses, or garden courts on smaller parcels than under standard zoning regulations. These housing products can have separate lots, do not require expensive subterranean parking, offer lower cost homeownership opportunities, and can be oriented in visually interesting ways.</p> <p>Second Units. Second units are self-contained units attached to or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, single persons, and extended families. Rent from second units can help modest income and elderly homeowners remain in or continue affording their homes. The City has developed a ministerial approval process along with residential development standards. Though Pasadena has had few applications for second units in recent years, in consideration of continued input from the public, the City will reevaluate its current ordinance requirements.</p> <p>Objectives</p> <p>13.1: 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 the unique architectural and historical character of the City.</p> <p>13.2: 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.</p>	<p>update process, the City will determine whether this program is still needed.</p> <p>13.2: The City Council approved amendments to the City’s Accessory Dwelling Unit Ordinance, which responds to City Council direction, community input, and to comply with state legislation: SB 1069, AB 2299, SB 229, and AB 494. Further amendments may be needed to address more recent legislation.</p> <p>In 2018, the City issued 15 building permits for ADUs, and there were 53 ADU applications submitted in 2018. In 2019-2020, approximately 150 ADUs were approved or submitted for approval. Between January 2021 and October 15, 2021, the City approved 44 building permits for ADUs, and 181 applications were in the process, which could yield 225 ADUs.</p> <p><i>Continued Appropriateness:</i> <i>Creative strategies for increasing housing production with no public funding or subsidies have been effective at producing new units. The City will continue to improve conditions for ADU production, including completing the pilot program to finance 5 ADUs for lower-income households. Also, the City is participating in SCAG’s ADU Technical Services project to identify ways to encourage ADU production. This program will be expanded to include broader strategies for encouraging alternative housing choices.</i></p>
<p>PROGRAM #14: FINANCIAL ASSISTANCE</p> <p>The City provides a wide range of financial assistance for developers of affordable housing to encourage the production of affordable housing. Assistance may include City financial assistance, land assemblage/writedowns, and fee modifications or waivers, as briefly described below.</p> <p>City Assistance. The Housing Department provides funds for affordable housing production and preservation, including</p>	<p>14.1: During the planning period, the City contributed towards a variety of new construction and rehabilitation/preservation projects. For example, in 2019, \$580,000 was provided to assist in the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. That same year, \$1,000,000 was allocated to assist with the construction of the 65-unit Salvation Army HOPE permanent supportive housing rental project at 1000 E. Walnut St. From 2014 -</p>

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<p>Inclusionary Housing Trust Funds, HOME, state and federal funds. Eligible uses include new construction (rental and ownership); property acquisition; rehabilitation (rental and ownership); homebuyer assistance; special needs housing; and affordable housing preservation. When funds are available, the Housing Department issues NOFAs and RFPs to solicit competitive proposals.</p> <p>Land Assemblage/Write-downs. The City may also provide land writedowns to selected developers in the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. Typically, developers acquire and assemble lots before submitting an application for development and City funding. Subject to the availability of funding, the City will continue to seek property acquisition opportunities, consider land write-downs and other creative land subsidies, and assemble sites for affordable housing.</p> <p>Fee Waivers. The City may waive part of the Plan Review Fee, Building Permit Fee, and Construction Tax in exchange for deed-restricted units affordable to very low, low, and/or moderate income households. Affordable projects receive fee reductions of up to \$25,000 per unit, with a cap of \$125,000 per project. Fee modifications and waivers are increased progressively for projects that provide a higher percentage of affordable units and deeper income targets. The fee waiver program also includes a reduced residential impact fee and traffic impact fee for affordable housing.</p> <p>Objectives</p> <p>14.1: Contingent on availability, provide funding support for the production, rehabilitation, and preservation of up to 14 affordable units annually.</p> <p>14.2: Provide reduced fees in return for developers providing affordable housing and/or meeting IHO requirements for an estimate of 50 units annually.</p>	<p>2018, the City provided funding to assist in the rehabilitation, preservation, or development of 225 affordable units.</p> <p>In June of 2020, the City and nonprofit developer BRIDGE Housing entered into a development and loan agreement with \$4,992,683 in funding assistance for the new construction of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site. In July of 2020, the City increased its previously approved \$1M in funding assistance for The Salvation Army Hope Center permanent supportive housing rental project (65 units) at 1000 E. Walnut St. and committed an additional \$1M for the project for \$2,000,000 in total City funding. The City also committed project-based Section 8 rental subsidy vouchers to support both projects.</p> <p>14.2: From 2014 to 2019, 17 projects received over \$7 million total in impact fee reductions and fee waivers by providing affordable housing. During 2020, four projects totaling 302 units were issued building permits and received \$3,928,053 in impact fee reductions and fee waivers by providing 61 affordable housing units under the Inclusionary ordinance.</p> <p><i>Continued Appropriateness:</i> <i>This program will be modified in the 2021-2029 Housing Element to reflect available funding and to match previous performance.</i></p>
<p>PROGRAM #15: HOMEBUYERS ASSISTANCE PROGRAMS</p> <p>Pasadena has traditionally offered several homeownership programs to increase the number of affordable housing opportunities. Though the loss of RDA funding has significantly curtailed these efforts, the City will be pursuing additional funding to restore past program efforts.</p> <p>Homebuyer Education. The City contracts with the Los Angeles Neighborhood Housing Services (LANHS) to provide homebuyers’ education and counseling to lower income renters to purchase housing. Program services also include credit counseling, financial prequalification, referrals, and limited financial assistance to first-time homebuyers. LANHS</p>	<p>15.1: The State loan assistance limits under the CalHome program are insufficient to bridge the financing gap between market sale prices and low-income affordability given the high cost of housing in Pasadena. However, CalHome assistance may be helpful to provide deeper income affordability in for-sale housing projects that already require low-income units (e.g., projects subject to density bonus or Inclusionary requirements). For this reason, it may make sense for developers of such projects to apply to the State for CalHome funds. The BEGIN program has been discontinued.</p> <p>15.2: Construction of this project was completed in July 2018.</p>

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<p>also employs certified foreclosure counselors who work with homeowners and lenders in the home mortgage lending process.</p> <p>Homeownership Assistance. This program provides down payment assistance to first-time, income-qualified home buyer applicants in the form of a low interest, second trust deed loan. To encourage long-term ownership and allow Pasadena to reuse funds, the loan provides a means to secure a portion of the appreciation if the property is resold or refinanced before the loan maturity date. The City also offers a closing cost program, with funds from the Pasadena Foothill Association of Realtors.</p> <p>Habitat for Humanity. The City works with Habitat for Humanity, Heritage Housing partners, and other organizations to provide homeownership opportunities. One such effort is the former Desiderio Army Reserve Center. The City is working with Habitat to establish a PD that will include a passive park and a nine-home bungalow courtyard. Efforts are underway to raise \$2.9 million for this effort. Applicants for homes must contribute a minimum of 300 hours of sweat equity to help build the home.</p> <p>Objectives</p> <p>15.1: Evaluate ways to secure future rounds of CalHOME and BEGIN funds to reactivate the homeownership program as funding becomes available.</p> <p>15.2: Assist in obtaining funds to complete the Desiderio Army base conversion and work with Habitat to build 9 affordable homes.</p> <p>15.3: Continue to provide homebuyer education, foreclosure counseling, and closing cost assistance to prospective homebuyers on an annual basis.</p>	<p>15.3: The City has continued to make referrals to Neighborhood Housing Services of Los Angeles County for these services.</p> <p>Also, the State recently awarded to the City approximately \$5.6M in Permanent Local Housing Allocation funds over the next five years, a portion of which will be utilized to provide workforce housing down payment assistance loans to homebuyers.</p> <p><i>Continued Appropriateness:</i></p> <p>For the 2021-2029 Housing Element, this program will be revised to focus on referrals to State programs. For example, the City’s partner, Neighborhood Housing Services of Los Angeles County, also refers prospective homebuyers to the program. Also, through participation in the San Gabriel Valley Regional Housing Trust, Pasadena may be able to see production of homes for first-time homebuyers.</p>
<p>PROGRAM #16: RENTAL HOUSING ASSISTANCE</p> <p>The Pasadena Housing Department is the federally designated agency for implementing rental assistance programs for income-eligible households, and eligible homeless families, individuals, and persons with special needs. The City has three rental assistance efforts.</p> <p>Housing Choice Vouchers. The Housing Authority issues approximately 1,442 vouchers to income-eligible residents of Pasadena. Of this total, approximately 900 vouchers are issued to families and approximately 500 vouchers are issued to seniors. Five apartment projects also received project-based vouchers. The City’s priority and preference system for allocating vouchers adhere to the following order: residency, working, disability, veteran, involuntary displacement, and substandard housing.</p>	<p>16.1: The Housing Choice Voucher Program continued to provide rental assistance during this reporting period, although as federal funding for the program was reduced, the number of assisted households also decreased. In 2014, 1,332 households received vouchers; in 2019 the average was 1,225 households. Over the planning period, an average of 1,285 households were assisted annually.</p> <p>To encourage use of Section 8 vouchers for ADU rentals, the City requires that homeowners who receive a loan through a City program to build a newly constructed ADU must rent the unit to a Section 8 voucher holder for seven years.</p> <p>16.2: These programs continued and provided rental assistance to over 126 households during the 2020 reporting period (approximately 120 annually).</p>

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<p>Special Needs. Pasadena administers vouchers for special needs groups. These include persons living with HIV/AIDS and their families under the Housing Opportunities for Persons with Aids (HOPWA) program. Vouchers are also issued to non-elderly disabled (NED) people under two programs: NED #1 must be selected from the Section 8 waiting list and meet the definition of non-elderly disabled households, and NED #2 provides rental assistance to very low income people. The City also allocates vouchers to assist homeless people under the Shelter Plus Care Program (S+C).</p> <p>Emergency Rental Assistance. The City of Pasadena historically offered an emergency rental assistance activity that offers security deposits, initial deposits, and back rents for very low and lower income Pasadena residents. The City also historically offered a similar program, called Tenant-Based Rental Assistance) for those temporarily displaced. Although these activities have been curtailed or cut back completely due to loss of funding, the City seeks to restore the program as funding opportunities become available.</p> <p>Objectives</p> <p>16.1: Assist 1,442 households or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers.</p> <p>16.2: Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and S+C programs.</p> <p>16.3: Seek available funding or new grants to restore emergency rental assistance programs or similar programs.</p>	<p>16.3: The City continues to receive Los Angeles County Measure H funding for rapid rehousing for single adults as well as homelessness prevention for individuals. This funding is contracted out to local, non-profit homeless service providers. The City utilized \$153,500 of funding from the California Emergency Solutions and Housing (CESH) grant received from the State of California over the past two years to fund additional rapid rehousing services. Additionally, the City has allocated \$1.2 million of Emergency Solutions Grant funding made available through the CARES Act (ESG-CV) to rapid rehousing activities. In Fiscal Year 2022, the City expects to receive Homeless Housing, Assistance and Prevention Round 2 grant funding from the State of California in the amount of \$256,790 which will be allocated toward additional rapid rehousing activities.</p> <p>During the COVID-19 pandemic, the City was active in providing renters with information about rent forgiveness programs.</p> <p>The Pasadena Continuum of Care has requirements in the Permanent Supportive Housing (PSH) written standards that all the agencies the City funds to administer rental assistance programs are required to comply with Housing First principles/approach. Housing First offers permanent housing as quickly as possible to individuals and families experiencing homelessness. Participants are then provided with supportive services and connections to community-based supports with the goals of helping them to remain in housing and avoid returning to homelessness. Income, sobriety, participation in treatment, and/or other services are not required as a precondition for obtaining housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be updated in the 2021-2029 Housing Element to include education to landlords and other applicable items.</i></p>
<p>PROGRAM #17: AFFORDABLE HOUSING PRESERVATION</p> <p>The City of Pasadena has an expansive inventory of deed-restricted affordable housing and a smaller inventory of market-rate affordable projects. Preserving existing affordable housing, both market rate and government deed-restricted projects, are important goals. Activities are described below.</p> <p>Deed-Restricted Affordable Housing. Pasadena has about 2,500 publicly assisted multi-family units that are deed restricted as affordable to lower income households. Up to</p>	<p>17.1: The transaction to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project closed on May 28, 2020, and construction/renovation activities commenced in November 2020. During the report period, progress was made on the transaction to rehabilitate and preserve the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. The transaction is expected to close during the fourth quarter of FY 2021.</p> <p>Additionally, the Grove, a 44-unit affordable rental housing project for families, was completed in December 2016.</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>25% of the covenanted units will come up for renewal by 2024. Although the City presently monitors the status of these projects, the high cost of replacement (as opposed to preservation) merits a stronger program. To that end, the City will: 1) create an updated assisted housing database; 2) annually monitor the list, 3) explore funding sources for projects at risk of conversion; 4) present options for developers building new projects to preserve at-risk units; and 5) ensure tenants are properly notified of impending conversions as required by state law.</p> <p>Market Rate Affordable Housing. Pasadena helps to preserve market rate housing affordable to lower income households through acquisition and rehabilitation (Program #4), historic preservation (Program #5), and funding assistance (Program #12). Developers can fulfill their IHO obligations by acquiring, rehabilitating, and preserving existing market rate units as affordable housing. During the update process, however, comments were raised about the need to prevent the loss of affordable rental housing. Since this is a complex issue, an objective to study options for preserving non-deed-restricted affordable housing and tenant protections is included as an action for the 2014–2021 Housing Element.</p> <p>Objectives</p> <p>17.1: 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.</p> <p>17.2: 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.</p> <p>17.3: Study options to change the tenant protection ordinance and for options for preserving non-deed restricted affordable housing by 2016.</p>	<p>17.2: On October 28, 2019, City Council approved \$580,000 in loan assistance to rehabilitate the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. Formerly a HUD project, La Villa Lake became market rate in 2014 when the original owner opted out of the HUD rent subsidy and low-income housing requirements. This project will provide affordable low-income housing for seniors for 55 years. In addition, as housing projects come through the City’s entitlement pipeline, Housing Department staff informs developers of options to satisfy Inclusionary Housing Ordinance (IHO) requirements, including the acquisition /rehabilitation of properties in which off-site affordable Inclusionary units may be provided. No privately developed project with existing affordable units approached the City during the previous reporting periods for rehabilitation assistance.</p> <p>City funding for housing activities, such as rehabilitation, is available on an open window application basis. Funding preferences and requirements are found on the Housing Department website.</p> <p>Housing projects may also fulfill IHO requirements through the provision of off-site affordable inclusionary units which may be accomplished by developers acquiring and rehabilitating properties in which to locate the off-site units.</p> <p>17.3: See Program 23.3 regarding amendments to strengthen the Tenant Protection Ordinance.</p> <p>The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a “Section 8” housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households. Garage conversions are a source of non-deed restricted affordable housing.</p> <p>As of June 2021, five units were in the pre-design phase of the ADU pilot program. Two are garage conversions, two are unpermitted units, and one is a new detached structure.</p> <p><i>Continued Appropriateness: This program will be continued in the 2021-2029 Housing Element. No modification is needed.</i></p>
<p>PROGRAM #18: ADMINISTRATIVE RESOURCES</p> <p>The City employs various tools to achieve the community’s housing vision. These include expanding collaborative partnerships, seeking funding, and developing unique tools to</p>	<p>18.1: On July 24, 2020, the City submitted an application to the State for five-year funding under the Permanent Local Housing Allocation (PLHA) program. The funds may be used for a broad range of affordable housing activities in accordance with an approved five-year program plan. In</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>publicize housing opportunities. Although not an exhaustive list, three tools are frequently used by the City and community.</p> <p>Collaborative Partnerships. In today’s market, creative approaches and partnerships are required to finance and build affordable housing. As mentioned in Chapter 4 and in the 2010–2015 Consolidated Plan, the City works with dozens of nonprofit and for-profit organizations to build affordable housing, rehabilitate housing, and preserve at-risk affordable housing from losing its affordability covenants. Additional organizations provide an extensive menu of supportive services to Pasadena. This network assists the City in effectively achieving its housing vision.</p> <p>Funding Programs. The Housing Department provides funding for the production, rehabilitation, and provision of assistance for housing. Many of these funds are not guaranteed and are allocated on a competitive basis. However, this funding is essential to maintaining the City’s economic and social diversity. From organizations dedicated to providing services to community building initiatives, these groups are essential. The City will continue to seek creative funding, including but not limited to private foundations, governmental grants, and other sources.</p> <p>Housing Search Website. The City subscribes to a free housing search website, located at http://pasadenahousingsearch.com/. As a partner, the City shares affordable housing listings with the L.A. County Housing Resource Center and other participating cities. The search engine has several useful features, including whether the property owner speaks Spanish, Section 8 is accepted, pets are accepted, or the unit is accessible for disabled people. The Housing Search website is highly used, with 200,000 successful searches for affordable housing each year.</p> <p>Objectives</p> <p>18.1: Continue to expand partners and funding opportunities to leverage resources for housing programs.</p> <p>18.2: Continue to participate in and update affordable housing listings on the Department’s housing search engine.</p>	<p>February of 2021, the State notified the City of an award in the amount of \$936,076 for the first program year.</p> <p>18.2: Inclusionary and City-assisted projects continued to be listed on www.pasadenahousingsearch.com during the reporting period.</p> <p>18.3 Case management for rental assistance is supported with Measure H funding. This initiative provides assistance to rental assistance participants who had previously experienced homelessness to assist them to remain in good standing with the rental assistance program.</p> <p>18.4 The Housing Department supports landlord education through funding to the Housing Rights Center, and partners with HRC to conduct fair housing workshops and informational flyers.</p> <p><i>Continued Appropriateness:</i> <i>Considering the low cost of program maintenance and operation compared to the results, program objectives could be maintained. This program will be continued in the 2021-2029 Housing Element but modified to reflect available funding sources.</i></p>
<p>PROGRAM #19: HOUSING FOR DISABLED PEOPLE</p> <p>Pasadena implements activities to encourage the development of housing suitable for people with disabilities (including developmental disabilities) as well as fund supportive services to address their needs. City programs for providing housing and services to people with a disability follow.</p>	<p>19.1: The City's continues to implement the reasonable accommodation ordinance adopted in 2005, which establishes a process for requesting and granting reasonable modifications to zoning, development regulations, buildings codes, and land use to allow for housing accessible to persons with disabilities. It was last updated in 2009. No issues have been identified to date.</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Building Design. The ADA mandates certain requirements for multifamily housing units to be accessible to people with disabilities. There are also techniques for improving the accessibility of housing through the adoption of principles of “universal design,” “visitability,” or “barrier free” housing. Features typically include zero-step entrances, wide enough doorways for wheelchairs, and other key features. Pasadena will explore ways to make these types of improvements where feasible.</p> <p>Reasonable Accommodation. Pasadena’s housing was predominantly built before ADA requirements and may not be as accessible as new units. Therefore, the City’s municipal code establishes a process for requesting and granting reasonable modifications to zoning, development regulations, building codes, and land use to allow for the fullest access to housing. The City will continue to implement this process to improve access to housing for people with disabilities in Pasadena.</p> <p>Housing Opportunities. At times, expanding housing opportunities for people with disabilities (including developmental disabilities) is needed. The City supports the construction of housing and group quarters that is suitable for people with disabilities. The City allocates vouchers (Program #16) for people with disabilities to live in housing in an integrated setting with other nondisabled people. Finally, the City seeks opportunities to fund the provision of supportive services to Pasadena’s disabled residents.</p> <p>Objectives</p> <p>19.1: By 2018, evaluate feasibility of developing housing accessibility features consistent with ADA; implement reasonable accommodation ordinance.</p> <p>19.2: Seek opportunities and grants to fund the provision of housing and services for disabled people (including developmental) as funding arises.</p> <p>19.3: By 2015, review zoning code to ensure residential care facilities, limited, are allowed in appropriate zones consistent with state law.</p>	<p>19.2: The City uses federal and State grants, as well as county and local tax revenue to provide services and permanent housing for the homeless population, a significant percentage of which have disabilities. Notably, \$3.15 million of Continuum of Care funding received from the U.S. Department of Housing and Urban Development is utilized for the provision of permanent supportive housing to people with a disabling condition.</p> <p>19.3: Updates to the Zoning Code were completed in January 2017, and all updates to the Zoning Code have been completed for the 2014-2021 planning period. However, additional updates will be required to address more recent law.</p> <p><i>Continued Appropriateness:</i> <i>This is an important program to ensure equitable and affordable housing opportunities. This program will be modified in the 2021-2029 Housing Element to clarify reasonable accommodation procedures.</i></p>
<p>PROGRAM #20: HOUSING FOR SENIORS</p> <p>The City of Pasadena continues to have a sizable senior population because it is a desirable place to retire. Moreover, many retirement communities have chosen to locate in Pasadena. City activities dedicated to providing housing and services for seniors are described below.</p> <p>Housing Facilities. Pasadena offers approximately 1,200 units of senior housing, the majority of which are deed restricted</p>	<p>20.1: In 2019, the City and Retirement Housing Foundation worked together to financially restructure, rehabilitate, and preserve the 150-unit affordable Concord senior housing project. Also in 2019, City Council approved \$580,000 to assist the rehabilitation and preservation of the 114-unit La Villa Lake senior rental housing complex at 1070 N. Lake Ave. In 2016, the 70-unit Heritage Square senior rental housing project was placed in service, supported by City provided financial assistance.</p> <p>In June of 2020, the City and BRIDGE Housing entered into a development and loan agreement for the new construction</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>affordable to low income seniors through covenants. In addition, more than 500 housing choice vouchers are allocated to seniors to rent housing in the community. The production of senior housing is also encouraged in multi-family districts, where provisions for parking reductions, density bonus incentives, and fee reductions also apply. The City creatively uses its resources to increase the supply of senior housing, such as the rehabilitation of Hudson Oaks.</p> <p>Life Care Facilities. As the baby boomer population ages, senior housing providers are expanding their housing facilities and services to include “life care” housing opportunities, ranging from independent and semi-independent to assisted-living housing. The concept is to allow seniors who no longer reside in single-family homes to age in place without having to move to a completely different community or building as their health needs change. To that end, Pasadena works with life-care facility providers and developers to facilitate the construction of senior life-care facilities.</p> <p>Senior Services. Pasadena seniors benefit from supportive services that enable them to live at home as independently as possible. The City funds organizations that provide meal and nutrition, recreation, health care, and service programs. Many programs operate from Pasadena’s Senior Center. The City’s transit line offers subsidized low-cost public transit for seniors. The City also implements its MASH program, which provides free home maintenance, repairs, and property maintenance for eligible seniors.</p> <p>Objectives</p> <p>20.1: Continue to support the provision of senior housing and life care facilities and the preservation of affordable senior housing as funding is available.</p> <p>20.2: Continue to fund the provision of supportive services for senior residents as funding is available.</p>	<p>of a 70-unit permanent supportive housing complex for homeless seniors, located on the City-owned “Heritage Square South” site.</p> <p>20.2: Housing and supportive services to seniors are provided through Continuum of Care, Emergency Solutions Grant program, and Measure H funding sources.</p> <p><i>Continued Appropriateness:</i> <i>Program objectives will be continued to ensure housing for seniors are available. This program will be continued in the 2021-2029 Housing Element.</i></p>
<p>PROGRAM #21: FAMILY AND YOUTH HOUSING</p> <p>The City of Pasadena implements three programs to assist in developing and providing housing for families, including families with children, emancipated youth, and college age youth.</p> <p>Development of Housing for Families. Recent market surveys show that developers are building primarily smaller condominiums and apartments targeted toward singles and couples without children. As part of Pasadena’s Policy on Children, Youth and Families (2006), the City Council adopted a policy to increase the supply of adequate and affordable housing for families with children. To implement this policy, the City will evaluate incorporation of incentives in the IHO</p>	<p>21.1: Since 2021, the City utilized \$71,410.80 of Homeless Emergency Aid Program (HEAP) funding for the provision of emergency shelter for homeless youth, many of whom are exiting foster care and other institutional living. Additionally, the City will utilize at least 8% or \$75,246.71 specifically for supportive services for youth experiencing homelessness. The City also is contracted with the region’s lead homeless services provider for youth to provide rapid rehousing resources with Los Angeles County Measure H funding.</p> <p>The Housing Department awarded HEAP funding to Hathaway-Sycamores Child and Family Services (lead agency serving transitional aged youth aged 18-24) in April 2020 in response to the COVID-19 pandemic. The HEAP funding strategy for youth focuses on the provision of motel vouchers</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>and a comprehensive funding strategy, as funds are available, to promote family housing.</p> <p>Housing for Emancipated Youth. Emancipating youth refers to youth “aging out” of the foster care system, as well as a broader group of youth becoming independent adults before the age of 18. About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have nowhere to turn for jobs, housing, education, or support. Studies show that this population is at higher risk of homelessness. Providing opportunities for affordable apartments and transition housing in conjunction with support services could help address these needs.</p> <p>Student Housing. Pasadena is home to Caltech, Fuller Theological Seminary, Art Center of Design, Pasadena Community College, and other smaller private colleges that collectively enroll more than 35,000 students. The exceptionally large number of educational institutions in Pasadena creates a high demand for apartments and affordable housing for faculty. The City will continue to work with local educational institutions to prepare and update Master Plans to provide additional housing opportunities.</p> <p>Objectives</p> <p>21.1: Annually review grants to determine suitability for improving housing and supportive services for youth leaving foster care and institutional living.</p> <p>21.2: In tandem with the review of the IHO under 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> <p>21.3: Continue to work with colleges to update master plans.</p>	<p>so youth have a safe place to sleep in their community and can remain engaged with services that facilitate connections to permanent housing.</p> <p>21.2: The Inclusionary Housing Ordinance (IHO) is not an appropriate vehicle to achieve this objective, as the ordinance is regulatory/prescriptive in function. Compliance is not based on incentives. It would be more effective for the City to support the development or preservation of large family units through direct financial subsidy, which it currently has done in previous projects (e.g., Marv's Place, Summit Grove, and Decker/Gill Court).</p> <p>21.3: The City continues to work with colleges to update existing master plans. In 2018, the City adopted the ArtCenter Master Plan, which included 1,500 beds of student housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be continued in the 2021-2029 Housing Element, with replacement or modification of objective 21.2.</i></p>
<p>PROGRAM #22: HOMELESS SERVICES</p> <p>Pasadena employs a multi-faceted approach to addressing homelessness as denoted in its Ten Year Strategy to End Homelessness as follows:</p> <p>Continuum of Care. Pasadena has traditionally implemented a Continuum of Care approach to addressing homelessness. A network of service agencies has emerged to address the needs of Pasadena’s homeless. The City continues to fund this network of shelter and service providers with ESG and COC funds. The City is in the process of adopting Zoning Code amendments to expand the area where shelters, transition housing, and permanent supportive housing can locate consistent with state law.</p> <p>Rapid Re-housing/Transition. Pasadena supplements the COC system with a Rapid Re-housing Approach. This highly</p>	<p>22.1: The City’s Continuum of Care Board and the Pasadena Partnership to End Homelessness meet periodically to provide feedback on funding recommendations and strategies to pursue to prevent and end homelessness.</p> <p>22.2: Review of the Zoning Code has been completed, and all updates to the Zoning Code to address 2014-2021 objectives have been completed. Additional amendments will be required to address recent laws.</p> <p>22.3: Amendments to the Zoning Code were adopted by City Council in December 2013.</p> <p>22.4: The CoC Board continues to prioritize funding for permanent supportive housing wherever possible when it is eligible and feasible with the funding source. Since 2019, the CoC Board has increased investments in homelessness prevention programming to reduce the number of people</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>successful model provides an option for placing homeless individuals and families immediately into permanent housing with supportive services. Rapid re-housing participants are provided with short-term interventions including deposit assistance; shallow, short-term rent subsidies; and stabilization services including case management, budgeting assistance, and assistance to increase income.</p> <p>Supportive Services. Pasadena continues to support agencies that provide supportive services to people who are homeless. Services are provided by a network of organizations (nonprofit, local government, for profit, etc.) at all levels of homelessness, transition and permanent housing. This may include food services, job training, mental health, substance abuse recovery, referral services, and other services that enable people to transition into society and live full and productive lives.</p> <p>Objectives</p> <p>22.1: 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.</p> <p>22.2: By 2015, update zoning code to allow 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.</p> <p>22.3: By December 2013, amend zoning code to allow emergency shelters as a by right use in the Light Industrial SP-2 (IG), Central District (CD-6), and EPSP-D1-IG subject to management and operational standards permitted in state law.</p>	<p>who experience homelessness for the first time due to the anticipated sharp increase in demand for prevention and diversion services when eviction moratoria are lifted in response to the COVID-19 pandemic.</p> <p>The CoC is exploring using upcoming State funding to support a Moving On program for formerly chronically homeless participants living in a local permanent supportive housing site. The program would provide direct assistance via move in costs, security deposits, etc. to support the transfer over to a less service intensive housing assistance resource and free up PSH units for those who are currently experiencing homelessness and need the housing and the intensive services that accompany it.</p> <p>22.5: Since 2019, the CoC has funded housing location and coordinated entry system services to assist clients in emergency shelter, transitional housing, and rapid rehousing programs successfully exit to permanent housing.</p> <p><i>Continued Appropriateness:</i> <i>This program will be modified in the 2021-2029 Housing Element considering that 22.2 and 22.3 have been completed. With zoning code updates completed, the focus will be on development and implementation to support programs to address homelessness.</i></p>
<p>PROGRAM #23: FAIR HOUSING</p> <p>Pasadena’s fair housing program supports its vision of a socially and economically diverse community by facilitating the provision of housing opportunities for all persons, regardless of status. Pasadena’s efforts to affirmatively further the spirit of fair housing law are detailed below.</p> <p>Fair Housing Services. Pasadena contracts with nonprofit agencies to promote the enforcement of fair and equal housing opportunity laws. The Housing Rights Center provides counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education, outreach, training, technical assistance, advocacy, and relocation assistance. The City implements its Housing Mediation Ordinance, which oversees landlord-tenant disputes.</p>	<p>23.1: Under contract with the City, the Housing Rights Center (HRC) continued to provide fair housing services, including landlord-tenant mediation, enforcement, and outreach and education services. In December of 2019, City Council approved \$75,000 in additional funding for HRC to provide expanded services. During 2020, with additional City funding, HRC expanded its services in response to the COVID-19 pandemic. Also, legal services have been added to the contract with HRC.</p> <p>23.2: The Housing Department completed the 2020 Analysis of Impediments to Fair Housing Choice as part of the 5-Year Consolidated Plan (2020-2024). Progress on recommendations is reported in the Consolidated Annual Performance & Evaluation Report (CAPER).</p> <p>23.3: Amendments to the Tenant Protection Ordinance (TPO) went into effect on July 13, 2019, expanding and</p>

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2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Fair Housing Impediments. Fair housing concerns have varied over the past decade concurrent with case law, improved awareness, and contemporary challenges. In accordance with federal and state fair housing law, the City periodically prepares an Analysis of Impediments to Fair Housing Choice that identifies potential impediments and offers a menu of strategies to address them. The City will continue to work with its fair housing provider to affirmatively address identified impediments.</p> <p>Tenant Protection Ordinance. The City requires property owners to pay relocation assistance for tenants who are involuntarily displaced from housing when the tenant is not at fault. Relocation assistance is required if: 1) the unit is slated for demolition; 2) the building must be vacated due to health and safety violations; or 3) the landlord seeks to remove the unit permanently from the rental market. Tenant protections are also enforceable in the case of condominium conversions.</p> <p>Objectives</p> <p>23.1: Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services.</p> <p>23.2: Periodically prepare the Analysis of Impediments to Fair Housing Choice and implement recommendations contained therein.</p> <p>23.3: Continue to implement the Tenant Protection Ordinance; by 2016, study appropriateness and options for strengthening provisions of the ordinance.</p>	<p>strengthening protections for tenants. Also, on November 7, 2019, an emergency City ordinance went into effect which provided interim tenant eviction and rent increase protections in advance of State law AB 1482 (effective on January 1, 2020).</p> <p>23.4: In late 2020, the City provided additional funding support to the Housing Rights Center to enhance tenant protection services. At this time, no other tenant protection requirements are being considered.</p> <p><i>Continued Appropriateness:</i> <i>All AFFH programs will be continued in the 2021-2029 Housing Element to ensure equitable housing available for renters and low-income residents. Additional programs will be added to address landlord education and dissemination of information to affected households.</i></p>
<p>PROGRAM #24: HOUSING EDUCATION AND MONITORING</p> <p>Education and monitoring activities are an essential process for evaluating and refining housing programs. The City has three primary activities geared toward monitoring progress and engaging and educating decision makers and the community about housing policies and programs.</p> <p>Monitoring Program. The City maintains records of housing production for specific plans so that adequate sites remain available for development. Pasadena periodically prepares the annual monitoring reports—the Consolidated Annual Performance Evaluation Report for federal programs and the Annual Housing Element Progress report for the California HCD. The City will continue to prepare these reports as required by law and work toward integrating their preparation in a more coordinated manner.</p> <p>Community/Commission Education. Housing policy, programs, state and federal mandates, and funding sources are intricate in detail. Moreover, housing programs often change in response to market cycles. In an effort to enhance and inform the decision-making process for housing matters, the City will</p>	<p>24.1: The City submits the Annual Housing Element Progress Report to the State Department of Housing and Community Development each year.</p> <p>24.2: In November of 2019, the Housing Department convened a meeting of rental property owners to provide information on State housing legislation AB 1482 and SB 329. Presenters consisted of Neighborhood Legal Services of Los Angeles County, Housing Rights Center, and Housing Department staff. The City is also conducting community outreach events as part of the City's program to update all Specific Plans within the City. These outreach events include presentations and discussions on housing issues in the City. In 2019, the City held community workshops and walking tours from February through September 2019.</p> <p>The Housing Department convened workshops for the Pasadena Second Unit ADU Program in September 2020 to provide potential applicants program information. Specifically, the program provides homeowners financial assistance to build an ADU through new construction or garage conversion. Assistance is also available to rehabilitate</p>

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>implement a more formal education process. This process will include educating elected leaders, city staff, and stakeholders, both individually and/or collectively, about Pasadena housing issues.</p> <p>Midcycle Housing Forum. The 2014–2021 Housing Element is prepared during a unique period of time. Southern California cities have one of the shortest periods to update the housing element. The region is struggling to recover from the worst economic downturn in generations and the loss of redevelopment dollars. Finally, the City could face new market pressures before the end of the housing element cycle in 2021. In this context, a midcycle review of the housing element may be an appropriate course of action to ensure that housing programs remain relevant through 2021.</p> <p>Objectives</p> <p>24.1: On annual basis, monitor the progress in meeting the objectives set forth in the housing element and prepare annual report as required.</p> <p>24.2: Conduct ongoing educational efforts to engage and inform the public, decision makers, and stakeholders about housing issues.</p> <p>24.3: At the midpoint of the 2014–2021 housing element period (2017), review select programs and activities to fine tune and adjust as deemed needed.</p>	<p>and bring up to code an existing unpermitted “granny flat” or illegal garage conversion.</p> <p>The City is also conducting community outreach events as part of the City's program to update all Specific Plans. These outreach events include presentations and discussions on housing issues in the City. In 2020, the City held virtual community workshops and open houses from July through December 2020.</p> <p>24.3: As a result of new State housing legislation, the City updated its Inclusionary Housing Ordinance in August 2019, increasing the inclusionary housing requirement to 20 percent. The City also amended the Tenant Protection Ordinance in July 2019 to expand protections to tenants displaced in connection with rent increases, lease terminations, or evictions.</p> <p><i>Continued Appropriateness:</i> <i>The City will continue education and monitoring program to ensure compliance with new State laws and the supply of housing can be reviewed against the demand. Programs will be added to address education regarding AFFH.</i></p>

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Appendix E: Public Engagement and Input Summary

Public engagement is a vital part of the long-term planning processes that can be applied to all sectors of government. Engaging the public in the early stages of the decision-making process can help mitigate the risk of unsuccessful programming and ineffective policies. Including and involving residents in the process helps policy makers and officials gain a stronger understanding of the values, ideas, and recommendations that members of the community deem important and vital. Along with a better understanding of community values, proper community engagement helps keep residents informed and helps cultivate trust. When it comes to housing issues in the City of Pasadena, the City has emphasized the importance of receiving input from residents and other stakeholders fully representative of the diverse population, with different cultural, economic, and educational backgrounds.

Mayor’s Housing Task Force Meetings

To create inclusive and impactful dialogue to help address issues related to housing in the City of Pasadena, the Mayor organized a Housing Task Force, with the charge of contributing to development of the 2021-2029 Housing Element. Chaired by former Mayor Bill Bogaard, the Housing Task Force is comprised of a diverse group of community leaders and organizations with a wide range of expertise in several sectors and focuses. Members included:

- Chair, William (Bill) Bogaard
- Joel Bryant
- Phillip Burns
- Julianna Delgado
- Megan Foker
- Akila Gibbs
- Alison Henry
- Leonard Hernandez (for Leslie Barnes)
- Sarah Letts
- Charles Loveman
- Anne Miskey
- Rita Moreno
- Phyllis Mueller
- Andrew Oliver
- Phlunte Riddle
- Stan Rushing
- Barry Storch
- Noel Torro

Housing Task Force members offered their unique experiences, expertise, and vantage points to guide efforts that address the numerous housing challenges and barriers through thoughtful and responsible approaches. The Housing Task Force primarily focused on developing goals, policies, and programs to help mediate the housing challenges experienced citywide. Through a broad and strategic outlook of the overall housing needs, the Housing Task Force helped

the City move closer towards the inclusion of the principles and community shared values of equity, inclusion, and opportunity for all.

Four initial meetings were held with the following objectives:

- **Meeting 1:** Introduced the Housing Element statutory requirements and initiated the discussion of housing issues.
- **Meeting 2:** Focused on discussing goals, policies, and programs to include in the Housing Element.
- **Meeting 3:** Members finalized goals, policies, and programs to include in the draft of the Housing Element.
- **Meeting 4:** Focused on reviewing comments and recommendations made by the Planning Commission on the Draft Housing Element goals, policies, and programs.

The Task Force considered public comments in their discussions that directed crafting of the housing programs and implementing actions. For example, the suggestion to create a congregational housing overlay arose from public comment. City staff—Planning and Housing—reviewed both public comments and Task Force recommendation to prepare the draft Housing Element shared with the Commission and Council before sending the document to HCD in August 2021.

Subsequent to submittal of the draft element to HCD, the Task Force met an additional four times to further refine program priorities. These refinements occurred in parallel with staff's work to respond to HCD's comments on the first draft element.

While HCD was conducting its 60-day review for the draft Housing Element, the Task Force used this time to strengthen and prioritize housing programs based on public comments. The Task Force used the public comments to develop a priority matrix of programs. Also, the group had the benefit of reviewing HCD's comment letter on the first draft element prior to its final scheduled meeting.

The Task Force considered public comments in their discussions that directed crafting of the housing programs and implementing actions. For example, the suggestion to create a congregational housing overlay arose from public comment. City staff—Planning and Housing—reviewed both public comments and Task Force recommendation to prepare the draft Housing Element shared with the Commission and Council before sending the document to HCD in August of 2021.

In March 2022, the Task Force reconvened to review HCD comments on the second draft Housing Element and to take additional community input. During the course of three final meetings, the group identified programs that needed further discussion and refinement. They presented final recommendations to the Planning Commission at a study session on April 27, 2022.

Community Workshops

To expand the conversation to all community members in the discussion, the City held two community workshops (each workshop with a supplemental session held entirely in Spanish). In total, four workshops were held from March to June 2021. Due to the constraints on public gatherings imposed by the Centers for Disease Control and Prevention guidelines associated with the COVID-19 pandemic, community workshops were held entirely in a virtual setting. Utilization of technological resources and social media platforms allowed the City to reach a broader range of residents and engage in a manner that was considerate of the time and availability of residents, as residents had the opportunity join in at any point during the meeting sessions from their homes without interruption. As a way to inform residents who did not have the opportunity to attend the sessions, the City uploaded copies of the presentation slides and meeting recordings onto the Housing Element update webpage.

For these workshops, the City conducted extensive outreach and advertising to encourage participation, consisting of:

- Posting on the Housing Element webpage
- Posts on the OurPasadena Instagram account (an account set up initially to advertise the specific plans update program)
- Posts on the City of Pasadena Facebook account
- Email blasts to OurPasadena and Housing Element newsletter subscribers (1,485 total subscribers)
- Emails to City Council District Liaisons (each liaison has their own list of constituents)
- Email to the Northwest Commission coordinator
- Direct outreach to the following community organizations
 - Adelante Youth Alliance
 - Day One
 - Old Pasadena Management District
 - Pasadena Beautiful Foundation
 - Pasadena Community Job Center
 - Pasadena Education Network (PEN)
 - Playhouse District Association
 - Making Housing Happen
 - Pasadena Tenants Union
 - Pasadena Black Pages
 - Pasadena En Espanol
 - League of Women Voters- Pasadena
 - Pasadena Chamber of Commerce
 - Abundant Housing LA
 - NAACP Pasadena
 - South Lake Avenue BID
 - PCC Associated Students

The public was also invited to attend the final Task Force meetings conducted in March and April 2022 as the Task Force crafted its final recommendations. The first two meetings were conducted as on-line meetings, with about 50 participants each at the two March meetings. The third final meeting was conducted as a hybrid meeting, with 27 members of the public attending virtually.

Community Workshop #1

On April 15 and 22, 2021, the City of Pasadena's Planning and Community Development Department conducted two workshop sessions to engage the community in a discussion of local housing needs. The first session was conducted in English and the second in Spanish. Approximately 110 residents and other community members participated. Both sessions included an approximately 25-minute presentation from the City's planning consultant, MIG, Inc., followed by a facilitated discussion.

At the workshop sessions, participants were asked to respond to these three questions:

1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?

Participants' responses were recorded on a virtual whiteboard in real time that was visible to all workshop participants. Copies of the whiteboards are included as appendices, as are the presentations.

Community Workshop #2

On June 2, 2021, the City of Pasadena Planning and Community Development Department conducted two simultaneous workshop sessions to engage the community in a discussion of local housing needs, focusing particularly on housing programs. The sessions were conducted in English and Spanish. Approximately 55 people participated in the English session and four in the Spanish session. Both sessions involved a brief presentation from the City's planning consultant, MIG, Inc., followed by facilitated discussions in breakout groups for the English session.

A series of breakout group sessions were held to allow participants to have detailed discussion about the following topics:

- Improving City processes
- Easing development regulations
- Creative housing solutions
- Addressing special housing needs
- Improving the existing housing stock
- Advancing housing equity and access

Each breakout group consisted of a facilitator, City staff, and a note taker. The Spanish workshop did not have breakout sessions, but residents were asked to discuss and provide their thoughts on the topics presented. The note takers recorded participants' ideas and responses in a format that allowed for easy consolidation of the discussion from each group. Copies of the recorded comments are included at the end of this Appendix.

Prior to formal Planning Commission and City Council adoption hearings in the spring of 2022, the City conducted a third community workshop to receive public comments on the proposed adoption draft Housing Element.

Community Survey

A Housing Element survey was made available during the months of May to July 2021 to provide residents with the opportunity to voice their thoughts and opinions related to housing needs and challenges. To further increase accessibility and inclusion, the City provided the survey in both English and Spanish languages; printed survey copies were also made available in locations such as local libraries and senior centers. The extensive outreach for the community workshops was also utilized for the community survey. Approximately 900 survey responses were received.

Survey Questions:

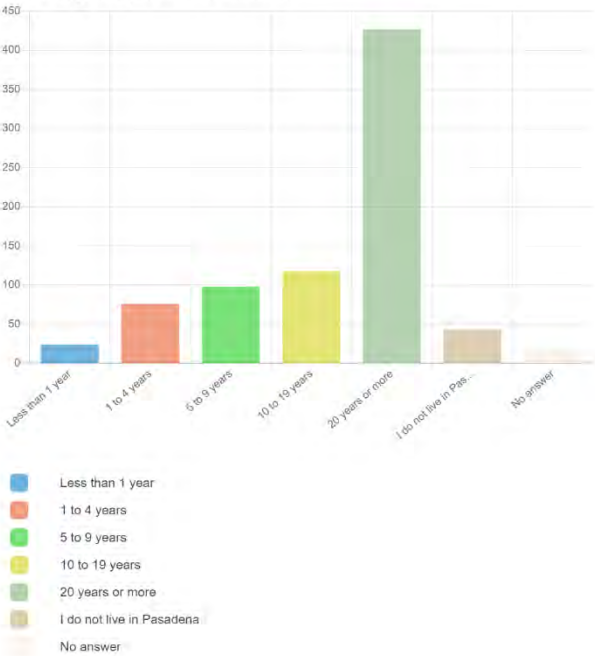
1. How long have you lived in Pasadena?
2. Which City Council district do you live in?
3. What is your age?
4. Which best describes your current living situation?
5. What types of housing does Pasadena need most?
6. Rank the importance of current housing challenges in Pasadena.
7. To meet the City's long-term housing needs, the City will need to plan for more homes. This includes single-family homes as well as apartments, townhomes, and condominiums. Please rank the ideas below based on what you think are the best general locations in Pasadena for new housing.
8. How has COVID-19 changed your housing needs in a manner that you think will continue past the pandemic?
9. In some Pasadena neighborhoods and particularly in Northwest Pasadena, rising housing prices—both rental and for-sale housing—are causing lower-income, long-established residents to move because they can no longer afford their homes. This is an effect of “gentrification.” Is gentrification of concern to you in your neighborhood?
10. If yes, what are your concerns related to gentrification?
11. Many Pasadena residents have indicated that increasing the supply of affordable housing represents the most pressing housing need in the City. Please rank, from most important to least important, the strategies you think should be used to increase the amount of affordable housing. As you answer, note that the City currently requires that affordable

housing units be included in any new development project of 10 or more units, pay a fee to fund affordable housing, or provide affordable housing elsewhere in Pasadena.

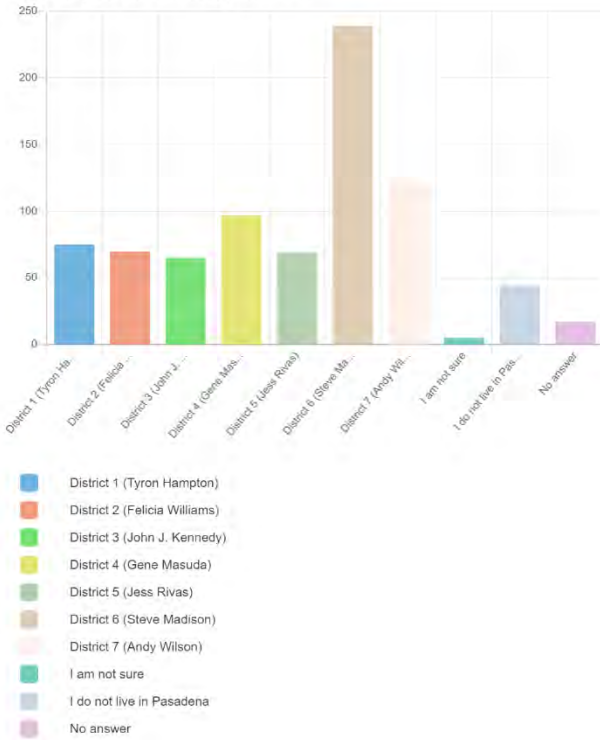
12. Do you have other ideas for increasing the supply of affordable housing?
13. How many bedrooms do you need to accommodate your household's needs?
14. What features are important to you in multi-family housing developments?
15. Are you aware of the resources the City offers to renters to help find and afford suitable housing?
16. If you didn't know, the City offers resources to help renters find and afford suitable housing. Those resources can be found here: <https://www.cityofpasadena.net/housing/>
17. What else would you like the City to consider regarding housing needs and programs?
18. Please indicate your gender.
19. How do you identify yourself?
20. What language is primarily spoken in your household?
21. Which best describes your annual household income?

Responses

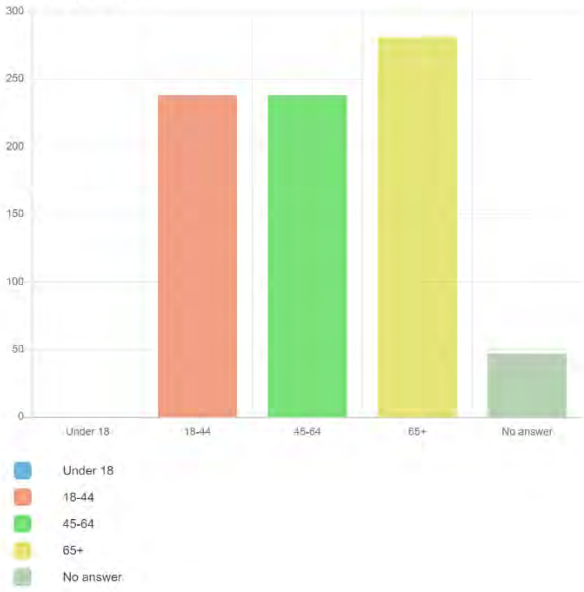
1. How long have you lived in Pasadena?



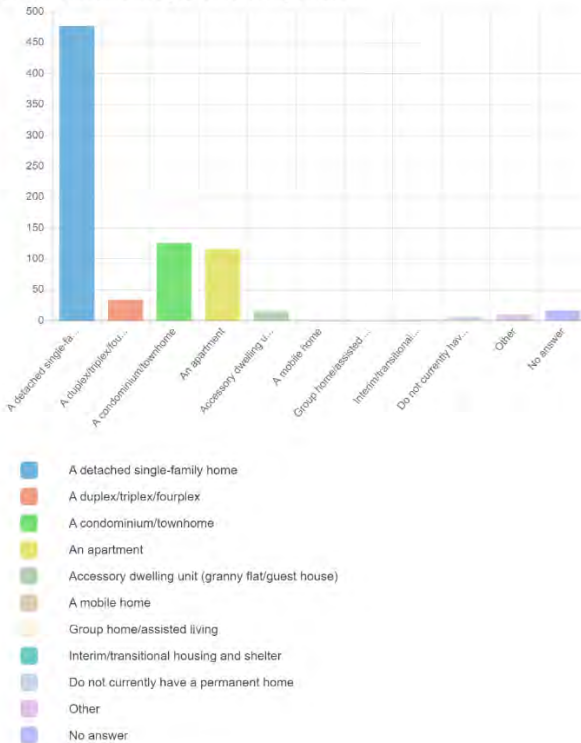
2. Which City Council district do you live in?



3. What is your age?

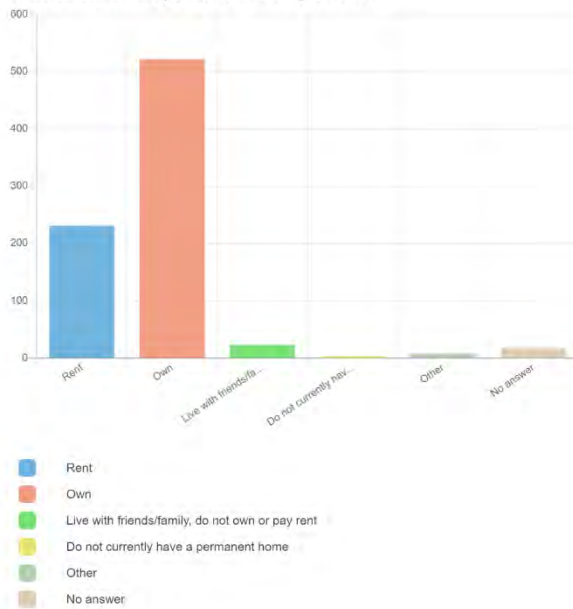


4. Which best describes your current living situation?

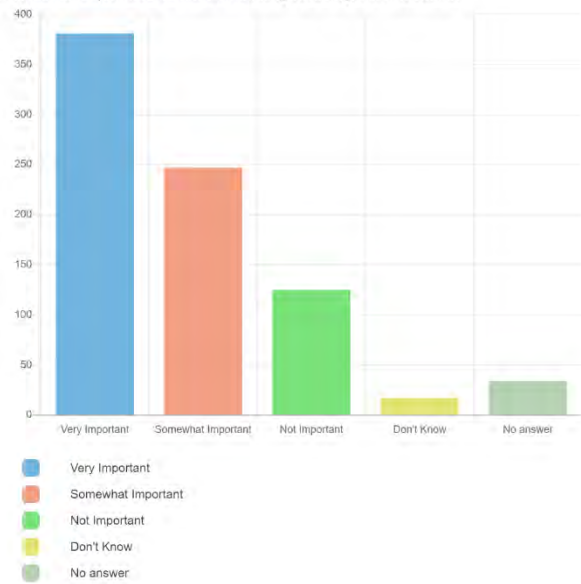


Public Engagement and Input Summary

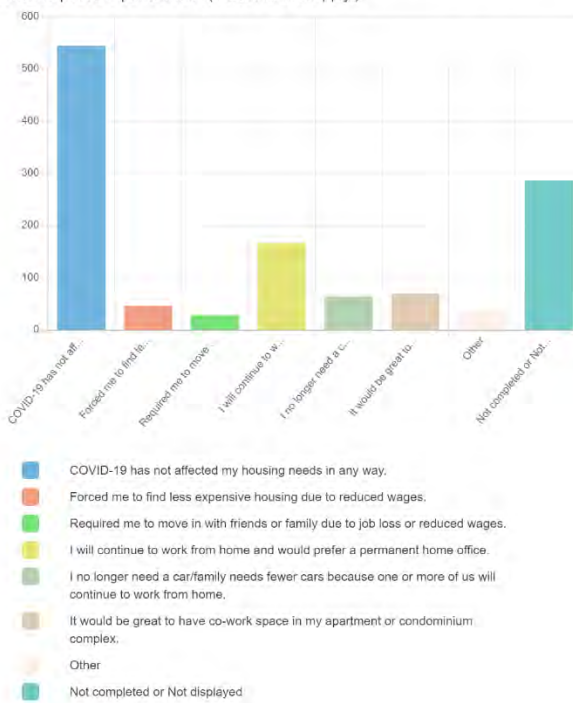
5. Which best describes your current housing situation?



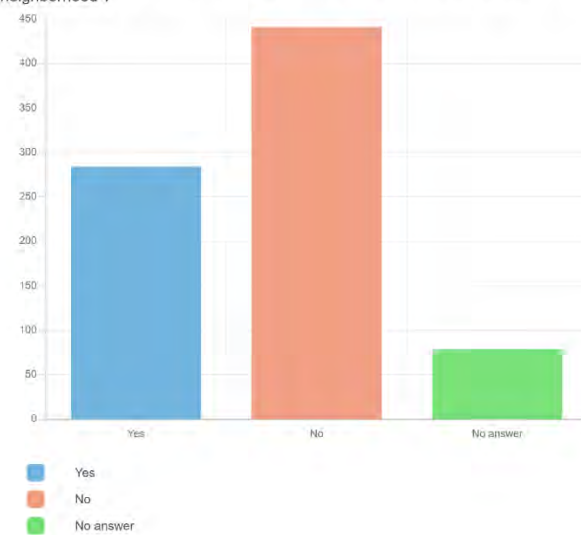
7. Rank the importance of current housing challenges in Pasadena.



9. How has COVID-19 changed your housing needs in a manner that you think will continue past the pandemic? (Select all that apply.)

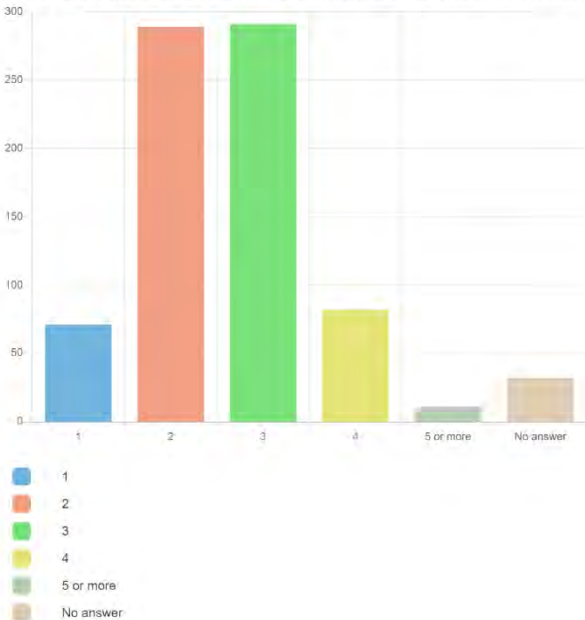


10. In some Pasadena neighborhoods and particularly in Northwest Pasadena, rising housing prices—both rental and for-sale housing—are causing lower-income, long-established residents to move because they can no longer afford their homes. This is an effect of "gentrification." Is gentrification of concern to you in your neighborhood?

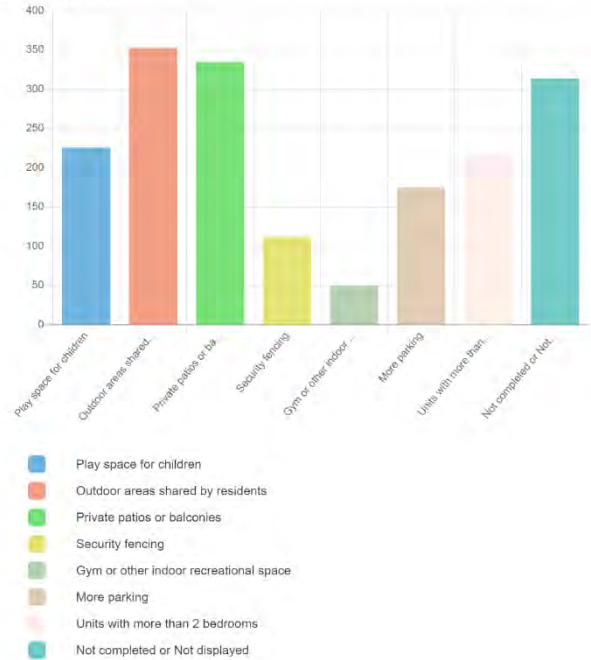


Public Engagement and Input Summary

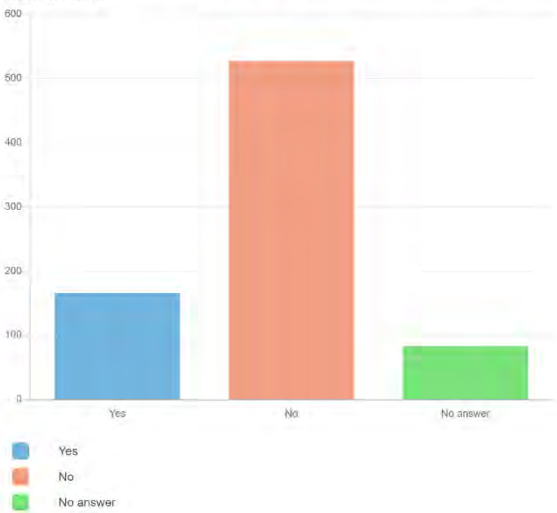
12. How many bedrooms do you need to accommodate your household's needs?



13. What features are important to you in multi-family housing developments? (select top two)

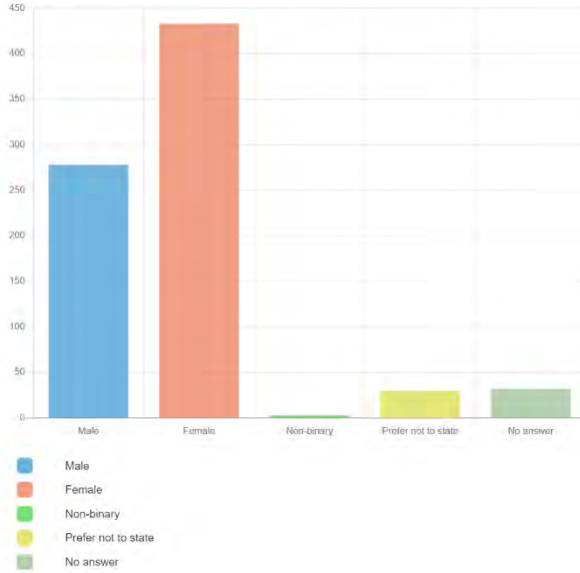


14. Are you aware of the resources the City offers to renters to help find and afford suitable housing?

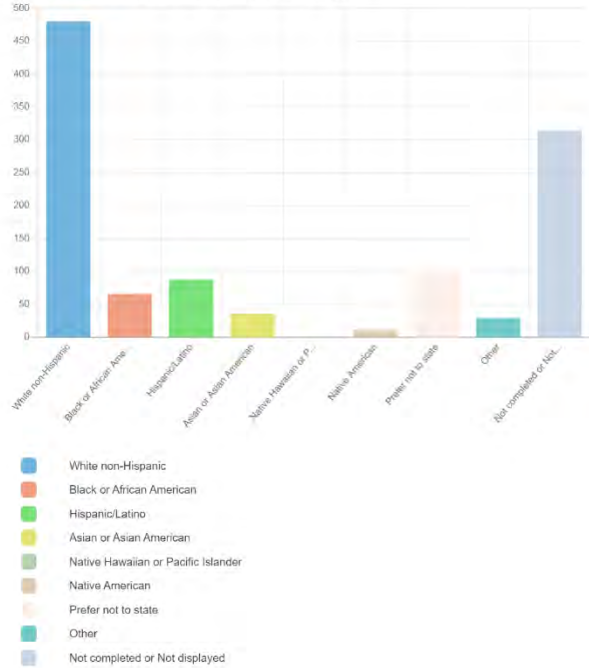


Public Engagement and Input Summary

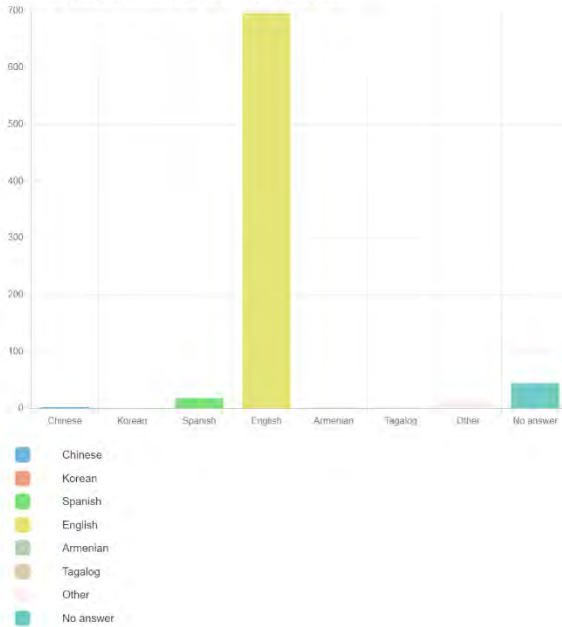
16. Please indicate your gender.



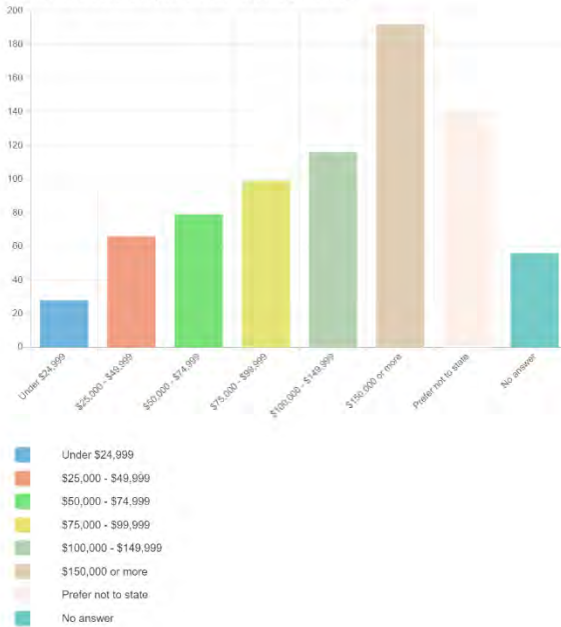
17. How do you identify yourself? (Select all that apply)



18. What language is primarily spoken in your household?



19. Which best describes your annual household income?



Planning Commission Workshops

In May and July, 2021, Planning staff conducted two study sessions with the Planning Commission to review ideas and programs for the Housing Element prior to submitting the draft to HCD for review. The Commission reviewed and considered inputs from the Task Force meetings, community survey, and community workshops.

The first session held in May provided the Commission with a brief overview of the program timeline and goals, followed by a discussion on the current state of housing in the City. The Commission was informed on the current programs in place to further housing goals, and then commented and expanded on key themes and topics to be addressed in the element.

The second session focused on discussion of the proposed housing goals, policies, and programs and potential housing sites.

Following receipt of the HCD comment letter of the second draft Housing Element and three Task Force meetings focused on that letter, the Planning Commission held a study session on April 27, 2022 to hear additional public comment.

City Council Workshops

The City Council convened on August 2, 2021 to review the first draft of the Housing Element prior to its submittal to the Department of Housing and Community Development.

Methods of Outreach

The following are the methods the City used to encourage resident participation, particularly from communities of color, lower-income residents, and community organizations:

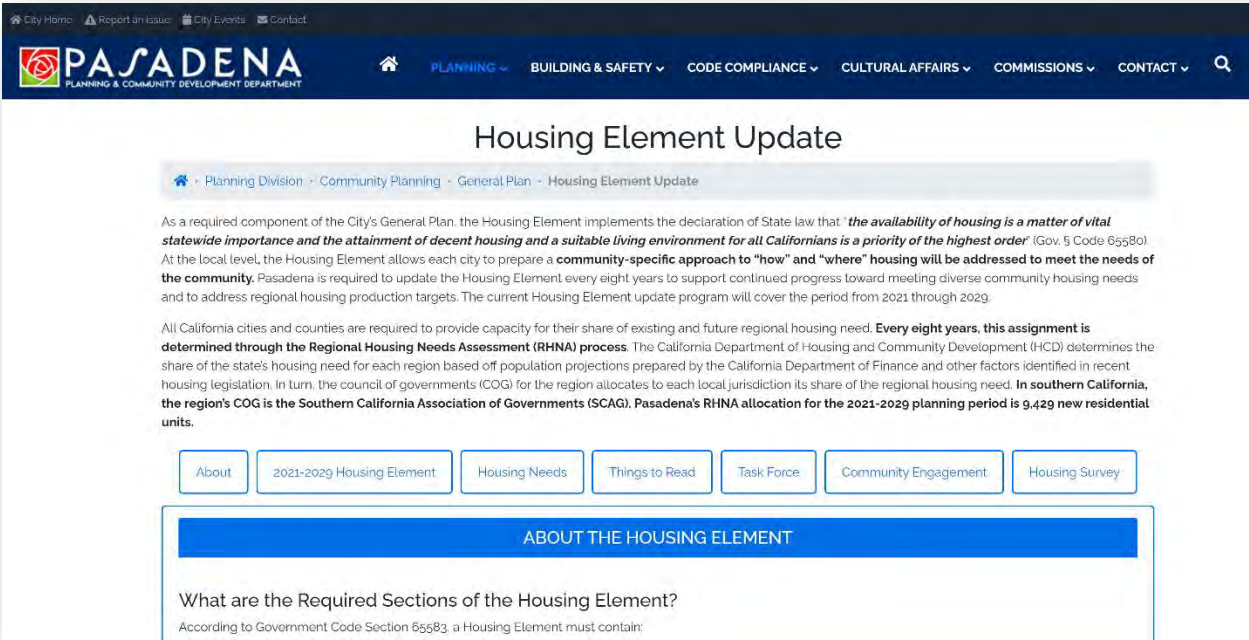
- Posts on the *OurPasadena* Instagram page
- Posts on the *City of Pasadena* Instagram page
- Posts on the *City of Pasadena* Facebook page
- Press releases
- Advertisements in local newspapers
 - Pasadena Journal
 - Pasadena Independent
 - Pasadena Weekly
 - Pasadena Star News
 - Pasadena Now
 - La Opinión (Spanish Language)
- Email blasts to *Our Pasadena* newsletter subscribers (1,485 total subscribers)
- Email to City Council District Liaisons – Each liaison has their own email list and disseminates information to constituents

Public Engagement and Input Summary

- Email to Housing Task Force members
- Email to the Northwest Commission coordinator
- Email to 36 specific community organizations/individuals (e.g., Making Housing Happen, Spanish Language News, PCC Associated Students, Pasadena Tenants Union)
- Printed copies of the survey at libraries throughout Pasadena and at the Senior Center
- Direct outreach to the following community organizations
 - Adelante Youth Alliance
 - Day One
 - Old Pasadena Management District
 - Pasadena Beautiful Foundation
 - Pasadena Community Job Center
 - Pasadena Education Network (PEN)
 - Playhouse District Association
 - Making Housing Happen
 - Pasadena Tenants Union
 - Pasadena Black Pages
 - Pasadena En Espanol
 - League of Women Voters- Pasadena
 - Pasadena Chamber of Commerce
 - Abundant Housing LA
 - NAACP Pasadena
 - South Lake Avenue BID
 - PCC Associated Students

Housing Element Webpage

The City developed the *Housing Element Update* webpage as a central hub for residents seeking additional resources and information related to the 2021-2029 Housing Element Update. The webpage provided background information related to the Housing Element, such as legal requirements and its key role in the General Plan. Along with background information, the webpage offered access to important documents and reports produced by the City with regards to current housing programs and key housing laws. The City’s webpage also provided a library of past meetings and workshops that the City has conducted in their efforts to collect viable public input and comments, with links to recordings and presentation slides. Lastly, the website provided a link to the *Housing Survey* for residents to complete and provide their input in the various housing-related topics.



Responses to Public Comments

The City received public comments throughout the Housing Element preparation and public review periods via the workshops, survey, Planning Commission and City Council study sessions, final three Task Force meetings, and written communications. All materials were made available to the Task Force, Planning Commission, and City Council during preparation of the Housing Element. In particular, the Task Force discussed public comment in detail and reflected those discussions in a priority matrix of programs the group produced. Key themes raised from the public included:

Housing Challenges and Constraints

- The lack of supply of affordable housing
- In-lieu fees allow developers to get around affordable housing requirements.
- The high cost of new buildings makes it difficult to provide more affordable housing.
- The racism of freeway building is a blot on Pasadena's past that still deeply scars the present.
- Current zoning regulations limit affordable housing.
 - Pasadena restricts attached and detached ADUs and on multifamily.
 - Minimum lot sizes are overly restrictive.
 - Minimum parking requirements undercut affordable housing development.
 - The law in Pasadena does not allow over garages; this needs to be changed. They should be allowed over garages, especially if they are for Section 8.
- The Inclusionary Housing Ordinance does not go far enough.
- Fair housing implications of COVID crisis and evictions have exacerbated the state of affordable housing.
- We need to make sure that gentrification doesn't permanently displace low and moderate-income tenants.
- Over 23,000 people are on Pasadena's Section 8 waiting list.

Housing Needs

- Affordable housing should be dispersed across the City and not concentrated in only a few communities and Council districts.
- Pasadena residents have an excessive rent and mortgage burden, which has created a desperate need for more affordable housing.
- We need to create conditions that will generate more stable housing situations for Pasadena residents.

- Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc.
- Address the affordable housing needs of youth and students.
- There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities, as well as developmental disabilities.
- The needs of the unhoused are not being met. Pasadena needs more bridge housing.
- Affordable housing projects should also be designed to improve quality of life by building in green space and encouraging walkable neighborhood.
- We need more housing with more bedrooms for larger families, families with kids and grandparents.

Housing Opportunities

- Revise City zoning and parking regulations to encourage more affordable housing development.
- Ensure the incentives for the provision of affordable housing are working as intended and if not, reform or eliminate them.
- Adopt measures to improve housing security and stability, including rent control, just cause eviction, a rent registry, and tenant antiharassment ordinance and enforcement.
- The City should allow for a greater variety of housing types, including duplexes/triplexes/ fourplexes, courtyard apartments, micro-units, and SROs.
- The City could encourage more affordable housing in the giant hole/stub the I-710 left by Old Pasadena.
- Allow churches and other religious institutions to have affordable housing built on their underutilized property by rezoning church land and to permit housing on their land by right.
- Allow mixed-use everywhere.
- Examine the potential of developing affordable housing in conjunction with transportation infrastructure.
- Fourplex ordinance; see Portland model.
- Locate housing along arterials, such as S. Arroyo Blvd. (giant warehouse, before 110 freeway) Prime location for multi-use given ample services and public transportation availability.
- Higher mixed-use density along Colorado in the East Colorado Specific Plan area
- Look at history of segregation and exclusion; advance fair housing.

Public Engagement and Input Summary

In response to public comments, the Housing Element was revised in its three iterations to commit the City to:

- Removing development caps set forth in the General Plan and implementing specific plans
- Moving forward with an ordinance to allow housing on religious facility sites
- Adopting measures that encourage ADU production
- Adopting meaningful actions to affirmatively further fair housing
- Including unbundled parking provisions in the specific plans
- Creating a housing replacement program for non-vacant sites included in the sites inventory
- Investigating means to establish local revenue sources for affordable housing production, such as a residential property vacancy tax, real estate transaction fee, and commercial and industrial development linkage fee
- Finding ways to increase the number of housing vouchers available in Pasadena
- Identifying older multifamily rental properties for potential acquisition and rehabilitation
- Using a joint powers authority to acquire existing housing developments and restrict tenancy to middle- and lower-income households
- Allowing residential development within select Specific Plan areas on properties zoned primarily for commercial use
- Considering establishment of a “safe parking” ordinance
- Strengthening the City’s Tenant Protection Ordinance
- Committing to reimagine the I-710 “stub” for housing and recreating community connections

The comment letters received reflected many of the above comments but also put forth this question: Why was the City not increasing development densities and making other land use changes to increase housing capacity citywide? In developing the sites inventory, the City found that existing zoning and land use policy in the 2015 General Plan provides suitable sites to accommodate the RHNA and that updating the specific plans will provide the regulations to implement policy. Also, with removal of the development caps for the specific plan areas, any prior constraints will be removed.

Community Workshop #1

Pasadena Housing Element Update

April 15 and 22, 2021

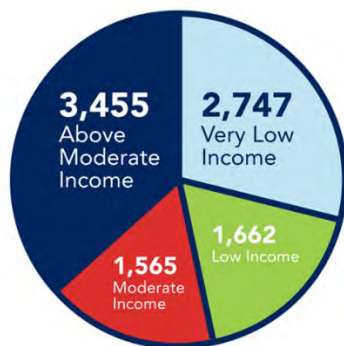


Introduction

On April 15 and 22, 2021, the City of Pasadena Planning and Community Development Department conducted two workshop sessions to engage the community in a discussion of local housing needs. The first session was conducted in English and the second in Spanish. Approximately 110 residents and other community members participated. Both sessions included an approximately 25-minute presentation from the City's planning consultant, MIG, Inc., followed by a facilitated discussion. Due to the constraints on public gatherings imposed by COVID-19, both sessions occurred as virtual on-line workshops.

As required for every California jurisdiction, the City of Pasadena updates its General Plan Housing Element on an eight-year cycle, with the update now underway covering the 2021-2029 planning period. The City's Regional Housing Needs Assessment (RHNA) allocation for this period is 9,429 housing units, meaning that City's land use policies, programs, and regulations must demonstrate capacity for this number of units, divided among four household income categories as follows: ¹

Planning for 9,429 New Homes Over the Next 8 Years



Income Categories (AMI= Area Median Income)

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

At the workshop sessions, participants were asked to respond to these three questions:

1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?

Participants' responses were recorded on a virtual whiteboard in real-time, with the whiteboard visible to all workshop participants. The whiteboards are included as appendices, as are the presentations. The following

¹ AMI (Average Median Income for Los Angeles County, 2020). 1-person household = \$54,100; 2-person household = \$61,850; 3-person household = \$69,550; 4-person household = \$77,300.

bullet points report the responses, organized by the three questions stated above, as well as an “Other Comments” category and direct questions asked during the workshop sessions. In many instances, participants cited similar concerns. (The whiteboard comments have been edited for clarity; verbatim comments from Zoom’s “chat” feature and summaries of oral comments can be read in the appendices.)

I. Key Housing Challenges and Constraints

- Supply of affordable housing has been reduced by the influence of corporate landlords (lots of single-family home units lost in 2008) and by developers who leverage existing housing regulations to their advantage.
 - In-lieu fees allow developers to get around affordable housing requirements.
 - In the past, HUD public housing was sold to a developer; tenants were displaced.
 - Developers are concentrating expensive housing in desirable districts.
 - Developers have run amok using in-lieu fees to push lower-income residents into lower-income neighborhoods.
- The high cost of new buildings makes it difficult to provide more affordable housing.
 - Part of the reason that housing is so expensive here is that the City's development fees are huge. Entitlement and permit fees are approximately \$75,000 per dwelling unit - More if you elect to pay the in-lieu fees!
 - There's no incentive to build affordable units. We need to change that. It shouldn't have to be a mandate. It needs to be financially feasible.
- What has been done in the past to encourage affordable housing hasn't worked.
 - Tax credit units aren't affordable to those who need the affordable housing most.
 - Concentrating low-income housing failed; red-line zoning, concentrating low-income people reduces opportunities and economic mobility.
 - We need to ask ourselves, are what we're doing going to do will it actually address/ solve the issue?
- The racism of freeway building is a blot on our past that still deeply scars the present.
 - Displacement caused by I-210 (eminent domain)
 - Housing lost due to freeway construction (I-710 stop): We need to make reparations to displaced families.
 - 24% drop in the African American population is scary. I hope less this Census. See <https://www.latimes.com/socal/glendale-newspress/tn-pas-0807-census-story.html>
- Given the limited availability of vacant land and the need for housing of different size and types, the City of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings.
- The City should also stop restricting second story ADUs built over garages. Why halfway address the housing crisis and create a parking crisis?
- ADUs are nice, but they are a drop in the bucket in terms of addressing this problem. They are more complicated to construct, more expensive per unit, and they don't address the landlord problem. We need to focus our efforts on multifamily construction.
- Current zoning regulations limit affordable housing.
 - Pasadena restricts attached and detached ADUs and on multifamily.
 - Minimum lot sizes are overly restrictive.
 - Minimum parking requirements undercut affordable housing development.

- There are zoning barriers to mixed-use.
- Change zoning.
- Churches want to build affordable housing. North Fair Oaks wants to build 52 units but the zoning doesn't allow it.
- The law in Pasadena does not allow over garages; this needs to be changed. They should be allowed over garages especially if they are for Section 8.
- The Inclusionary Housing Ordinance does not go far enough.
 - The problem with the Inclusionary Housing Ordinance is that the cost of subsidizing the affordable units is passed along to the people paying rent or mortgage on the market rate units in the same building. So, we could increase it to 30% or 50% but that would just push the cost up for everyone else. It's a private subsidy, not a public subsidy.
 - Not that the Inclusionary Housing Ordinance is bad, but it has that consequence, and changing it would increase the consequence.
- A lot of new housing is being built up against I-210, which is a recipe for poor health outcomes.
 - High-density housing is currently located near highways - pollution is an issue.
 - Pollution and air quality needs to be considered when developing housing.
 - Not next to freeways
- Building bigger doesn't necessarily mean more affordable.
- Fair housing implications of COVID crisis and evictions have exacerbated the state of affordable housing.
- Consider the impact of vacant units and Airbnb units on the supply of affordable housing.
- We need to make sure that gentrification doesn't permanently displace low and moderate-income tenants.
- Lack of affordable housing, especially for families
- My family can't live in Pasadena because there are not affordable home prices for first-time buyers.
- Lots of people in houses with very few bedrooms
- Make sure houses are built efficiently for utilities so households can afford them.
- Concerned over transitional housing if it means the traditional type of transitional. Need permanent not transitional housing.
- Identifying 25-35% of parcels to be used for affordable housing
- Think about who we're serving when we preserve buildings (historical preservation).
- Given the catastrophic loss of affordable housing in Pasadena, can we meet the RHNA goals by only allowing affordable housing projects?
 - RHNA number is too low - plan beyond.
- Over 23,000 people are on Pasadena's Section 8 waiting list.
 - They qualify for affordable housing, but there aren't enough landlords renting to Section 8 tenants.
 - They could end up losing their vouchers if they are not able to find a landlord.
- The condos on Cordova and Euclid don't seem to be affordable housing.
- College and universities can also drive displacement.
- I worry about paying rent.
- Having to work two jobs to be able to pay rent
- Rents increase too frequently. My rent just went up 11 percent.

II. Housing Needs

- Affordable housing should be dispersed across the city and not concentrated in only a few communities.
 - Concentrating poor people in one place is bad for them and for the city; disperse affordable housing.
 - We need affordable housing dispersed throughout our city, which is a good reason to allow churches to have affordable housing built on their underutilized property.
 - But we also need affordable housing in the lower-income areas of the city where those in need live.
 - Affordable housing should be located in every part of our city. We know that well-designed housing like Marv's Place enhances a neighborhood and creates safety.
 - Affordable housing should be in all 7 council districts.
- We also need affordable housing in the lower-income areas of the city where those in need live in overcrowded areas.
 - Too often overcrowded areas are equated with overly dense but actually, density is the solution to overcrowding.
- Pasadena residents have an excessive rent and mortgage burden, which has created a desperate need for more affordable housing.
 - If 56% of people right now are paying more than 30% of income for rent/mortgage, then we need way more than 20% of new housing to be affordable.
 - According to the previous Housing Element, most Pasadenans are overpaying for housing. Housing overpayment refers to paying more than 30% of income toward housing.
 - Moderate overpayment refers to paying 30% to 49% of income toward housing, and severe overpayment is anything higher. In Pasadena, 43% of owners and 51% of renters overpay for housing.
 - At that time (2012), nearly 12,000 renters and over 8,000 homeowners were severely cost-burdened, paying over 50% of their income on housing. That's why we need at least 6,000 units of affordable housing in the next 8 years.
 - The rising rent burden that Laura just talked about isn't going to stop.
 - Rent is triple the cost here compared to Mississippi.
 - Homelessness isn't about a lack of jobs.
- Core segments of the community can no longer afford to live in Pasadena and are being driven out by high rents and housing costs.
 - Families who can't afford to stay in their home communities.
 - People who grew up here can't live here. How can we support residents work toward homeownership?
 - Most children growing up in Pasadena can't afford to live here. Teachers and City workers can't afford to live here. Essential workers can't afford to live here.
 - People who work in restaurants, who help feed the community, can't afford to live here, which is problematic.
 - Our teachers should be able to live here and based on the average incomes, they are not able to live here. We must make enough affordable housing available.
- We need to create conditions that will generate more stable housing situations for Pasadena residents.

- Given the instability of housing, especially for tenants, I hope that this element looks at how to achieve housing stability, not just how (many) units need to be produced/preserved.
 - Housing instability: We need to keep people housed.
 - There is a need for assistance finding housing and staying in housing.
- Large housing need: need multiple strategies
 - Need more housing opportunities in all Pasadena communities
 - Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc.
- People of color are being displaced.
 - Must rectify past displacement - all communities need to participate
 - Reparations and right to return for families harmed by racist freeway planning
 - Highway decimated African American community
- Address the affordable housing needs of youth and students.
 - Address the housing needs of former foster youth, those lacking support and safety nets.
 - We need affordable housing for families and students that are homeless or housing insecure.
 - Let's make sure that we make housing for student housing for PUSD.
 - Between 10-20% of PCC students are experiencing homelessness. That's between 2,600 and 5,200 students.
 - School districts define homelessness by a definition set forth in the federal McKinney-Vento Act, as someone who lacks a "fixed, regular, and adequate nighttime residence," including those who are "doubled up" – that is, staying in a friend's or family member's home because they lost their own housing. By that definition, between 500-700 students are homeless in PUSD and 300 families (see <https://doorofhope.us/2019/05/23/how-manyhomeless-families-in-pasadena/>).
- There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities, as well as developmental disabilities.
- We need housing for women experiencing homelessness. Women living on the street are extremely vulnerable. It should be the goal of our City to house every woman experiencing homelessness as soon as possible.
- I love the ideas of meeting the need of all those in our city, including our homeless seniors. We need affordable and supportive housing for seniors.
 - Because seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast-growing homeless population.
 - (Affordable) senior housing
- We need affordable housing for veterans. Many veterans who attend Pasadena City College are homeless or housing insecure.
- Affordable housing projects should also be designed to improve quality of life by building in green space and encouraging walkable neighborhood.
 - I think we encourage developers to keep trees and gardens, increase the green space for everyone in Pasadena. Not to keep projects from being built but to keep them a nice place for everyone living there.
 - Housing designed with safe outdoor spaces
 - Housing that incentivizes a more car "light" lifestyle (less new housing for cars, more housing for people)
 - New housing should be focused in walkable neighborhoods (like Old Pasadena) with good access to stores, transit, parks, recreation, etc., reducing the need for cars.

- Parking maximums
- We need fewer landlords and more homeowners! Renters should not have to pay for someone's mortgage.
- We need more housing with more bedrooms for larger families, families with kids and grandparents.

III. Housing Opportunities

- Revise City zoning and parking regulations to encourage more affordable housing development.
 - Reform zoning to make it possible to build affordable housing in areas of lower density and also areas that are now zoned exclusively for single-family homes.
 - Allow more on street parking and eliminate overnight parking bans that undercut affordable housing opportunities.
 - Pasadena restricts attached and detached ADUs and on multifamily. The City should allow for a combination of both.
- I hope this Housing Element will incentivize more accessory dwelling units being built throughout the city.
 - How about three ADUs allowed in parts of the city. For example, on single family sites at 10,000 square feet or more.
 - Studies have shown that ADUs do not increase traffic and tend to be rented at lower than market rate. ADUs help keep families together.
 - Low-income homeowners should be incentivized to build ADUs for Section 8 renters. Maybe a grant of \$20,000 and dropping all fees if it's an affordable ADUs? And to allow them over garages if affordable?
 - Need to make ADUs as affordable and simple to build as possible, including having the City provide preapproved plans.
 - I'd like to see low-income homeowners receive a subsidy for ADUs if they rent to Section 8. This would help keep low-income homeowners in our city and provide much needed affordable housing at a very low cost.
- Ensure the incentives for the provision of affordable housing are working as intended and if not, reform or eliminate them.
- Adopt measures to improve housing security and stability, including rent control, just cause eviction, a rent registry, and tenant antiharassment ordinance and enforcement.
 - Develop a rent registry: what housing stock we have, cost, vacancy, landlords.
 - Tenants are insecure due to the COVID situation. Develop ways to create more protection and security.
 - Rent control and just cause for evictions should be included in the Housing Element to create housing stability.
- City should allow for a greater variety of housing types, including duplexes/triplexes/ fourplexes, courtyard apartments, micro-units, and SROs.
 - Duplexes, tiny homes on church property, motel conversions for homeless with full supportive services
 - We need co-ops, small apartments, and bungalow courts—both for owners and renters.
 - Mixed use - all kinds/ levels of housing make better communities
 - Neighborhood scale multi-family housing like bungalow courts
- Disperse affordable housing throughout the city in all communities and all City Council districts.

- Make sure that affordable housing is across the city, not just in the Northwest, Districts 1 - 3 and 5.
- I suggest that SROs should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.
- Identify sites for new affordable housing throughout the city, as it is obligated under State law.
- Especially in more affluent neighborhoods with superior access to employment, education, etc. and less vulnerability to displacement
- The City could encourage more affordable housing in the giant hole/stub the I-710 left by Old Pasadena. Caltrans razed an affordable neighborhood that had been there.
 - I-710 area that's been abandoned
 - Make sure that the development of the I-710 stub is used to repair damage to low-income communities who were harmed by the construction of the freeway.
- Allow churches and other religious institutions to have affordable housing built on their underutilized property by rezoning church land and to permit housing on their land by right.
- I see a lot of vacant parking lots in Pasadena where housing could be built.
- Allow mixed-use everywhere.
 - Need mixed use housing next to metro station (on Lake Street)
 - Mixed-use at Colorado and El Nido
- Examine the potential of development affordable housing in conjunction with transportation infrastructure.
 - Housing bridging freeways
 - Multi-use housing on arterials
 - Close off and reclaim low-traffic streets for other uses (parks, bike lanes, housing).
 - Create a no car zone: area for housing without parking requirements.
- Implement a variety of strategies to increase the supply of affordable housing.
 - Older homes are often cheaper (e.g., older apartments, fourplexes, etc.).
 - Turn empty commercial buildings into loft housing.
 - Adaptive reuse and mixed-use. In the wake of the pandemic there are a lot of vacant commercial spaces.
 - Rental and for-sale strategies
 - I like that triplex idea; that could help.
 - Develop an onramp to ownership: creative forms of ownership, including multi-unit developments.
 - Community-owned
 - De-commodified housing
 - Fourplex ordinance; see Portland model
 - Solar energy
 - Manufactured housing: regulations need to allow them. Modular units built quickly
 - Transitional housing for the unhoused, such as tiny homes projects (Echo Park and N. Hollywood)
 - Community land transfer - land is held in common on a 99-year lease; need to incentivize this
 - Co-ops
 - Lets' have more triplexes and duplexes if they are for Section 8.
 - I love the idea of all neighborhood of choice.
 - It should be a public subsidy. I mean if, as Laura said, "housing is a human need," then the City should subsidize it.

- Identify additional sites as needed to meet the RHNA allocation.
- Target affordable housing tax credit units to long-term residents.
- Church housing programs for the homeless: churches rotate housing individuals and families over night
- Specific Plan updates
- Specific locations and types of sites for affordable housing:
 - Build housing along Metro stations. Housing on arterial streets (Lake Avenue/ Walnut)
 - Allen Avenue can be developed more.
 - Blighted areas
 - Near Cal Tech and PCC
 - Unused shopping malls
 - Affordable housing in Districts 7, 6, 2 and 4
 - Locate housing in arterials, such as S. Arroyo Blvd. (giant warehouse, before 110 freeway) Prime location for multi-use given ample services and public transportation availability.
 - What about redeveloping the hospital, St. Luke's on East Washington near Altadena drive for affordable housing or housing for people who are currently unhoused.
 - Higher mixed-use density along Colorado in the East Colorado Specific Plan area
 - North Lake Ave Specific Plan; add housing where it's not currently zoned for it.
 - There was previously discussion about the PUSD school that closed. It's City property and it would be a shame to see it fall into private hands.
- Look at history of segregation and exclusion; advance fair housing.
 - We can adopt HOMEWISE recommendations to make ownership affordable/possible to compensate for the racially discriminatory history of housing development in Pasadena.
- We can have green space along with housing. Some of that is filling in church grounds, some of it is mixed use, some is adaptive reuse.
- Projects must have supportive services.

IV. Other Comments

- In-lieu fees are also used for low-income homeownership projects.
- What those in-lieu fees actually accomplish is (to increase the) concentration of high-end developments in the most desirable areas in the City with the most shopping and services. They should be jettisoned.
- More outreach could have been done. I became aware of this meeting through the NAACP social media account.
- People in the community are a great resource. There should be more than two workshops (at least two more if not three or four).
- Natural gathering places for additional workshops - would like to see more workshops before June draft element.
- The affordable housing programs on the slide seem conflated with bridge or emergency housing.
- Mayor's Housing Task Force, Planning Commission, Northwest Commission
- SB 1000 allows for the environmental justice pieces to be included in other elements but it's also super important that we see those pieces.
- Green space and housing are not contradictory.
- The RHNA numbers only take into account those households likely to move into the City, but they do not take into account those households already living in Pasadena who are in need of affordable housing. We

should combine the two numbers when planning for the number of affordable housing units that are needed.

- I think you said the law allowing affordable housing to be built on church (religious) land was passed last year. It was not passed. SB 899 died in committee in the assembly, but we need State and local legislation that will allow that. That could provide more than 1,000 units of affordable housing here in Pasadena.
- Implement rent control to prevent the increase of rent costs.

V. Questions

- Can we plan for only affordable housing?
- Only affordable housing makes sense. How many non-affordable existing units are staying empty?
- What is the difference between green space and open space?
- Average rent assumes current market value, average mortgage does not. What is the average mortgage for recent home sales?
- Is there affordable housing available for the mentally unstable population?
- Percentage of renters?
- What does the City do with Inclusionary Housing in-lieu fees paid by developers?
- Can we more clearly define these categories?
- When will there be additional workshop for public input before the draft is due to June?
- What AFFH components is the plan exploring?
- Why doesn't Pasadena have a mandated Environmental Justice element of the General Plan?
- What sort of funding is there to support co-op houses?
- Are you looking at any for sale housing strategies?
- How much of existing housing is empty - unrented or unsold?
- Do we have any numbers on how many people per year these programs are keeping in their homes?
- Can you cite a couple of examples of recently built affordable housing projects supported by developer in-lieu fees?
- Vacancy taxes? How many units are vacant? Could a program subsidize landlords renting vacant housing affordability?
- How many stories is "low rise" vs. "medium rise"?
- What about energy efficiency and energy generation?
- Specify affordable for whom?
- If people are being displaced and areas are being gentrified, who's history are we preserving?
- Can we lose affordable housing?
- Why did RHNA allocate above moderate-income housing?



PASADENA

Housing Element Community Workshop

April 15, 2021

Welcome and Introductions



**Arlene
Granadosin-Jones**
Project Manager
City of Pasadena



Laura Stetson
Principal
MIG, Inc.



Jessie Hernandez
Project Associate
MIG, Inc.



Alfonso Ramirez
Project Associate
MIG, Inc.



Alexis Bueno
Associate
Veronica Tam &
Associates



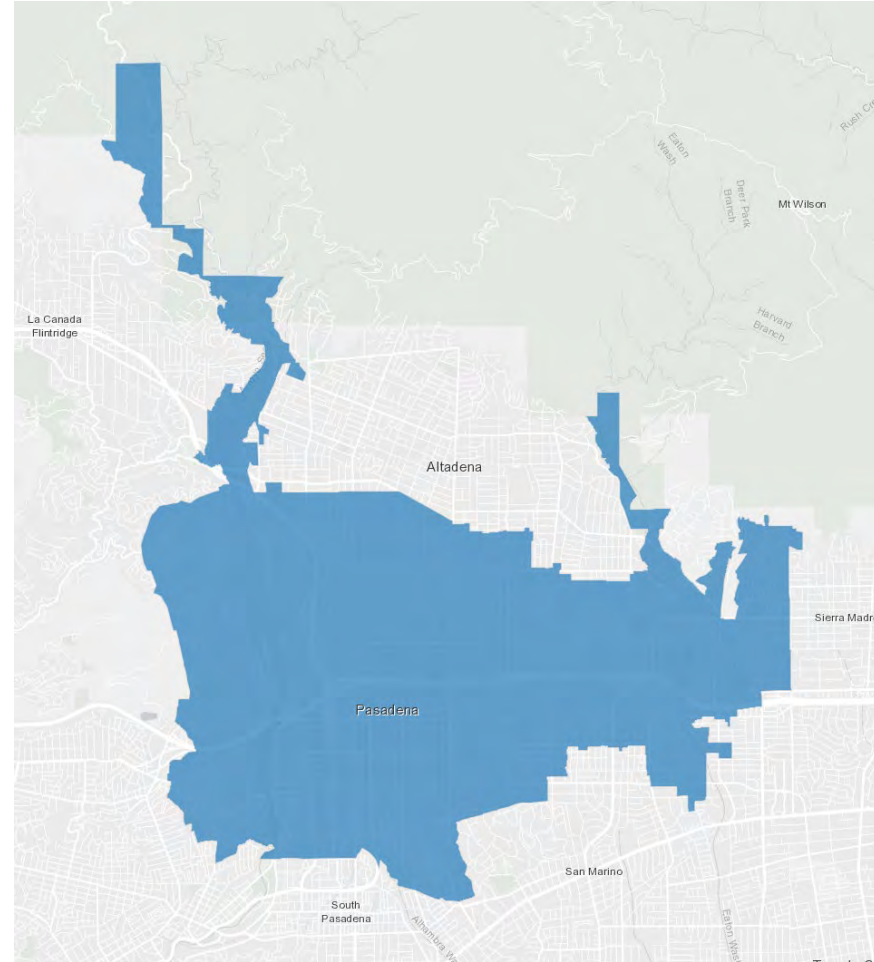
Tonight's Agenda

- I. Welcome and Introductions
- II. Agenda Review
- III. About the Housing Element
- IV. Pasadena's Housing Needs
- V. Meeting Housing Needs
- VI. Discussion
- VII. Next Steps



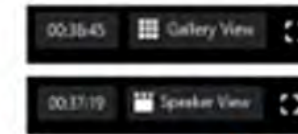
Focus of Tonight's Workshop

1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?



How to Zoom

Black menu bar at top or bottom of screen:



Audio
Please mute yourself when not speaking

Video

Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

Chat Feature
Questions can be chatted at any time

View
Gallery/Speaker View of videos and screen share can be changed in top right corner



Getting to Know You

How long have you lived in Pasadena?

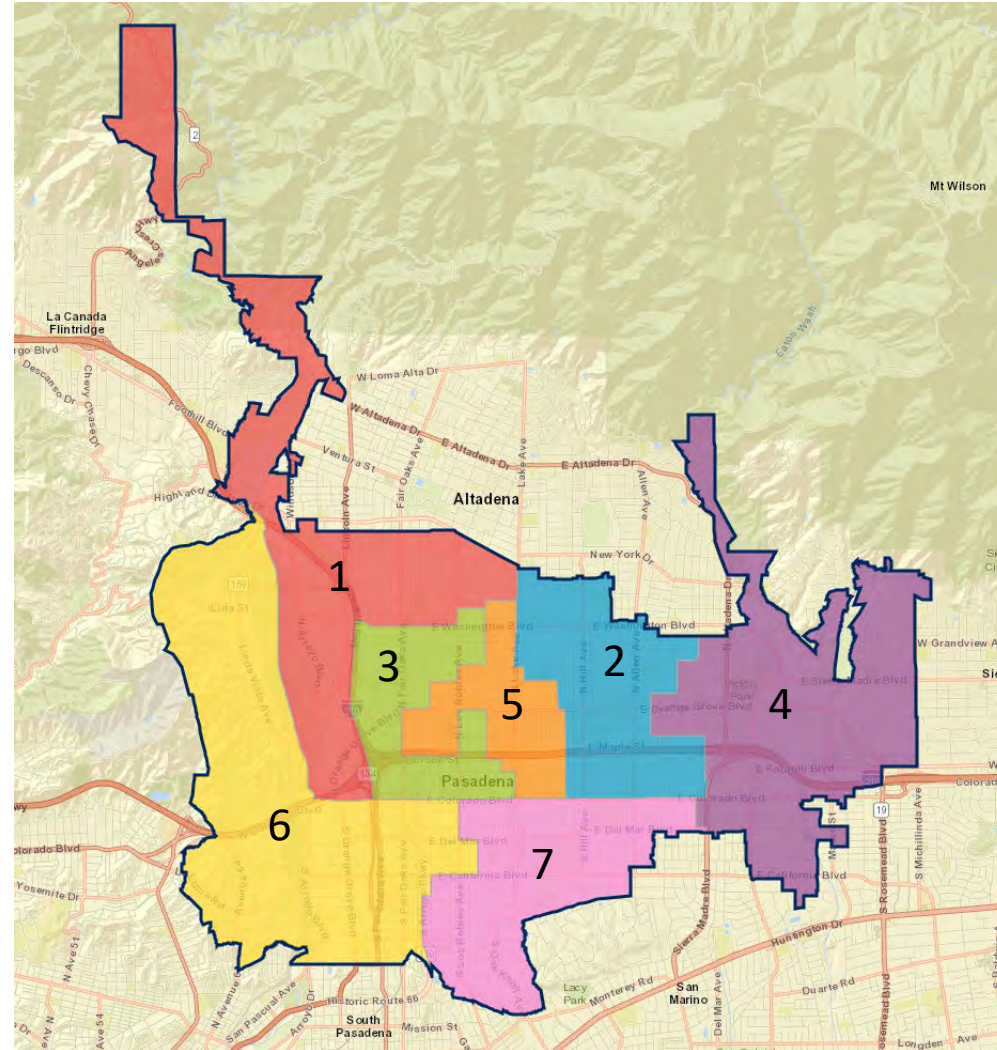
- Less than 1 year
- 1 to 4 years
- 5 to 9 years
- 10 to 19 years
- 20 years or more
- I do not live in Pasadena



Getting to Know You

Where do you live?

- District 1 (Tyron Hampton)
- District 2 (Felicia Williams)
- District 3 (John J. Kennedy)
- District 4 (Gene Masuda)
- District 5 (Jess Rivas)
- District 6 (Steve Madison)
- District 7 (Andy Wilson)
- I am not sure
- I do not live in Pasadena





A Snapshot of Pasadena

Who We Are



141,023 residents



18.2% residents under 18 years

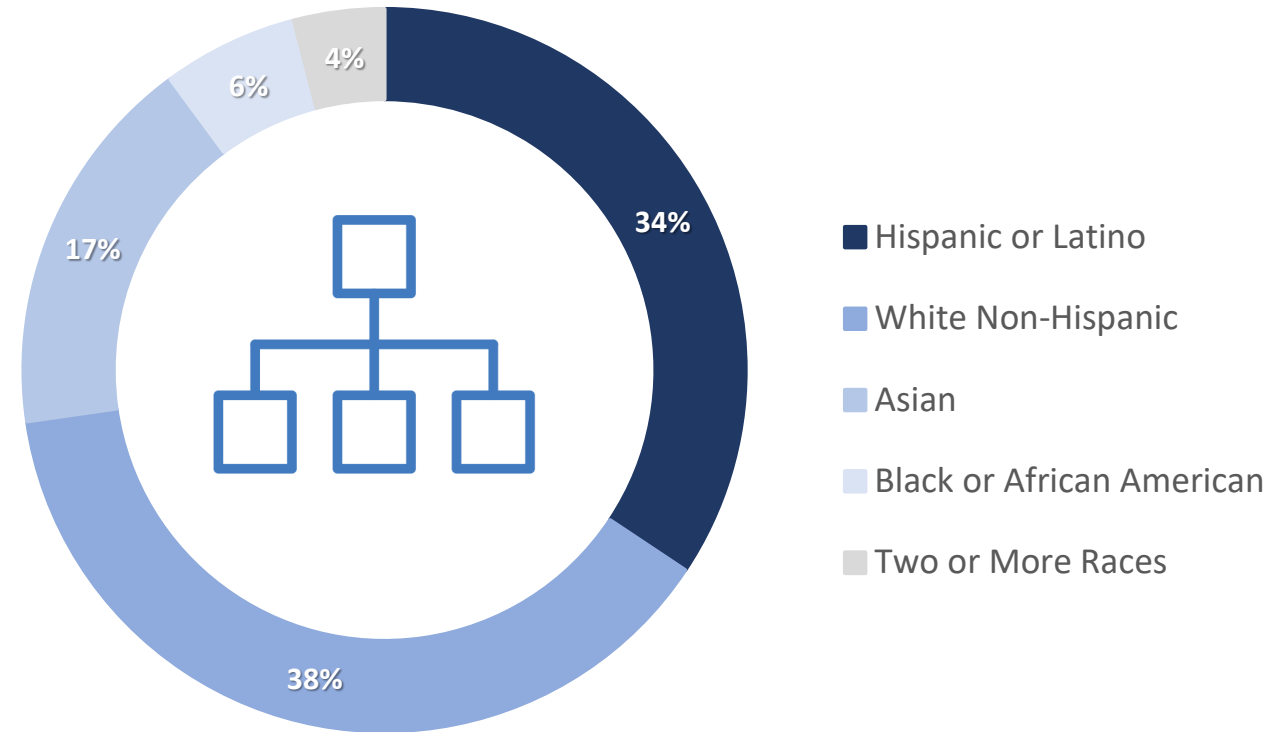


34.9% residents 65 years and over



30.0% foreign-born residents

RACE & ETHNICITY



Who We Are



55,224 households



\$83,068 Median Household Income



14.5% residents live in poverty



44.9% households speak language other than English at home



Participants in Today's Workshop

What is your age?

- Under 18
- 18-44
- 45-64
- Over 65



Test Your Pasadena Knowledge!

Which celebrity is **NOT** from Pasadena? Select all that apply.

- Julia Child
- Jackie Robinson
- Donald Glover
- Robert Reed (Mr. Brady)

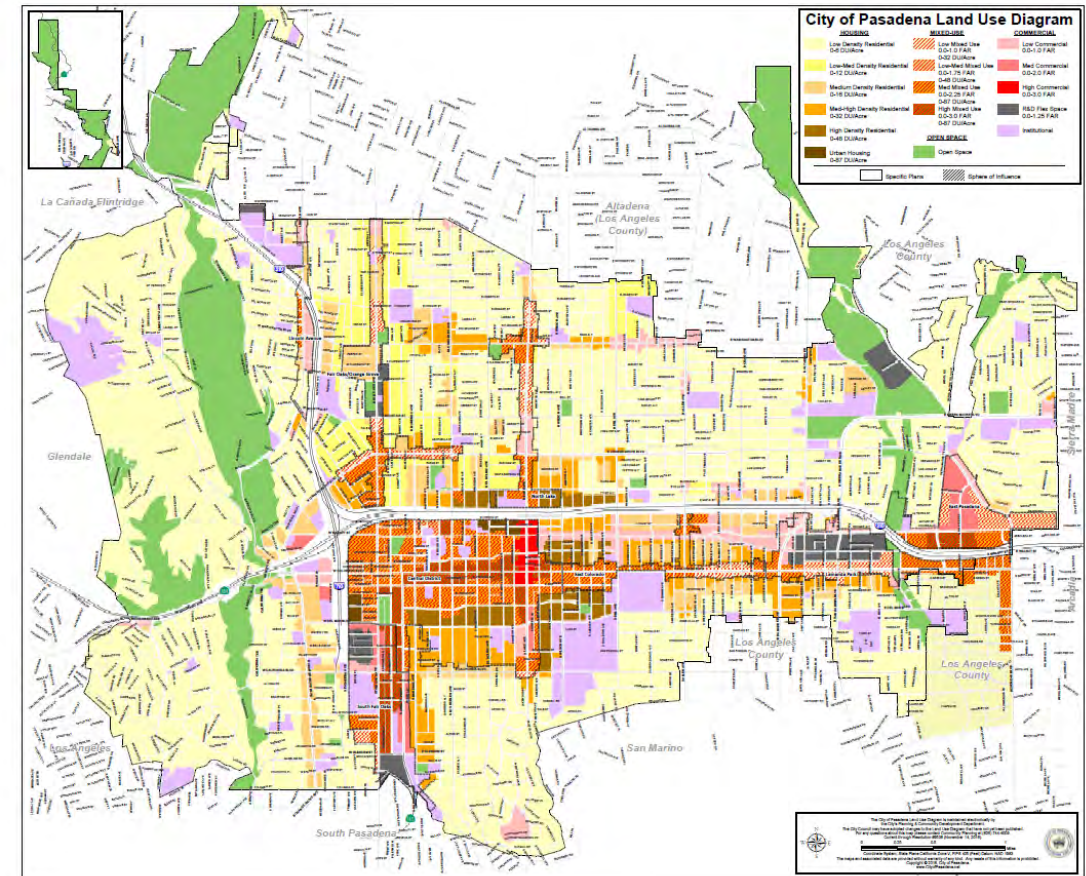




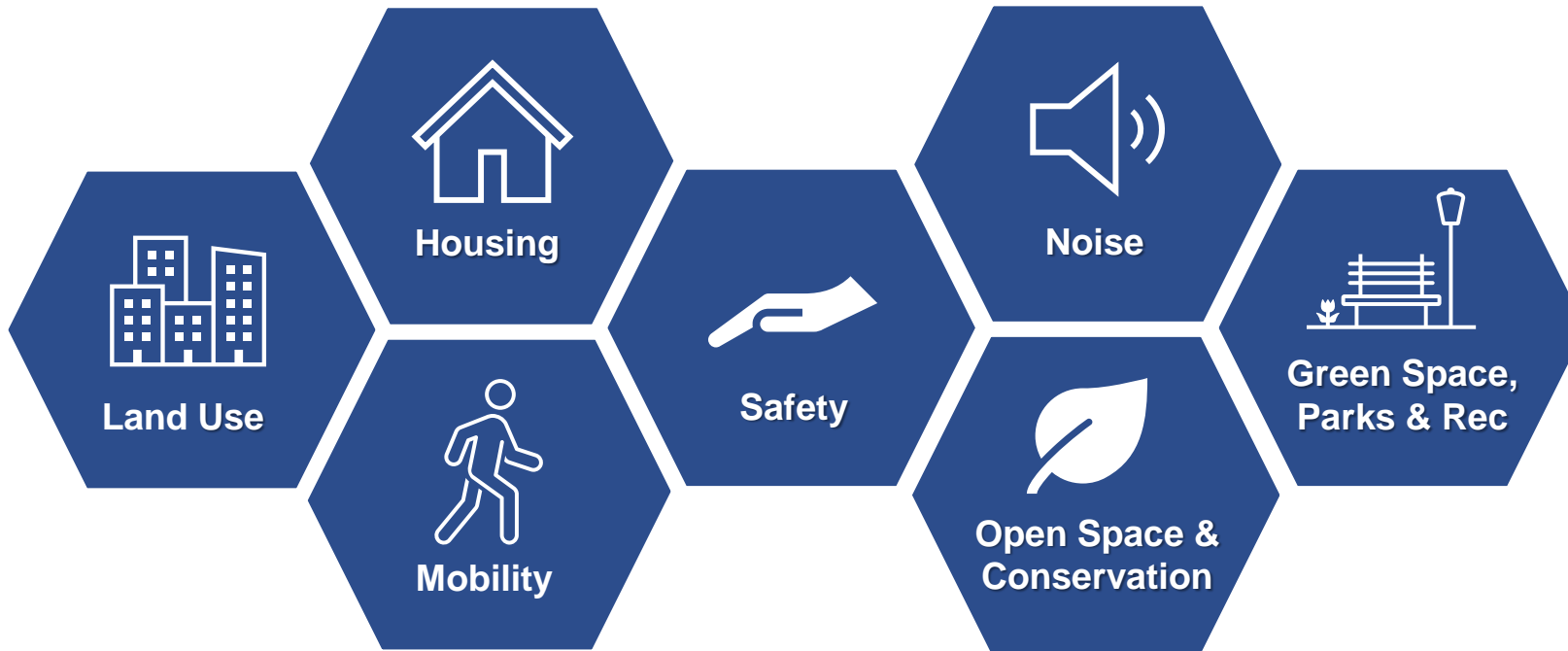
About the General Plan

What is a General Plan?

- Belongs to the community and reflects **local vision and values**
- Blueprint for **growth and development**
- Comprehensive long-term plan (15 to 25 years)
- Eight required chapters called elements



What is a General Plan?



Pasadena General Plan – Guiding Principles

- **Targeted growth to serve community needs** – Central District, Transit Villages, and Neighborhood Villages
- **Diverse economic base**, with housing choices reflecting the labor pool
- A city where **people can circulate** without cars
- **Complete neighborhoods**
- **Regional center** for culture, entertainment, and education
- **Residents' involvement** in shaping policy and plans
- Commitment to **public education**
- **Historic resource** preservation



Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments** of the community.”



About the Housing Element

- Must be updated **every 8 years**
- Sets numeric **housing goals**
- Identifies **locations** for new housing
- **State review required** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** October 15, 2021
- Non-compliance has **consequences**



Consequences of Noncompliance

- Schedule resets to every 4 years
- Limited access to State funding
- Potential for lawsuits
- Recent legislation:
 - AB 72 authorizes HCD to find a jurisdiction out of compliance with housing law at any time, with ability to decertify Housing Element
 - SB 35 subjects a jurisdiction to rigid streamlining



Pasadena General Plan – 2014-2021 Housing Element Overarching Objectives



- Sustainable, complete neighborhoods
- Adequate supply and diversity of rental and ownership housing for all households of all incomes and lifestyles
- Housing opportunities for special needs individuals: senior, disabled, homeless, large families
- Preservation of existing affordable housing



Housing Element Contents



Our Housing Needs



Identifying Statewide and Regional Housing Needs

- Regional Housing Needs Assessment (RHNA): **identifies the housing need** in every California jurisdiction
- Every jurisdiction is **required to plan for** its RHNA allocation
- The RHNA is **NOT** a construction obligation

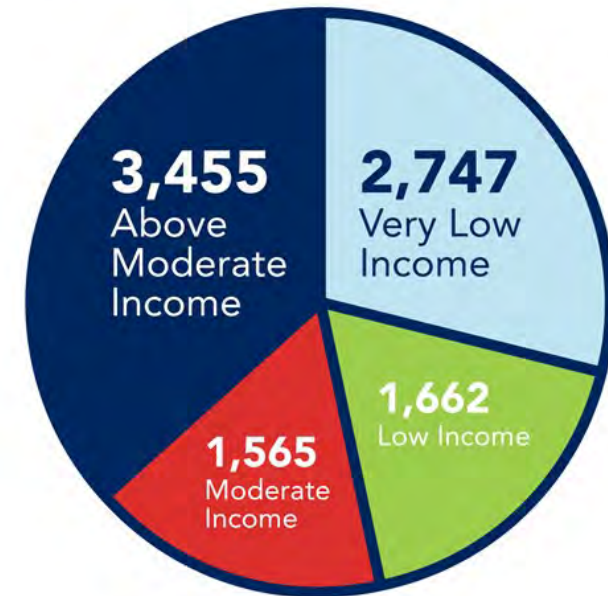


Pasadena's 2021-2029 RHNA Goal

Allocated by income categories

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

Planning for 9,429 New Homes Over the Next 8 Years



AMI (Average Median Income for Los Angeles County, 2020)

1-person household = \$54,100

2-person household = \$61,850

3-person household = \$69,550

4-person household = \$77,300



Affordable Housing

How much of your gross monthly household income do you spend for housing (rent or mortgage)?

- Less than 20%
- 20% to 30%
- Over 30%
- I do not pay rent or a mortgage

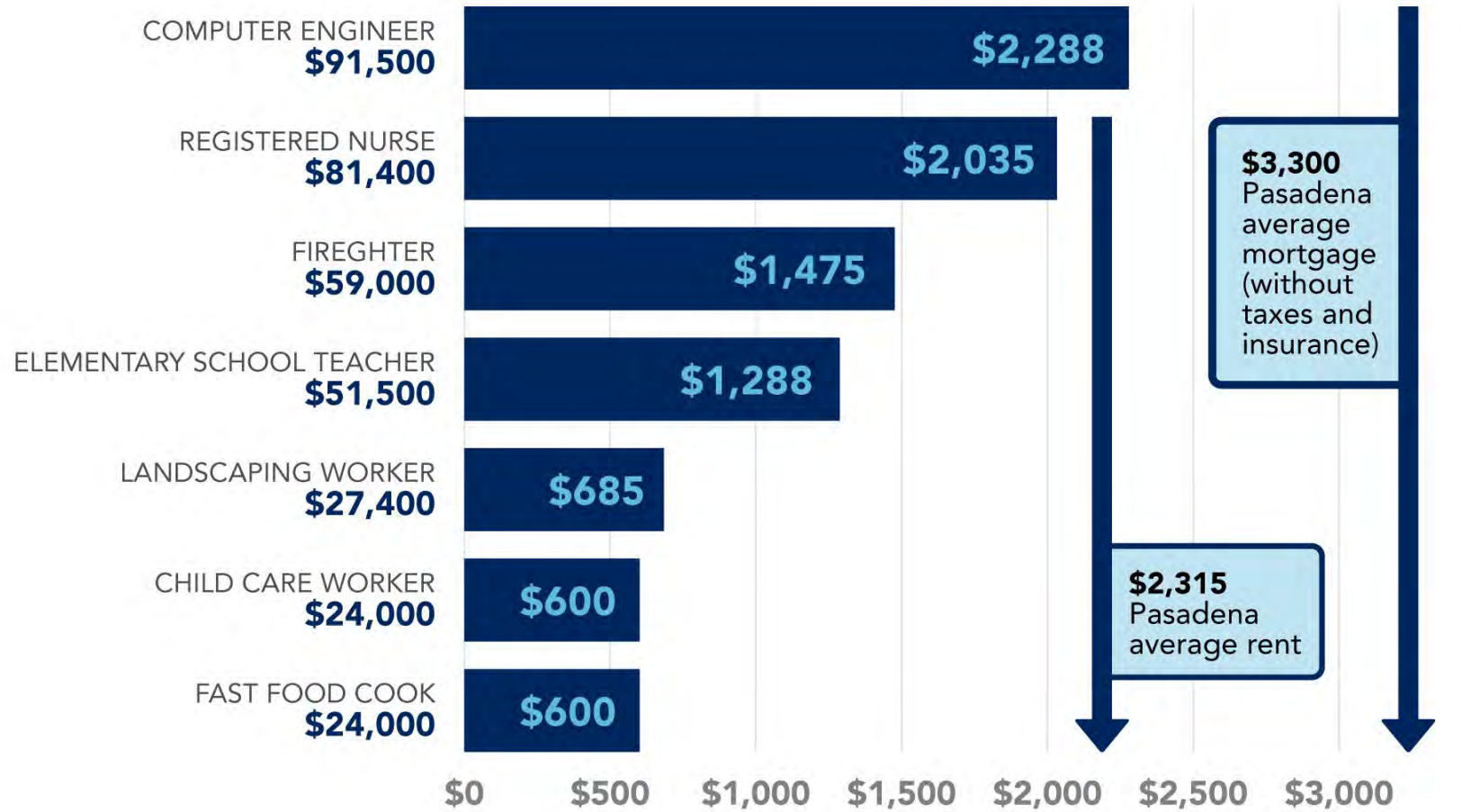


What is Affordable Housing?

- **Affordable housing:** when a household pays no more than 30% of its annual income on housing
- **Cost burden:** when monthly housing costs (including utilities) exceed 30% of monthly income
- **56% of Pasadena households** experienced housing cost burden in 2017



Who Can Afford Housing in Pasadena?



Sources: Rentjungle.com November 2020. Zillow.com November 2020 Pasadena home sales. Mortgage based on median home price of \$920,818, 20% down payment, and 30-year mortgage.



How Does Pasadena Meet Affordable Housing Needs Today?

Inclusionary Housing Ordinance

Requires developers to include affordable housing in all new housing developments, pay an in-lieu fee, build units elsewhere, or donate land for affordable unit construction

- For-sale Units: 20% must be affordable
- Rental Units:
 - 5% very low income
 - 5% very low or low income
 - 10% very low, low income, or moderate income



How Does Pasadena Meet Affordable Housing Needs Today?

- Affordable units today = 3,775
- Units in the pipeline = 902
- Project RoomKey
- Emergency Rental Assistance
- Weather-activated Motel Vouchers
- Safe Haven Program (Religious Facilities and Shelters)



Housing Programs in Action: Affordable Housing Production

Housing Production

- Permanent Supportive Housing
- New Construction
- Acquisition Rehabilitation
- Preservation
- Inclusionary Housing
- First-time Homebuyer

Demonstration/Pilot Programs

- ADU Pilot
- Shared Housing Demonstration Project



Housing Programs in Action: Rental Assistance

- Housing Choice Voucher (Section 8)
 - Tenant Based
 - Project Based
- Veterans Affairs Supportive Housing
- Continuum of Care Vouchers
- Housing Opportunities for Persons with AIDS
- Case Management
- Landlord Incentives



Housing Programs in Action: Unhoused Individuals

- Outreach
 - HOPE, PORT, USHS, FID, BIDs, Libraries
- Homeless Prevention
- Emergency Housing
 - Family Shelter, Adult Shelter, Bad Weather Shelter
 - Motel Vouchers
- Permanent Housing
 - Rapid Rehousing, Permanent Supportive Housing
- Homeless Programs



To Find Out More About Housing Programs

<https://www.cityofpasadena.net/housing/>

Jim Wong - jwong@cityofpasadena.net



Meeting Our Housing Needs



Where We Live Today

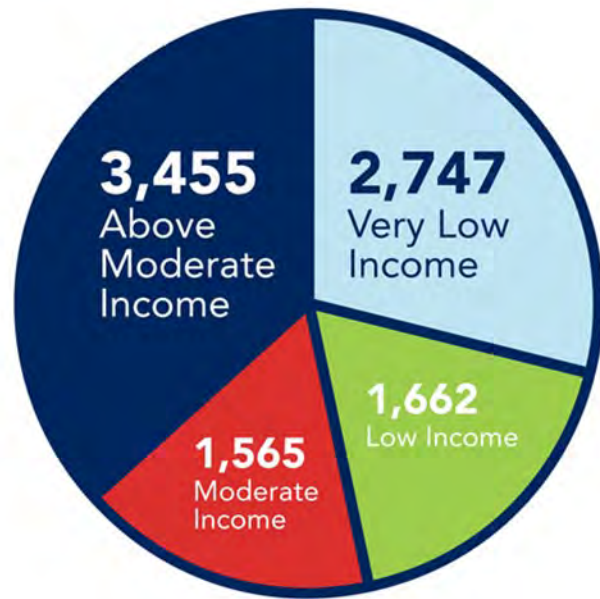
What type of housing do you live in?

- Detached single-unit house
- Duplex, Triplex, or Quadplex
- Townhouse
- Low-rise apartment or condo
- Medium- to high-rise apartment or condo
- Mobile home
- Live/work unit
- Accessory dwelling unit
- I do not have a home right now



How Do We Meet Our Housing Need?

Planning for 9,429 New Homes Over the Next 8 Years



- Recently approved projects
- Projects in the application pipeline
- Potential sites for new housing
 - Vacant Properties
 - Redevelopment of “Underutilized” Sites
 - Accessory Dwelling Units
 - Adaptive Reuse of Existing Commercial Buildings
 - Religious Institution Sites



Housing Strategies: Mixed-Use

- Ground-floor commercial with residential above
- Pedestrian- and transit-oriented design
- Pasadena has six Gold Line stations/TOD areas



Housing Strategies: Accessory Dwelling Units

- Cities are required to allow ADUs
- Allowed in all residential zones
- Can be a garage conversion
- Self-contained dwelling:
 - Attached or detached
 - Factory built or custom



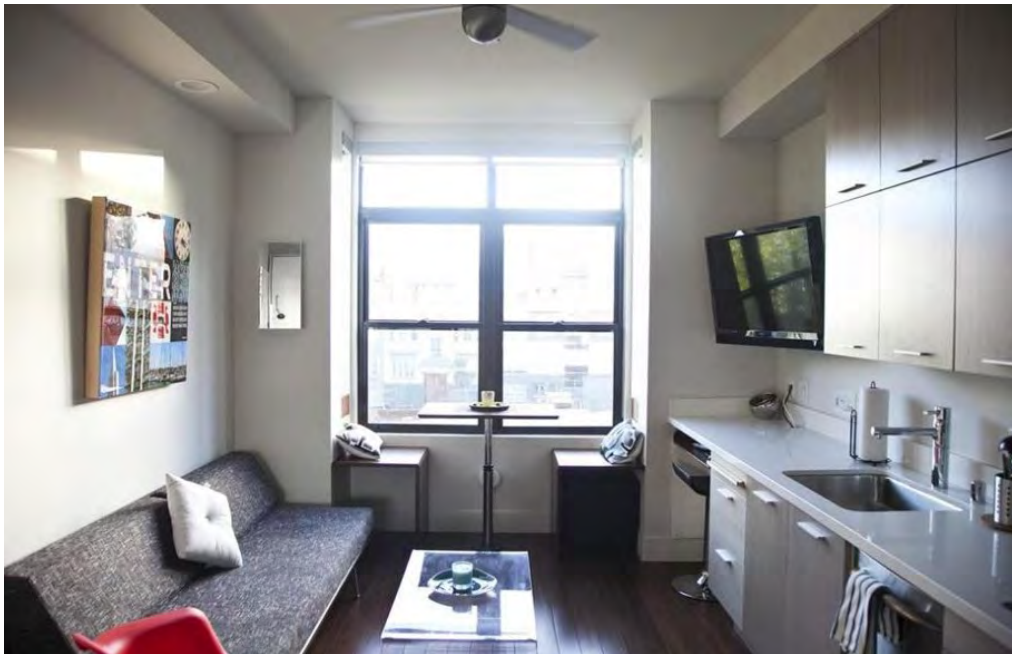
Housing Strategies: Adaptive Reuse

- Office to residential example: 388 Cordova
- Industrial buildings converted to live/work units
- Hotels/motels to permanent housing



Housing Strategies: Micro Apartments

- One-room living units 150-300 square feet
- Kitchenettes and/or communal kitchens



San Francisco, CA



Portland, OR



Housing Strategies: Cohousing/Shared Housing

- Community of private homes supplemented by shared facilities, resources, and meals
- Planned, owned, and managed by residents
- Supports people at all stages of life: singles, couples, families, empty nesters, and retirees



Discussion



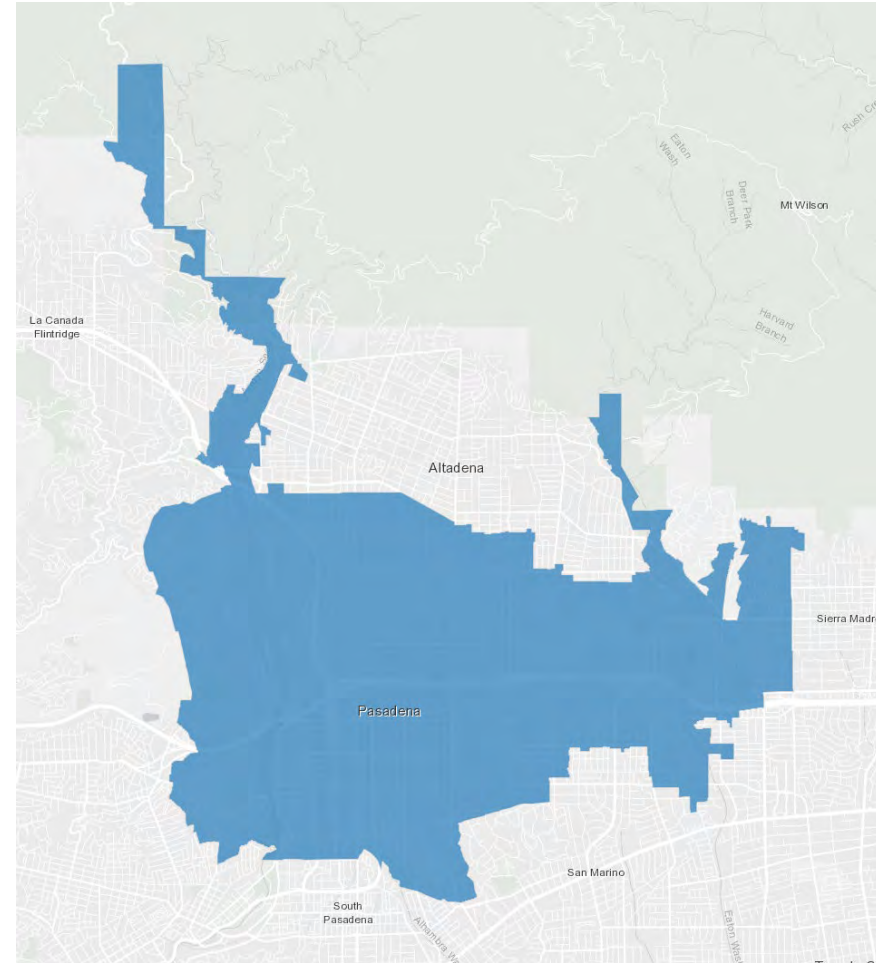
Discussion Format

- Comments will be documented in real-time using a digital white board
- Please **enter your comments into the chat or raise your hand**



Discussion

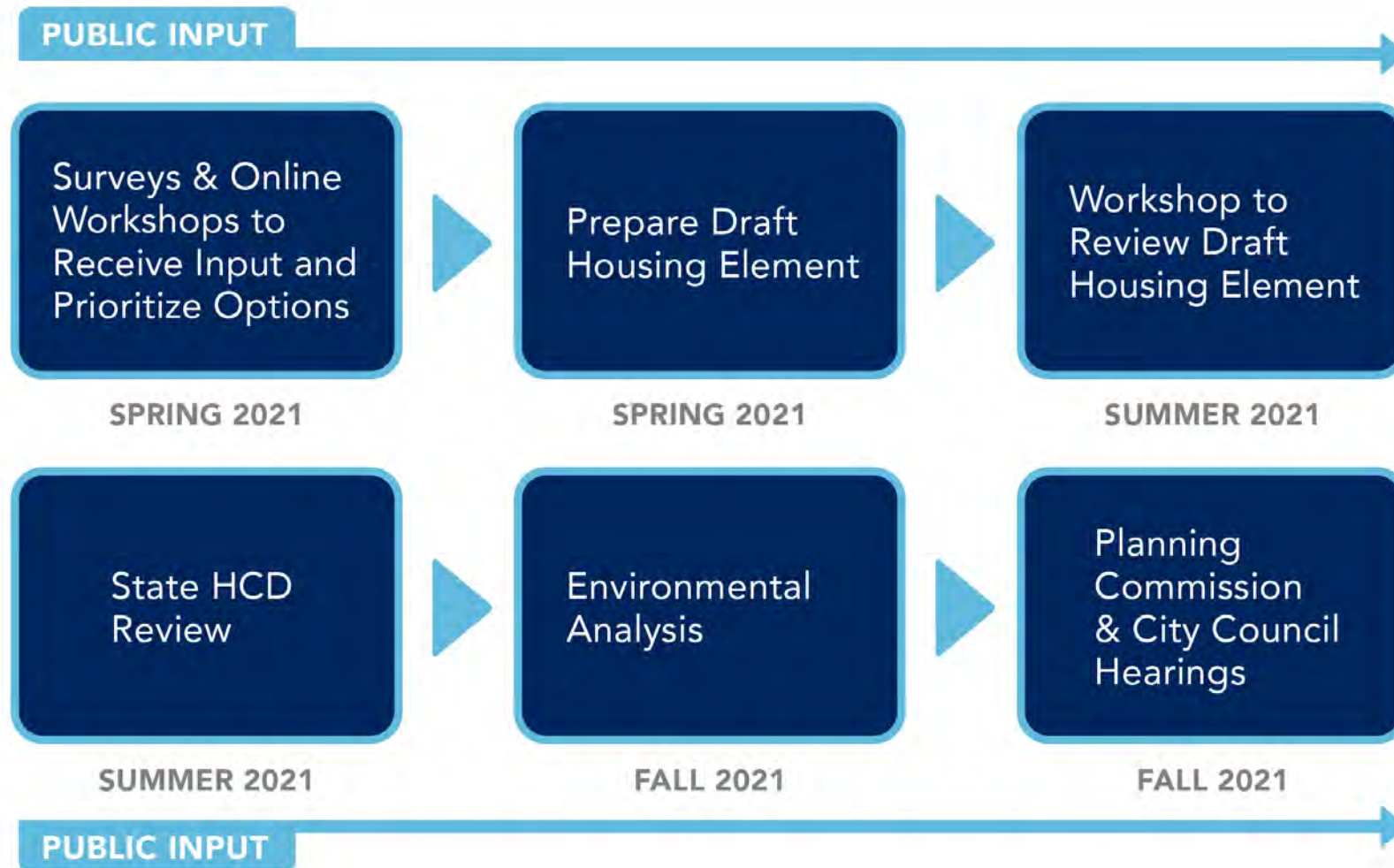
1. What are the major housing issues and challenges in Pasadena today and in the future?
2. What types of housing are needed in the community?
3. Where should new housing be located in Pasadena?



Next Steps



Update Process



2021-2029 Housing Element Update Outreach Program

April 2021

- Community Workshop Series #1 (ENG/SPAN)
- Online Survey (ENG/SPAN)

May 2021

- PC Study Session #1
- Online Survey (ENG/SPAN)

June 2021

- Community Workshop Series #2 (ENG/SPAN)
- PC Study Session #2
- CC Study Session

**Submit
Draft HE
to HCD**

September 2021

- Planning Commission Public Hearings (2)

October 2021

- City Council Public Hearings (2)
- Housing Element Adoption



Next Steps

Stay Involved!

- Survey beginning week of April 25
- Visit Housing Element webpage for information and updates:
<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/housing-element-update/#about>
- Share additional comments and ideas:
housingelement@cityofpasadena.net



One Last Question...

Which famous “first” did NOT happen in Pasadena?

- The first freeway
- The first U.S. satellite
- The first Trader Joe’s
- The first cheeseburger





PASADENA

Housing Element Community Workshop

April 15, 2021



PASADENA

Elemento de Vivienda Taller Comunitario

22 de abril del 2021

Bienvenida y presentaciones



**Arlene
Granadosin-Jones**
Directora del
Proyecto
Ciudad de
Pasadena



Noe Noyola
Gerente de
Proyectos
MIG, Inc.



Ana Padilla
Asociada del proyecto
MIG, Inc.



Alfonso Ramirez
Asociado del proyecto
MIG, Inc.



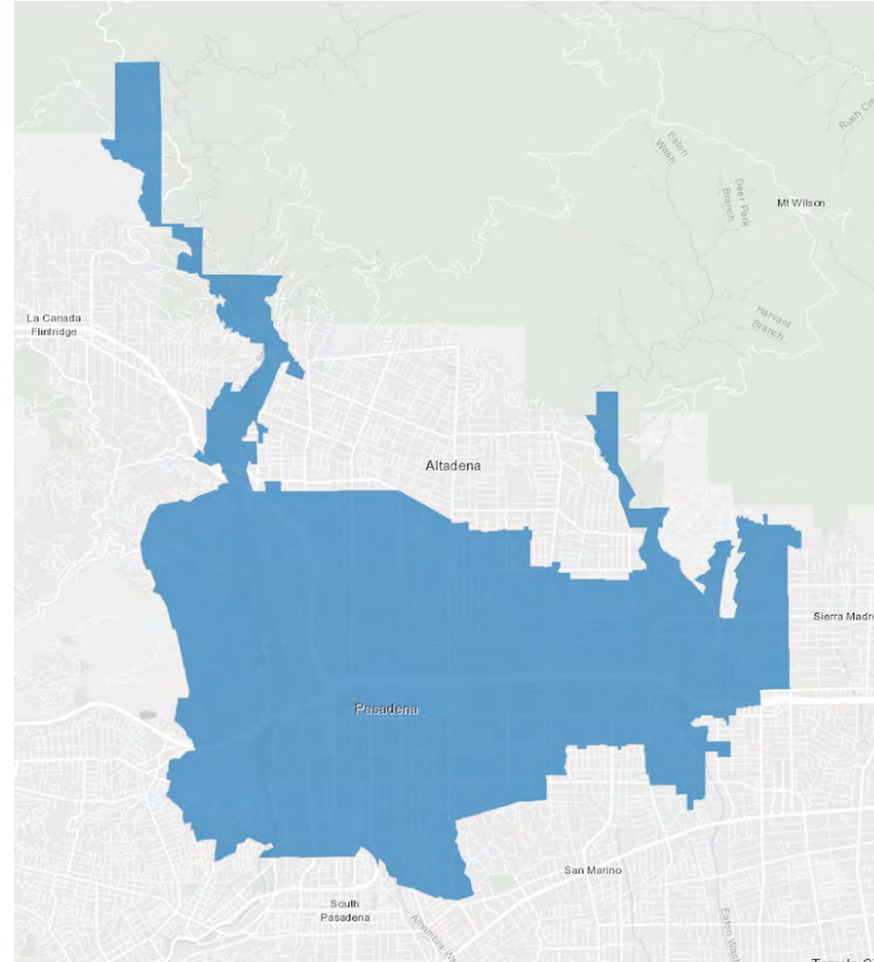
Agenda de esta noche

- I. Bienvenida y presentaciones
- II. Revisión de la orden del día
- III. Sobre el elemento de vivienda
- IV. Necesidades de vivienda de Pasadena
- V. Cubrir las necesidades de vivienda de Pasadena
- VI. Discusión
- VII. Próximos pasos



Enfoque del taller de esta noche

1. ¿Cuáles son los principales problemas y desafíos de la vivienda en Pasadena actualmente y en el futuro?
2. ¿Qué tipo de viviendas se necesitan en la comunidad?
3. ¿En qué lugar deberíamos de ubicar las nuevas viviendas en Pasadena?



Cómo usar el Zoom

Barra de menú en la parte abajo de la pantalla



Audio

Por favor, apague su micrófono cuando no esté hablando

Video

Participantes

- Ver otros
- Renómbrese (nombre y afiliación a un grupo u organización, si procede)
- Levante la mano (recuerde bajarla después)

Función de chat

Las preguntas pueden ser chateadas en cualquier momento

Ver

Galería/altavoz
La función para ver los vídeos y de la pantalla compartida se puede cambiar en la esquina de arriba del lado derecho



PASADENA

Queremos saber de usted

¿Cuánto tiempo lleva viviendo en Pasadena?

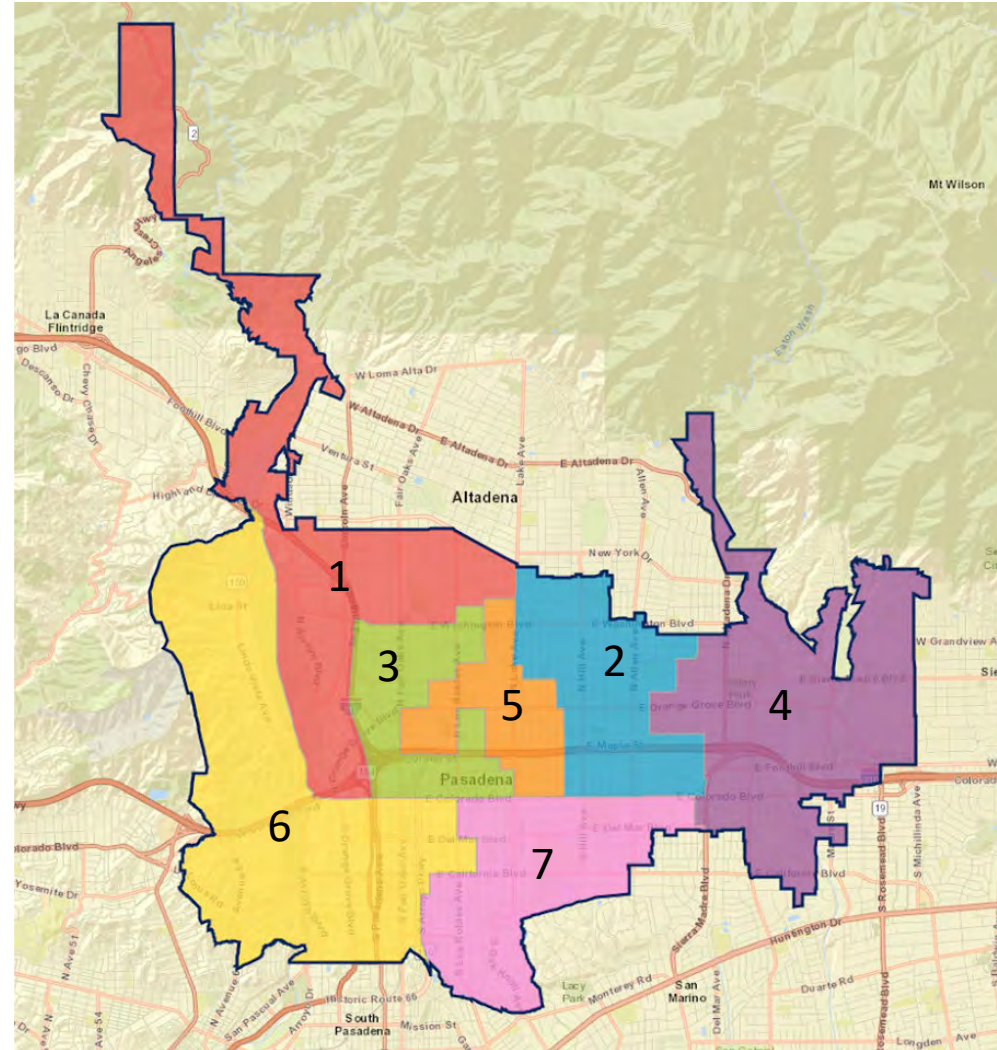
- Menos de 1 año
- 1 to 4 años
- 5 to 9 años
- 10 to 19 años
- 20 años o más
- No vivo en Pasadena



Queremos saber de usted

¿En dónde vive?

- Distrito 1 (Tyron Hampton)
- Distrito 2 (Felicia Williams)
- Distrito 3 (John J. Kennedy)
- Distrito 4 (Gene Masuda)
- Distrito 5 (Jess Rivas)
- Distrito 6 (Steve Madison)
- Distrito 7 (Andy Wilson)
- No estoy seguro
- No vivo en Pasadena





Un retrato de Pasadena

Quiénes somos



141,023 residentes



18.2% residentes menores de 18 años

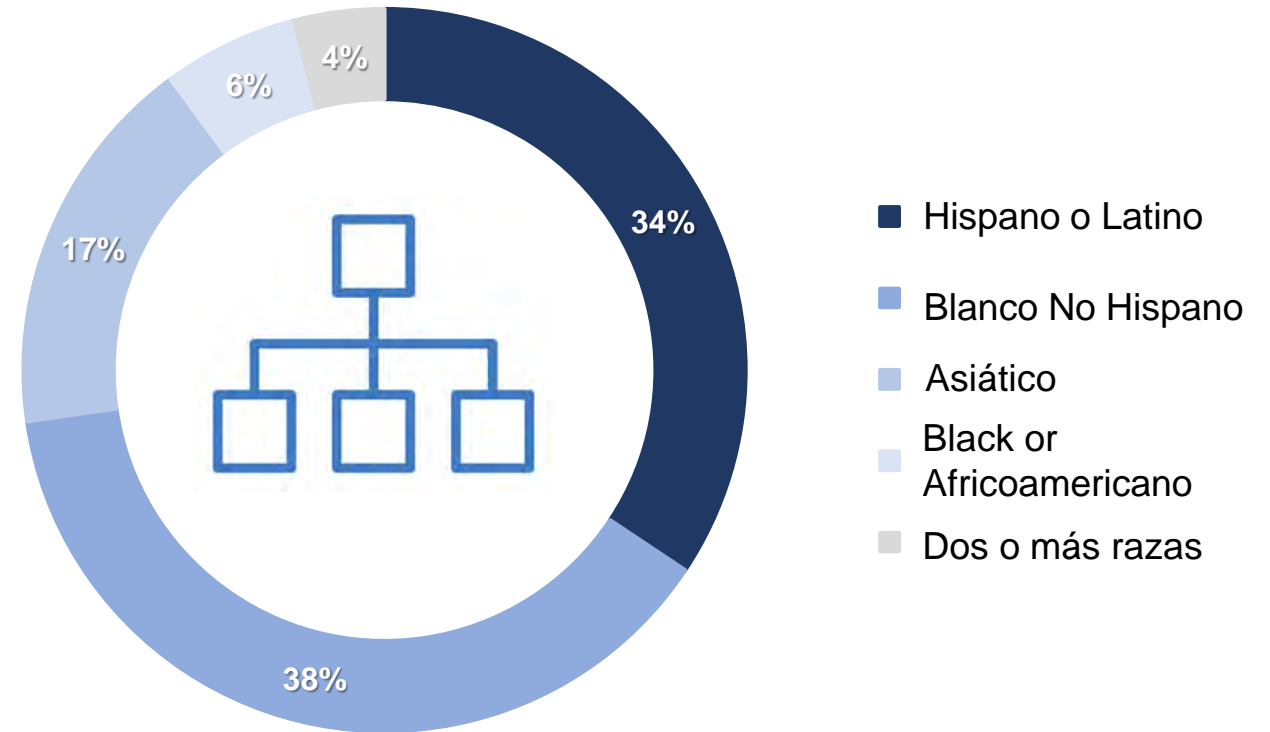


34.9% residentes mayores de 65 años



30.0% Nacidos en el extranjero

RAZA Y ETNICIDAD



Quiénes somos



55,224 Hogares



\$83,068 Ingreso promedio



14.5% residentes en situación de pobreza



44.9% Hogares que hablan otro idioma en casa además de inglés



Participantes en el taller de hoy

¿Qué edad tiene?

- menos de 18
- 18-44
- 45-64
- más de 65



¡Ponga a prueba sus conocimientos sobre Pasadena!

¿Qué celebridad NO es de Pasadena?

- Julia Child
- Jackie Robinson
- Donald Glover
- Robert Reed (Señor Brady)

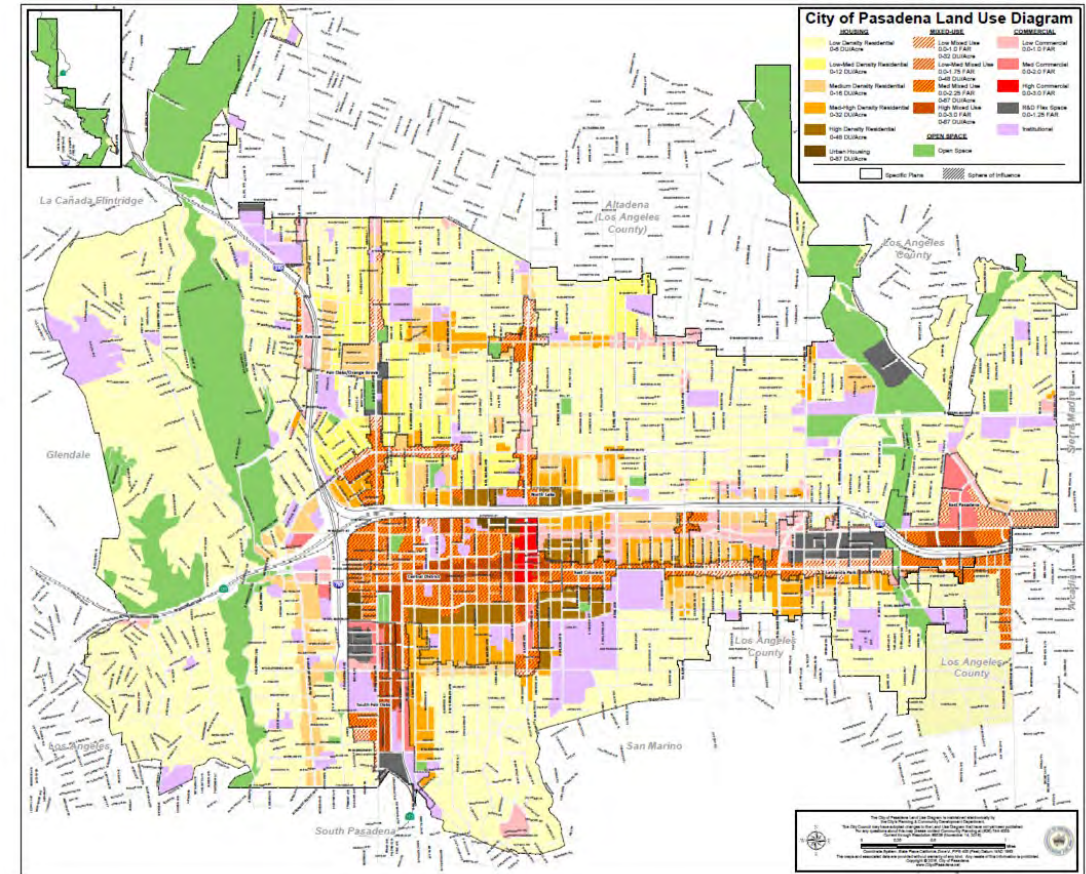




Información sobre el Plan General

¿Qué es un Plan General?

- Pertenece a la comunidad y refleja la **visión y los valores locales**
- Plan de **crecimiento y desarrollo**
- Plan integral de largo plazo (15 a 25 años)
- Contiene ocho capítulos obligatorios llamados **elementos**



¿Qué es un Plan General?



Plan General de Pasadena - Directrices

- **Crecimiento orientado a satisfacer las necesidades de la comunidad-** Distrito central, Centrales de transporte público y zonas vecinales
- **Una base económica diversa**, con opciones de vivienda que reflejen la mano de obra
- Una ciudad en la que **las personas puedan circular** sin coche
- Vecindarios completos
- **Centros regionales** para la cultura, entretenimiento y educación
- **Participación de los residentes** en la elaboración de políticas y planes
- Compromiso con la **educación pública**
- **Preservación de los Recursos Históricos**



Intención Legislativa del Elemento de Vivienda

“La disponibilidad de vivienda es de **vital importancia en todo el estado** ...[y] los gobiernos locales y estatales tienen la responsabilidad de **...facilitar la mejora y el desarrollo de las viviendas para satisfacer adecuadamente las necesidades de vivienda de todos los segmentos económicos** de la población.”



Sobre el Elemento de Vivienda

- Debe ser actualizado **cada 8 años**
- Establece los números de **vivienda**
- Identifica los **sitios** para vivienda
- **Revisión estatal requerida** por el Depto de Vivienda y Desarrollo Comunitario de California (HCD)
- **Fecha para adoptar el plan:** 15 de octubre del 2021
- Incumplimiento tiene **consecuencias**



Consecuencias por Incumplimiento

- El calendario se restablece cada 4 años
- Acceso limitado al financiamiento estatal
- Posibles demandas judiciales



Plan General de Pasadena – Objetivos Generales del Elemento de Vivienda 2014-2021



- Vecindarios integrales sustentables
- Oferta adecuada y diversidad de vivienda para todos los hogares de todos los ingresos y estilos de vida
- Oportunidades de vivienda para personas con necesidades especiales: personas mayores, discapacitados, personas sin hogar, familias numerosas
- Conservar las viviendas asequibles ya existentes



Contenido del Elemento de Vivienda





Nuestras Necesidades de Vivienda

Identificación de las necesidades de vivienda a nivel estatal y regional

- Evaluación Regional de Necesidades de Vivienda (RHNA): **identifica las necesidades de vivienda** en cada jurisdicción de California
- Cada jurisdicción **está obligada a planificar** su asignación de RHNA
- La RHNA NO obliga a construir



Objetivo del RHNA de Pasadena para -

Asignación por categoría de ingresos

- Muy bajo – 31 to 50% of AMI
- Bajo – 51 to 80% of AMI
- Moderado – 81 to 120% of AMI
- Por encima de moderado – 120%+ of AMI

Planear 9,429 unidades nuevas
de vivienda en los próximos ocho años



AMI (Ingreso promedio del Condado de Los Ángeles, 2020)

Hogar de 1 persona = \$54,100

Hogar de 3 personas = \$69,550

Hogar de 2 personas = \$61,850

Hogar de 4 personas = \$77,300



Vivienda Asequible

¿Qué porcentaje de sus ingresos brutos mensuales destina a la vivienda (renta o hipoteca)?

- Menos del 20%
- 20% to 30%
- Más del 30%
- No pago renta o alquiler

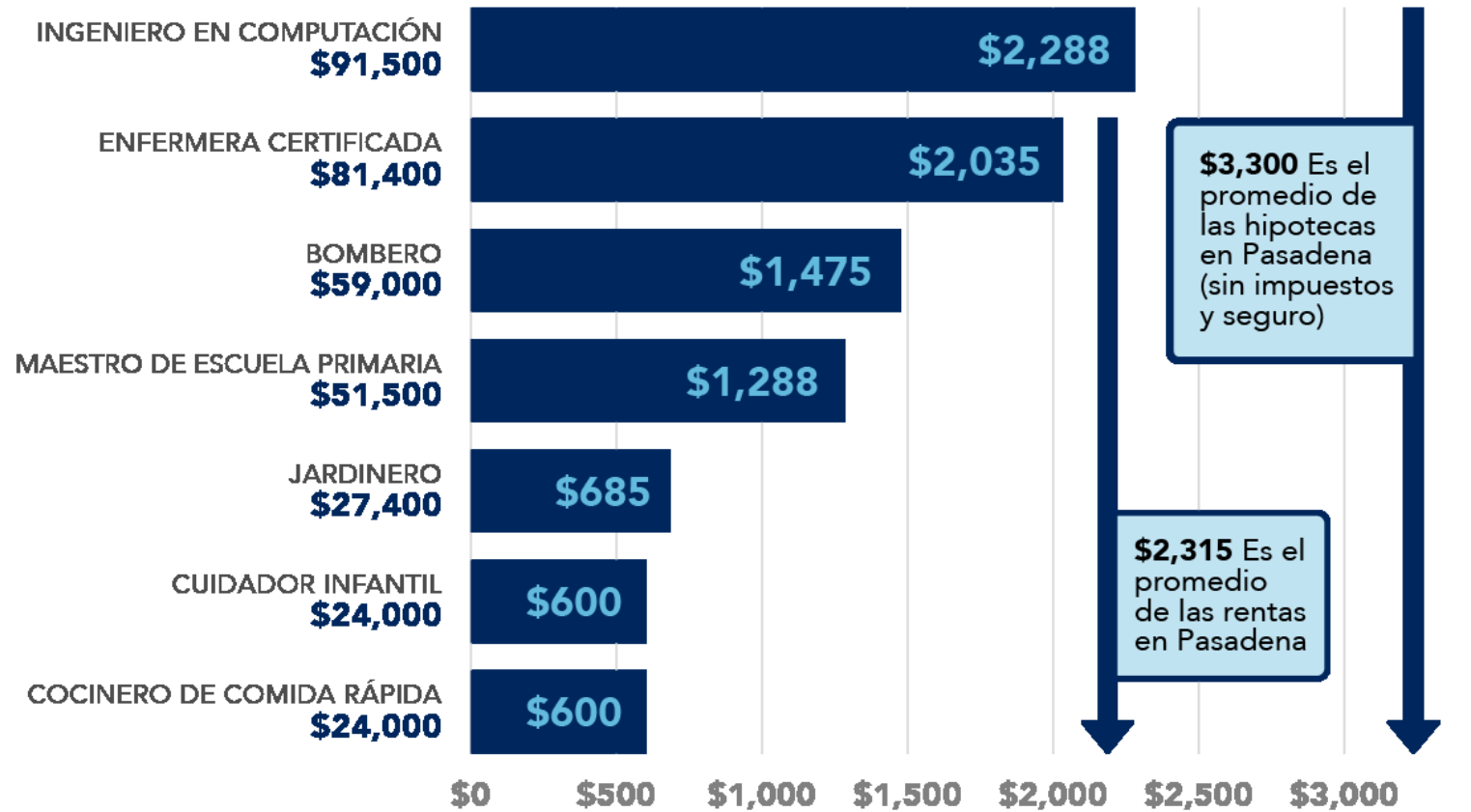


¿Qué es la vivienda asequible?

- **Vivienda Asequible:** Cuando en un hogar no se destina más del 30% de sus ingresos anuales para vivienda
- **Carga de costos:** Cuando los costos mensuales de la vivienda incluyendo los servicios públicos superan el 30% de los ingresos mensuales
- **El 56% de los hogares en Pasadena** sufrieron una carga de costos de vivienda en



¿Quién puede pagar por una vivienda en Pasadena?



Fuente: Rentjungle.com Noviembre 2020 Zillow.com Pasadena venta de casas. Las hipotecas se basan en el precio promedio de las casas de \$920,818 20% enganche y un plazo de 30 años.



¿Cómo satisface Pasadena las necesidades de vivienda asequible en la actualidad?

Ordenanza de Viviendas Inclusivas

Exige a los promotores que incluyan viviendas asequibles en los nuevos desarrollos, que paguen una cuota de sustitución, que construyan unidades en otro lugar o que donen terrenos para la construcción de unidades asequibles

- Unidades en venta: 20% deben ser asequibles
- Unidades en renta:
 - 5% Muy bajos ingresos
 - 5% Muy bajos o bajos ingresos
 - 10% Muy bajos ingresos, bajos o moderados



¿Cómo satisface Pasadena las necesidades de vivienda asequible en la actualidad?

- Unidades asequibles actualmente = 3,775
- Unidades en desarrollo = 902
- Proyecto RoomKey
- Ayuda de emergencia de para la renta
- Vales para motel activados por el clima
- Programas Safe Haven (albergue en lugares religiosos y refugios)



Programas de vivienda en acción: Producción de viviendas asequibles

Producción de viviendas

- Viviendas permanentes de apoyo
- Nueva construcción
- Adquisición y Rehabilitación
- Conservación
- Vivienda inclusiva
- Primeros compradores

Demostración/programa piloto

- Piloto para ADU
- Piloto de demostración de viviendas compartidas



Programas de vivienda en acción: Asistencia para la renta

- Vales para seleccionar vivienda (Sección 8)
 - Basado en el inquilino
 - Basado en el proyecto
- Viviendas de apoyo para veteranos
- Programa de vivienda con apoyo social
- Oportunidades de vivienda para personas con SIDA
- Gestión de casos
- Incentivos para los dueños de las propiedades



Programas de vivienda en acción: Personas sin vivienda

- Difusión social
 - HOPE, PORT, USHS, FID, BIDs, Bibliotecas
- Prevención de pérdida de vivienda
- Vivienda de emergencia
 - Refugio para familia, para adultos, por mal clima
 - Vales para motel
- Viviendas permanentes
 - Realojamiento rápido, viviendas de apoyo permanentes



Para mayor información sobre los programas de vivienda

<https://www.cityofpasadena.net/housing/>

Jim Wong - jwong@cityofpasadena.net



PASADENA



**Satisfaciendo nuestras
necesidades**

¿En qué tipo de vivienda vive?

- Casa unifamiliar
- Dúplex, Tríplex, o Cuádruplex
- Townhouse
- Departamento o condo de baja altura
- Departamento o condo de altura media, alta
- Casa móvil prefabricada
- Unidad de vivienda/trabajo
- Unidad de vivienda accesoria
- No tengo una vivienda en este momento



¿Cómo cubrimos nuestras necesidades de vivienda?

Planear 9,429 unidades nuevas
de vivienda en los próximos ocho años



- Proyectos aprobados recientemente
- Proyectos en trámite de permisos
- Posibles lugares para nuevas viviendas
 - Propiedades vacías
 - Reurbanización de sitios mal utilizados
 - Unidades de vivienda accesorias
 - Reutilización de edificios comerciales existentes
 - Sitios de instituciones religiosas

Estrategias de vivienda: uso mixto

- Planta baja comercial con vivienda en planta alta
- Diseño orientado a peatones y transporte público
- Pasadena tiene 6 estaciones de la línea dorada/áreas de transporte público



Estategias de vivienda: Unidades accesorias de vivienda

- Las ciudades están obligadas a permitir las ADU's
- Se permiten en todas las zonas residenciales
- Puede ser la conversión de una cochera
- vivienda independiente:
 - Conectado o independiente
 - Prefabricada o a la medida



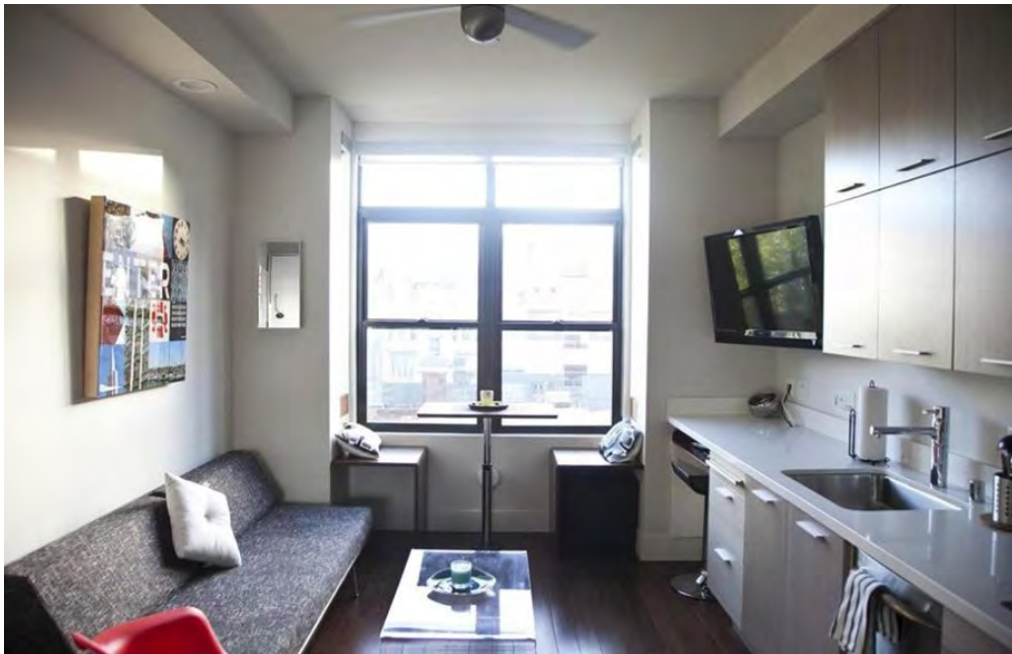
Estrategias de vivienda: Reutilización adaptativa

- Ejemplo de conversión de oficina en viviendas: 388 Cordova
- Edificios industriales convertidos en unidades de vivienda/trabajo
- Hoteles/moteles convertidos a viviendas permanentes



Estategia de vivienda: Microapartamentos

- Unidades de vivienda de 150-300 pies cuadrados
- Cocinetas y/o cocinas comunes



San Francisco, CA



Portland, OR



Estrategias de vivienda: Cohabitación

- Comunidad de viviendas privadas con instalaciones, recursos y comedores compartidos
- Planificada, gestionada y perteneciente a los residentes
- Apoya a las personas en todas las etapas de la vida, solteros, parejas, familias, y jubilados



Discusión



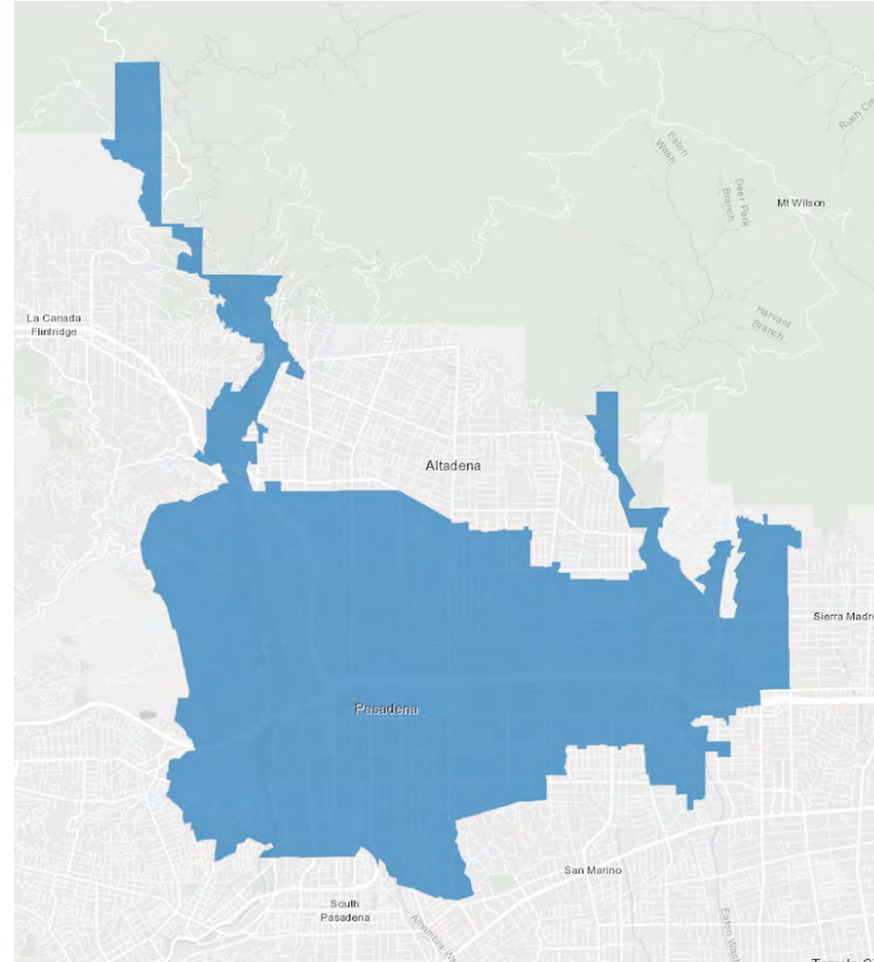
Formato del diálogo

- Los comentarios se registrarán en tiempo real mediante un pizarrón digital
- **Escriba sus comentarios en el chat o levante la mano**



Diálogo

1. ¿Cuáles son los principales problemas y retos de la vivienda en Pasadena hoy y en el futuro?
2. ¿Qué tipos de vivienda se necesitan en la comunidad?
3. ¿Dónde deberían de ubicarse las nuevas viviendas en Pasadena?



Pasos a seguir



Proceso de actualización



Pasos a seguir

Siga Participando!

- La encuesta empieza a partir de la semana del 25 de abril
- Para mayor información e información actualizada, visite la página de web del Elemento de Vivienda
<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/housing-element-update/#about>
- Si quiere compartir sus ideas y comentarios, escriba a housingelement@cityofpasadena.net



Una última pregunta...

¿Qué “primera” famosa No ocurrió en Pasadena?

- La primera autopista
- El primer lanzamiento satélite de Estados Unidos
- El primer mensaje de internet
- La primera hamburguesa con queso





PASADENA

Elemento de Vivienda Taller Comunitario

22 de abril del 2021

What are the major housing issues and challenges in Pasadena today and in the future?

Building bigger doesn't necessarily mean more affordable	Lack of affordable housing - new buildings are expensive	Larger developments should contribute affordable housing	In lieu fee allows developers to get around affordable requirements
Growing influence of corporate landlords	Vacant units	In 2008 we lost a lot of single-family units to corporate landlords	Impact of Airbnb units
RHNA number is low - plan beyond	Large housing need - need multiple strategies	Minimum lot sizes are overly restrictive	The rising rent burden that Laura just talked about is n't going to stop
The City should allow for a combination of both	more housing opportunities in all Pasadena communities	Affirmatively further fair housing	tenant anti-harassment ordinance and enforcement
Older homes are often cheaper (e.g. older apartments, fourplexes, etc.)	Overnight parking ban should go	Pasadena restricts attached and detached ADU's and on multifamily	Houselessness isn't about a lack of jobs.
Look at history of segregation and exclusion - advance fair housing	Allow more parking on the streets	We need to make sure that gentrification doesn't permanently displace low- and moderate-income tenants	Rent is triple the cost here compared to Mississippi
including rent control, just cause eviction, rent registry, & anti-harassment.	Minimum parking requirements	Fair housing implications of COVID crisis and evictions	People of color are being displaced.
Is what we're doing going to address/ solve the issue?	Housing lost due to freeway construction (710 stop) - we need to make reparations to displaced families	Historical preservation	The racism of freeway building is a blot on our past that still deeply scars the present.
HUD public housing was sold to a developer; tenants were displaced	Housing instability - we need to keep people housed	Rent registry: what housing stock we have, cost, vacancy, landlord,	We need affordable housing for families and students that are homeless or housing insecure

Given the instability of housing, especially for tenants, I hope that this Element looks at how to achieve housing stability, not just how units that need to be produced/preserved.

I think we encourage developers etc to keep trees and gardens, increase the green space for everyone in Pasadena. Not to keep projects from being built but to keep them a nice place for everyone living there

According to the previous Housing Element, most Pasadenans are overpaying for housing. Housing overpayment refers to paying more than 30% of income toward housing. Moderate overpayment refers to paying 30 to 49% of income toward housing, and severe overpayment is anything higher. In Pasadena, 43% of owners and 51% of renters overpay for housing.

There is a desperate need for more affordable housing. That's why the City needs to plan for at least 6,000 units of affordable housing in the next 8 years.

Tax credit units aren't affordable to those who need affordable housing most - should target credits to long-term residents

Most children growing up in Pasadena can't afford to live here. Teachers and city workers can't afford to live here. Essential workers can't afford to live here.

At that time (2012), nearly 12,000 renters and over 8,000 homeowners were severely cost-burdened, paying over 50% of their income on housing. That's what we need at least 6,000 units of affordable housing in the next 8 years.

affordable housing needs of youth - former foster youth, those lacking support and safety nets assistance finding housing and staying in housing; social services

People who work in restaurants, who help feed the community can't afford to live here. Which is problematic

challenges, zoning, we need to make it possible for affordable housing in areas that are lower dense

we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often over we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often overcrowded areas are equated with overly dense, but the actual density is the solution to overcrowding.

People who grew up here can't live here. How can we support residents work toward homeownership?

tenants are insecure, due to the COVID situation. Develop ways to create more protection and security.

Displacement caused by 210 (eminent domain) Must rectify past displacement - all communities need to participate

Families who can't afford to stay in their home communities

The City is obligated under State law to affirmatively further fair housing, which means identifying sites for new housing throughout the City- especially in more affluent neighborhoods with superior access to employment, education, etc. and less vulnerability to displacement. This includes areas currently zoned exclusively for single-family homes.

Out teachers should be able to live here- and based on the average incomes they are NOT able to live here. WE must make enough affordable housing available.

what we've done so far hasn't worked. We've seen developers concentrate expensive housing in desirable districts concentrating low-income housing failed - redzoning, concentrating low-income people reduces opportunities and economic mobility

What types of housing are needed in the community?

let's make sure that we make housing for student housing for PUSD.	Can we plan for ONLY affordable housing?	Co-ops	Stable housing
Zoning barriers to mixed-use	Solar energy	Housing bridging freeways	Housing designed with safe outdoor spaces
I like that Triplex idea, that could help	Public housing	Many types	Decommodified Housing
+community-owned	(Affordable) Senior housing	Modular units built quickly	Need to incentivize this
Walkable Villages with grocery stores, recreation (Old Pasadena)	Manufactured housing - regulations need to allow them	Need mixed use housing next to metro station (on Lake St.)	
Identifying 25-35% of parcels to be used for affordable housing	Community land transfer - land is held in common on a 99 year lease	We need co-ops, small apartments and bungalow courts - both for owners and renters	
Rental and for sale strategies	Mixed use - all kinds/ levels of housing make better communities	How do we help unhoused people get off the street and have their own space?	

Onramp to ownership - creative forms of ownership, including multi-unit developments

Fourplex Ordinance - see Portland model

Close off and reclaim low-traffic streets for other uses (parks, bike lanes, housing.)

If 56% of people right now are paying more than 30% of income for rent/mortgage, then we need way more than 20% of new housing to be affordable.

I like that Triplex idea, that could help.

we can have green space along with housing. Some of that is filling in church grounds, some of it is mixed use, some is adaptive reuse.

3) New housing should be focused in walkable neighborhoods with good access to stores, transit, parks, etc.

Concerned over transitional housing if it means the traditional type of transitional
Need permanent not transitional housing

Studies have shown that ADUs do not increase traffic and tend to be rented at lower than market rate. ADUs help keep families together.

seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast growing homeless population.

Affordable housing of all types that are accessible for students, people on fixed incomes, families, etc. Also housing that incentivizes a more car-lite lifestyle (less new housing for cars, more housing for people)

1) Lack of affordable housing especially for families. A lot of new housing is being built up against the 210 which is a recipe for poor health outcomes

Highway decimated African American community

Neighborhood scale multi-family housing like Bungalow Courts

We need affordable housing for Vets. Many veterans who attend Pasadena City College are homeless or housing insecure.

In the wake of the pandemic there are a lot of vacant commercial spaces. Adaptive reuse and mix-use.

City should allow for a greater variety of housing types including duplexes/triplexes/fourplexes, courtyard apartments, micro-units, and SRO.

We need housing for women experiencing homelessness. Women living on the street are extremely vulnerable. It should be the goal of our city to house every woman experiencing homelessness as soon as possible

Between 10-20% of PCC students are experiencing homelessness. That's between 2,600 and 5,200 students!

Because seniors live on fixed income and housing costs are rising faster than the cost of living, seniors are the fast growing homeless population.

I suggest that SRO should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.

duplexes, tiny homes on church property, motel conversions for homeless WITH full supportive services Turning empty commercial buildings into loft housing. Again, let's make sure that affordable housing is across the city not just in the Northwest, Districts 1- 3 and 5.

I love the ideas of meeting the need of all those in our city, including our homeless seniors. We need affordable and supportive housing for seniors.

I hope this HE will incentivize more accessory dwelling units built throughout the city. How about three ADUS allowed in parts of the city.. for example on single family sites at 10,000 sf or more?

ONLY affordable housing makes sense. How many non affordable existing units are staying empty?

There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities as well as developmental disabilities.

Low-income homeowners should be incentivized to build ADUs for Section 8 renters. Maybe a grant of \$20,000 and dropping all fees if its an affordable ADU? And to allow them over garages if affordable?

Make sure houses are built efficiently for utilities, so households can afford them

need to make ADUs as affordable and simple to build as possible, including having the city provide pre-approved plans.

Transitional housing for the unhoused - tiny homes projects (Echo Park and N. Hollywood)

There is a need to address the needs of the availability or lack thereof of affordable and accessible housing for people with various disabilities as well as developmental disabilities.

Projects must have supportive services

reparations and right to return for families harmed by racist freeway planning.

Onramp to ownership - creative forms of ownership, including multi-unit developments

Fourplex Ordinance - see Portland model

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We need affordable housing for Vets. Many veterans who attend Pasadena City College are homeless or housing insecure.

In the wake of the pandemic there are a lot of vacant commercial spaces. Adaptive reuse and mixed-use

Where should new housing be located in Pasadena?



Additional Questions and Comments

What is the difference between green space and open space?

what sort of funding is there to support co-op houses?

Why doesn't Pasadena have a mandated Environmental Justice element of the General Plan?

Given the catastrophic loss of affordable housing in Pasadena, can we meet the RHNA goals by ONLY allowing affordable housing projects?

In-lieu fees are also used for low-income homeownership projects

Parking maximums

Average rent assumes current market value, average mortgage does not. What is the average mortgage for recent home sales?

Percentage of renters?

All areas should be walkable and bikeable

Can we more clearly define these categories?

College and universities can also drive displacement

Is there affordable housing available for the mentally unstable population?

Is there affordable housing available for the mentally unstable population?

How many stories is "low rise" vs. "medium rise"?

abolish the in-lieu fee

developers have run amok using in-lieu fees to push lower income residents into lower income neighborhoods.

When will there be additional workshop for public input before the draft is due to June?

specify affordable for whom

I love the idea of all neighborhood of choice.

What about energy efficiency and energy generation?

Specific Plan Updates

What does the City do with Inclusionary Housing in-lieu fees paid by developers?

Green space and housing are not contradictory



I support the efforts to promote as much affordable housing as possible, by rezoning church land and making sure that the development of the 710 stub is used to repair damage to low-income communities who were harmed by the construction of the freeway.

ADUs are nice, but they are a drop in the bucket in terms of addressing this problem. They are more complicated to construct, more expensive per unit, and they don't address the landlord problem. We need to focus our efforts on multifamily construction.

School districts define homelessness by a definition set forth in the federal McKinney-Vento Act, as someone who lacks a "fixed, regular, and adequate nighttime residence," including those who are "doubled up" – that is, staying in a friend's or family member's home because they lost their own housing. By that definition, between 500-700 students are homeless in PUSD and 300 families (see <https://doorofhope.us/2019/05/23/how-many-homeless-families-in-pasadena/>).

Part of the reason that housing is so expensive here is that the city's development fees are huge. Entitlement and Permit fees are approximately \$75,000 PER DWELLING UNIT - More if you elect to pay the in-lieu fees!

Given the limited availability of vacant land and the need for housing of different size and types. The city of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings. Further they should also stop restricting second story ADUs built over garages. Why half-way address the housing crisis and create a parking crisis?

the law in Pasadena does not allow over garages, this needs to be changed. they should be allowed over garages especially if they are for section 8.

Given the limited availability of vacant land and the need for housing of different size and types. The city of Pasadena should stop restricting the combination of attached and detached accessory dwelling units when built on parcels containing multifamily buildings. Further they should also stop restricting second story ADUs built over garages.

I'd like to see low-income homeowners receive a subsidy for ADUs if they rent to Section 8. This would help keep low-income homeowners in our city, and provide much needed affordable housing at a very low cost.

Question 1: major housing issues are supply of affordable housing. At the same time Districts 3 and 5 are the most densely populated. Affordable housing should be spread across the city, I do not agree with allowing ADU's on multifamily dwellings.

Over 23,000 people are on Pasadena's Section 8 waiting list. They qualify for affordable housing, but there are not enough landlords renting to Section 8 tenants. They could end up losing their vouchers if they are not able to find a landlord. Let's have more triplexes and duplexes if they are for Section 8.

While we need affordable housing dispersed throughout out city, which is a good reason to allow churches to have affordable housing built on their underutilized property, but we also need affordable housing in the lower income areas of the city where those in need live in overcrowded areas. Too often over crowded areas are equated with overly dense, but the actual density is the solution to overcrowding.

People in the community are a great resource - there should be more than two workshops (at least two more if not 3 or 4)

24% drop in African Americans is scary. I hope less this census. <https://www.latimes.com/socal/glendale-news-press/tn-pas-0807-census-story.html>

I think you said the law allowing affordable housing to be built on church (religious) land was passed last year. It was not passed. SB 899 died in committee in the assembly, but we need state and local legislation that will allow that. That could provide more than 1,000 units of affordable housing here in Pasadena.

What those in-lieu fees actually accomplish is concentration of high-end developments in the most desirable areas in the City with the most shopping and services. They should be jettisoned.

We can adopt HOMEWISE recommendations to make ownership affordable/possible to compensate for the racially discriminatory history of housing development in Pasadena

SB 1000 allows for the environmental justice pieces to be included in other elements but it's also super important that we see those pieces.

or, it should be a public subsidy. I mean if, as Laura said, "housing is a human need", then the city should subsidize it.

the problem with the Inclusionary Housing Ordinance is that the cost of subsidizing the affordable units is passed along to the people paying rent or mortgage on the market rate units in the same building. So we could increase it to 30% or 50% but that would just push the cost up for everyone else. It's a private subsidy, not a public subsidy. Not that Inclusionary Housing Ordinance is bad, but it has that consequence and changing it would increase the consequence.

SRO should be allowed in all RM districts. Clearly this does not work with the unit density rules. Perhaps a set of graduated FAR rules could provide the necessary limits.

The RHNA #s only take into account those households likely to move into the City, but they do not take into account those households already living in Pasadena who are in need of affordable housing. We should combine the two numbers when planning for the number of affordable housing units that are needed.

Appendix D-

Pasadena Housing Element Workshop Mural (Spanish)

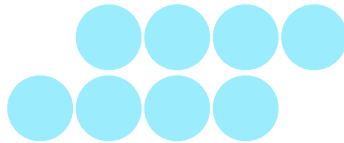
Elemento de vivienda: Taller #2
 Jueves, 22 de abril, 2021
 6:00 - 8:00 PM



PASADENA

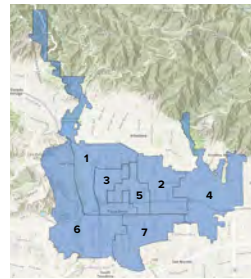
La Orden del Día
 - Presentaciones
 - Sobre el elemento de vivienda
 - Necesidades de vivienda de Pasadena
 - Discusión

Temas

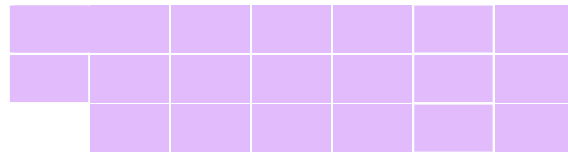


¿Cuáles son los principales problemas y desafíos de la vivienda en Pasadena actualmente y en el futuro?

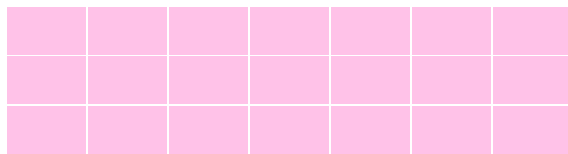
Se necesitan más viviendas con más recamaras para familias con niños o con abuelos.	Precupo de pagar la renta.	Muchas personas en menos cuartos.	dificultad de tener hogar accesible.	hicieran viviendas accesibles para personas de bajo ingreso en los lugares de estacionamiento.	viviendas asequibles.	6 personas en 2 recamaras.
mi familia no puede vivir en Pasadena porque no hay vivienda asequible para personas que quieren comprar hogares por la primera vez.	Tiene que trabajar 2 trabajos para pagar la renta.	Precupar sobre como pagar la renta.	Control de Renta.	La renta se sube cuando quiere (TR).		



¿En qué lugar deberíamos de ubicar las nuevas viviendas en Pasadena?



¿Qué tipo de viviendas se necesitan en la comunidad?



Preguntas y Comentarios Adicionales

Implementación del control de renta, para prevenir la aumentación del costo de renta.																			

¿Cuáles son los principales problemas y desafíos de la vivienda en Pasadena actualmente y en el futuro?

Se necesitan mas viviendas con mas recamaras para familias con niños o con abuelos	Precupo de pagar la renta	Muchas personas en menos cuartos	dificultad de tener hogar accesible.
mi familia no puede vivir en Pasadena, porque no hay vivienda asequible para personas que quieren comprar hogares por la primera ves.	Tiene que trabajar 2 trabajos para pagar la renta	Precupar sober como pagar la renta	Control de Renta
hicieran viviendas accesibles para personas de bajo ingreso. en los espacios de estacionamiento.	La renta se sube cuando quiere (11%)	viviendas asequibles	6 personas en 2 recamaras

Preguntas y Comentarios Adicionales

Implementacion del control de renta, para

Appendix E- Pasadena Housing Element Community Workshop Flyers (English & Spanish)



Housing Element Update

Housing in Pasadena



The City of Pasadena is excited to launch the update of the 2021-2029 Housing Element. Please join us for a virtual community workshop to learn about the contents of the Housing Element, new state requirements, and to share your ideas about housing challenges and ways to address a variety of housing needs. For this first series, the City is holding two workshops, one in English and one in Spanish. This is the first of several community engagement opportunities that will be held on the Housing Element Update. We hope you can join us!

VIRTUAL COMMUNITY WORKSHOP

When: Thursday, April 1 (ENGLISH), 6:00pm-8:00pm

Access Via Zoom: <https://zoom.us/j/93346923423>

Meeting ID: 933 4692 3423

When: Thursday, April 8 (SPANISH), 6:00pm-8:00pm

Access Via Zoom: <https://zoom.us/j/96754116456>

Meeting ID: 967 5411 6456

You can also access the webinar via phone:

- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)

For more information:

 housingelement@cityofpasadena.net

 cityofpasadena.net/planning



La Ciudad de Pasadena se complace en anunciar el inicio de la actualización del Componente de Vivienda 2021-2029.

Participe con nosotros en un taller comunitario virtual para conocer el contenido del Componente de Vivienda, los nuevos requerimientos estatales y compartir sus ideas sobre los desafíos con respecto a la vivienda y las formas de abordar una variedad de necesidades de vivienda. Para esta primera serie, la Ciudad está llevando a cabo dos talleres, uno en inglés y otro en español. Esta es la primera de varias oportunidades de participación comunitaria que se llevarán a cabo en el proceso de la Actualización del Componente de Vivienda. ¡Esperamos que pueda acompañarnos!

TALLER COMUNITARIO VIRTUAL

¿Cuándo?: jueves 1 de abril (INGLÉS), de 6:00 p.m. a 8:00 p.m.

Acceso a través de Zoom: <https://zoom.us/j/93346923423>

ID de la reunión: 933 4692 3423

¿Cuándo?: jueves 8 de abril (ESPAÑOL), de 6:00 p.m. a 8:00 p.m.


Acceso a través de Zoom: <https://zoom.us/j/96754116456>

ID de la reunión: 967 5411 6456

También puede acceder al seminario web por teléfono:

- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
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- +1 646 876 9923 US (New York)

Para obtener más información:

 housingelement@cityofpasadena.net

 cityofpasadena.net/planning

Community Workshop #2

Pasadena Housing Element Update

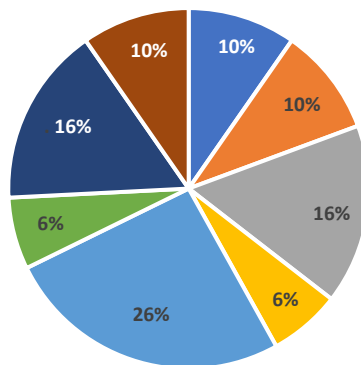
June 2, 2021



Introduction

On June 2, 2021, the City of Pasadena Planning and Community Development Department conducted two simultaneous workshop sessions to engage the community in a discussion of local housing needs, focusing particularly on housing programs. The sessions were conducted in English and Spanish. Approximately 55 people participated in the English session and four in the Spanish session; a poll that was administered during the presentation collected information on their district of residence (shown in the chart). Both sessions involved a brief presentation from the City’s planning consultant, MIG, Inc., followed by facilitated discussions in breakout groups for the English session. Due to constraints on public gatherings imposed by COVID-19, both sessions occurred as on-line workshops.

Where do you live? (by District)

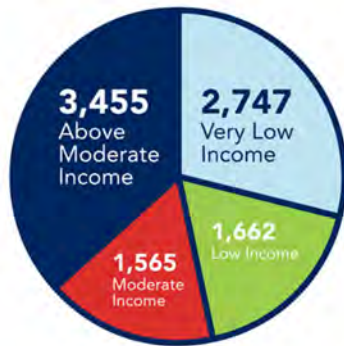


- District 1 (Tyron Hampton)
- District 2 (Felicia Williams)
- District 3 (John J. Kennedy)
- District 4 (Gene Masuda)
- District 5 (Jess Rivas)
- District 6 (Steve Madison)
- District 7 (Andy Wilson)
- I do not live in Pasadena

As required for every California city and county, the City of Pasadena updates its General Plan Housing Element on an eight-year cycle, with the update now underway covering the 2021-2029 planning period. The City’s Regional Housing Needs Assessment (RHNA) allocation for this period is 9,429 housing units,

meaning that City land use policies, programs, and regulations must demonstrate capacity for this number of units, divided among four household income categories as follows:¹

Planning for 9,429 New Homes Over the Next 8 Years



Income Categories

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

The breakout group format allowed participants to have detailed discussion about the following topics:

- Improving City processes;
- Easing development regulations;
- Creative housing solutions;
- Addressing special housing needs;
- Improving the existing housing stock; and
- Advancing housing equity and access.

Each breakout group consisted of a facilitator, City staff, and a note taker. The Spanish workshop did not have breakout sessions, but residents were asked to discuss and provide their thoughts on the topics presented.

The note takers recorded participants' ideas and responses in a format that allowed for easy consolidation of the discussion from each group. The following summarizes some of the responses, organized by the discussion topics stated above, as well as an "other comments" category and direct questions presented. A full list of participant responses is included in the appendix.

Improving City Processes

- *"Educating the public, in general, about the planning and city processes."*
 - Participants expressed a need for proper educational/informational resources when it comes to the design, permitting, building, and inspection processes. They expressed frustration with several procedures and regulations, stating that certain aspects can be very complicated and can delay the development process.
- *"The City's website is not very user friendly."*

¹ AMI (Average Median Income for Los Angeles County, 2020). 1-person household = \$54,100; 2-person household = \$61,850; 3-person household = \$69,550; 4-person household = \$77,300.

- A discussion regarding the City's website also accompanied the need for educational/informational resources. Residents expressed that their experiences navigating the website were too difficult. Some suggested that the City provide a step-by-step process diagram for building an Accessory Dwelling Unit (ADU). Others expressed the need for a "flow chart" that illustrates the building processes and includes a timeline and description of potential "detours" one might run into during the process.
- *"Planning staff are very helpful, but it is difficult to access them."*
 - Participants identified a lack of staff as a potential barrier in being able to get projects done in an efficient manner, stating that the City does not have sufficient staff in the departments, and that often they just are not available to help.
- *"Coordination/collaboration between city and affordable housing developers...."*
 - Some recognized the need for resources on potential partnerships as a means to support the development of affordable housing. They explained how this collaboration can help streamline the approval processes and help identify incentives for the development of affordable housing throughout the City.

Easing Development Regulations

- *"Eliminate traditional zoning code...."*
 - When it comes to housing in Pasadena, a few participants expressed the need for the City to steer away from single-family housing. One person explained how this type of housing separates communities by income, which in turns separates communities by race. Others explained that the City needs to adjust the Zoning Code not only to focus on single-family housing but on religious organizations and their ability to develop housing on their underutilized lots, as plenty of capacity exists to build affordable housing on these properties.
 - Others expressed a need for emergency/bridge housing to support temporarily unhoused individuals in emergencies.
- *Restrictions related to Accessory Dwelling Units*
 - The City needs to reconsider development standards in specific zones to support ADU development over existing accessory structures. Limitations on height and number of stories creates barriers for residents who want to develop ADUs over garages.
- *"Re-evaluate the no overnight parking restrictions."*
 - Residents expressed a need to re-consider the restrictions on overnight parking. Removing this restriction may support homes where there is a need for parking, such as homes with existing ADUs or future ADUs where the allocated parking per home does not support tenants.

Creative Housing Solutions

- *"Housing has to be sensitive to the needs of the area that it is built in...."*
 - Participants expressed the need for new housing in a neighborhood to be sensitive to the needs of existing residents. This would mean building housing that accommodates residents with sufficient parking spaces so as not to exacerbate the existing demand for parking spaces by current residents.

- *“Allow affordable housing to be developed on land owned by religious institutions...”*
 - A proposition by several participants included the development of housing on land owned by religious institutions. They expressed that many of the churches throughout Pasadena have the capacity to do so.
- *“There is potential capacity for housing on . . . parking lots....”*
 - People also proposed utilizing parking structures for housing. This solution would utilize already developed land for new dwellings units.
- *“Adaptive/re-use of vacant hospital site . . . to support senior housing.”*
 - Another proposal for re-use of space and land involves redeveloping vacant hospital sites to accommodate senior housing, referencing the success of a Boyle Heights project with a similar concept.
- *“Que tengan la oportunidad de hacer viviendas en el área de arriba del espacio comercial o de venta.” (“People should have the opportunity to live above retail/commercial”).*
 - Residents suggested that the City incorporate more mixed-use zoning that allows residents to live above commercial/retail properties.

Addressing Special Housing Needs

- *“Need permanent supportive housing....”*
 - Several people expressed a need to create permanent supportive housing for at-risk youth, as well as families, noting that supportive housing tends to be focused on individuals rather than entire families in need of emergency shelter.
- *Student Housing Needs*
 - A resident spoke out about the needs for students attending Pasadena City College, stating that there is inadequate housing for students. They cited potential funding opportunities and partnerships with companies like Amazon and Apple to help address housing issues for college students.

Improving the Existing Housing Stock

- *“. . . [D]evelop programs/incentives that assist residents in purchasing their own homes across all income levels....”*
 - Participants suggested developing a resource that provides financial assistance to residents looking to purchase homes.

Advancing Housing Equity and Access

- *“Public needs education to understand what development does.”*
 - Participants expressed the need for proper education of the public when it comes to development; this way there is a stronger understanding of their rights as homeowners and tenants.
- *“There needs to be income diversity as we are building housing.”*
 - Some stressed the importance of avoiding income silos and zoning that create separation between incomes throughout the city. They also mentioned the need to adequately distribute affordable housing and new development equally throughout the

City, stating that some areas are getting denser while others are seeing a small share of new housing development.

- *“¿Por qué la Ciudad de Pasadena no tiene control sobre los precios de los alquileres?” (“Why doesn't the City of Pasadena have control of rent prices?”)*
 - Residents advocated for the City to implement rent control to help protect tenants, referencing a local group, “Pasadena Tenants Union,” as a resource. Residents believe they need to be informed of the benefits of rent control and how it supports their ability to continue living in the City of Pasadena.

Additional Comments:

- *“Transit stations are inconvenient and feel unsafe. Focus on making the city more walkable.”*
 - Some stated that prioritization of pedestrians is insufficient, explaining that the City has focused primarily on long-range transportation and not enough on local transit. Others explained that the City should also focus on improving walkability and connectivity between different areas of the city.

Appendix

PASADENA HOUSING ELEMENT WORKSHOP - BREAKOUT SESSIONS

Improving City Processes

Group 1:

- Educate the public in general about planning and city processes.
- People do not even know what to do to pull a permit or build an ADU. It is very complicated.
- More education: Step by step online info about, for instance, building an addition.
- Renters need to understand development process.
- Planning staff are very helpful, but it is difficult to access them. The commenter noted that in going through the process of restoring her house, and it was so complicated, and it is hard to know ahead of time what is required.
- The city's website is not very user friendly.
- The commenter once was chair of the Design Commission, and it was a great way to learn how long the development process takes. However:
 - The public has no access to understanding what it takes to build something from the ground up.
 - The City's website is too difficult to navigate, and the staff are not available to help. He had to hire an expeditor. The City lacks compassion in understanding the user's perspective.
 - A flow chart would help in understanding the development process, including the timeframe. And including what the potential "detours" might be/what can go wrong (and how long it can take as a result).
- It seems like there is not sufficient staff in the departments to help with the development process and alleviate logjams.
- Current development standards can really slow down the development process.
- ADU standards, parking standards need addressing.
- Need transparency - it would be nice to know where properties are zoned for housing.
- Need a resource for people who own properties and developers to create partnerships and know what lots are available—and to help incentivize and reward the people whom the City serves. The landowners or developers who want to do good, and do not know how, can be matched to organizations, funding, or parcels—anything that helps support affordable development.

Group 2:

- District 4 has not done much for affordable housing; respondent is in favor of splitting lots.
- Use congregational land for affordable housing. Fast-track process for churches to build affordable housing.
- Affordable housing projects should not have to wait in line with other projects; streamline.
- Reduce ADU fees.
- Simplifying review process will backfire and will continue building patterns that are not compatible.

- ADU design and review process: approved designs to streamline process.

Group 3:

- Concerns that reducing fees or regulations might lead to lower-quality affordable housing.
- Promote home ownership as much as possible to encourage wealth building.
- Preservation of single-family neighborhoods.
- Support workforce housing programs.
- Make it easier to acquire permits and speed up the inspection process.
- Address any discrepancies in city documents/regulations, such as for ADUs and ensure city contacts are easy to access to ensure these issues are addressed; make sure the processes are easy to understand as well.
- Coordination/collaboration between city and affordable housing developers on how best to streamline the approval process for affordable housing.
- More incentives for affordable housing developers such as for offering housing to Section 8 voucher holders, or reduction in fees, etc.

Easing Development Regulations

Group 1:

- Church overlay zone would help offer more capacity for affordable housing. There is a lot of capacity there.

Group 2:

- Form-based coding which is more in keeping in Pasadena's history (architectural character); traditional zoning is the modern equivalent of racial covenants.
- No purpose to single-family housing; it segregates the community by income (and therefore race).
- Single-family housing is not "sacred"- ADUs, bungalow courts, duplexes have not caused collapse.
- Eliminate traditional zoning code; abolish single-family zoning.
- Need emergency/bridge housing in our city. SB 2 requires the Housing Element to include allowing for emergency shelters to meet the city's need. We are not even close to meeting the need for bridge housing in our city.
- Outlaw parking for new construction; robust parking program already in place.
- City planning has only focused on long trips for transit, not local trips (school, shopping). Transit stations are inconvenient and feel unsafe. Focus on making city more walkable.
- Pedestrians overlooked in planning process. Spend money and planning efforts on pedestrian networks.
- Do not agree with ADU over a garage. This is a program that benefits homeowners (which tend to be rich, older); it continues to be a cost burden on renters based on rental rates (\$2,000). Would agree to incentivizing ADUs if restricted to affordable housing.
- Need to consider existing conditions of different areas of City when transit planning; some areas well connected, and others like Hasting Ranch need it.

- Consider district-specific needs: Pasadena's 7. But every district must participate in providing equitable and affordable housing.

Group 3:

- Re-evaluate the no overnight parking restrictions, particularly in North Pasadena; complicates things for those with visitors in multi-family developments.
- In favor of ADUs above garages; however, the city has restrictions on heights. Reconsider development standards in these zones to support taller ADUs.
- Change code on minimum square footage per unit/house.
- More transparency on regulations and how they are developed; more outreach when regulations are drafted or updated.
- More discussion/outreach/conversations on how housing is developed with local residents.
- Diversification of unit types, as there is concern that most recent development has focused on 1- and 2-bedroom developments; consider ways to incentivize a variety of unit types.

Creative Housing Solutions

Group 1:

- There are grants available from \$1M to \$30M for housing from Amazon and Apple. These can be used to build student housing on the parking lots around PCC, for example.
- There is potential capacity for housing on the parking lots around PCC.
- Housing has to be sensitive to the needs of the area that it is built in, including parking needs.
- Street parking is not as regulated on the north side of the freeway. It is highly regulated on the south side and works better for the residents.
- We need to make sure that the people who are parked on streets are residents. There is also a safety concern with too much traffic in the alley.
- People value their neighborhoods, and we need parking that meets their needs.

Group 2:

- Build housing over I-210; close South Raymond Avenue and build housing there.
- Compact or consolidate office structures.
- See Cordova and S Los Robles parking structure. Wrap it to create housing.

Group 3:

- Concerns about an increase in homelessness among seniors; adaptive/re-use of vacant hospital site (St. Luke's) to support senior housing; Boyle Heights has a good example of such a project.
- United Dwelling is a program that will manage/assist homeowners in developing housing in their back yards.
- Providing more multi-generational housing to ensure young professionals have access to housing.
- Support for community land trusts as a way to provide affordable homeownership to low-income individuals.

- Allow affordable housing to be developed on land owned by religious institutions; ease restrictions for these sites.
- Many churches in Pasadena are ready to begin development.
- More education/outreach/and community buy-in to gain support from local residents on denser housing developments.
- Reconsider calling them adult dorms and instead use co-housing.

Addressing Special Housing Needs

Group 1:

Students:

- 2018 Study by Temple University: "Still Hungry and Homeless in College." There are statistics about student hunger and lack of adequate housing. It is a national crisis.
- If the statistics were transposed to PCC, there are a lot of students in need. PCC has around 26,000 students.
- PCC does not have funding for housing right now but there are grant opportunities available. For example, from Amazon and Apple. There needs to be a better match between the capacity for student housing and ways of getting it funded and built.

People with Disabilities:

- Are the new developments going to meet ADA requirements?

Group 2:

- Can reduce opposition to affordable housing by using form-based codes.
- Specialty group should include 18 to 25-year-olds. Need permanent supportive housing for at-risk TAY youth; service component is important to have them succeed; see ACOF-A Community of Friends.
- Need permanent supportive housing for families, who are underserved. Supportive housing tends to focus on single individuals.
- Need to develop system to monitor/enforce affordable ADUs.

Group 3:

- Palette homes as a short-term solution to provide transitional housing.

Improving the Existing Housing Stock

Group 1:

- Match grantors with people who own land or are looking to rehabilitate housing. Easier coordination.

Group 2:

No comments.

Group 3:

- Explore/develop programs/incentives that assist residents in purchasing their own homes across all income levels; homeownership supports financial stability.

Advancing Housing Equity and Access

Group 1:

- Developers come in and take over: Renters need to understand what developers do and what the processes are.
- Public needs education to understand what development does.
- The city is supposed to be looking out for everyone, not just developers.
- Knowledge is power when it comes to understanding "how development gets in."
- How is a developer doing anything for those who are barely able to stay in their rental? The City is responsible for addressing this.
- How do developers serve the collective?
- Tenants need to understand their rights to their units and their recourses if they are being pushed out.
- The speaker was in one of the first of the 16 families who got a PTO (?). Jim Wong of the planning department helped the tenants understand what to do. He is a great staff person. The process was brutal, but the council helped, and Jim Wong helped.
- We need a lot more housing because the people with jobs cannot stay in the city. They risk becoming homeless because of affordability.
- There needs to be income diversity as we are building housing. We need to keep the character of the city diverse in terms of income and avoid income silos and segregation.

Group 2:

- Strategies of up-zoning are not equitable; some areas are getting denser while others are getting a small share of new housing.
- Who benefits from ADUs? When designing housing, it has to be high quality. ADUs are not high quality and need to consider livable. Other types of housing for affordable housing (apartments, duplexes) consider these needs better.
- Affordable housing should be available everywhere, across all 7 districts.
- Need for bridge funding.
- Need to make sure SB2 which codifies providing emergency shelter is followed.

Group 3:

- Ensure that housing is equitably distributed among all neighborhoods and that neighborhoods do not continue legacy of exclusivity.
- Ensure there is a broader portfolio of housing, such as moderate-income housing, to ensure housing is available across all income levels, not just for very low/low-income individuals.
- Ensure housing is accessible to those who work in Pasadena.

- Address potential displacement risks by subsidizing the development of junior ADUs on lower-income properties; this can provide revenue for lower-income property owners and reduces risk of displacement of homeowners.
- Ensure the quality of the architectural design of new housing stocks is maintained and not compromised due to less restrictions in development standards.
- Ensure affordability is incorporated across all potential solutions.
- Develop incentives to ensure those that grew up in Pasadena can stay in the city.

Spanish

Improving City Processes

- Donde tienen los negocios, que puedan vivir los dueños también (unidades asequibles). La idea de usos mixtos, áreas in Washington/ Norte de Fair Oaks/ Lincoln donde hay muchos negocios. Que tengan la oportunidad de hacer viviendas en el área de arriba del espacio comercial o de venta.
 - **Translation:** *Where there is business, business owners should be able to live there as well (affordable housing units). Having more mixed-use development in areas where there are lots of commercial/retail businesses (along Washington, North of Fair Oaks, along Lincoln). Business owners should have the opportunity to live above their retail/commercial spaces (businesses).*

Easing Development Regulations

No comments.

Creative Housing Solutions

- Construir viviendas sobre estructuras de estacionamiento que no se utilizan al máximo de su capacidad. Especialmente para estudiantes de universidades locales, como PCC. Donde el 19% de los estudiantes no están alojados.
 - **Translation:** *Building housing over parking structures that are not being utilized to their maximum ability. Especially for students in local colleges, such as PCC, where 19% of students are unhoused.*
- Usar las propiedades de la iglesia para crear más viviendas. Es muy importante que esto esté permitido. La ordenanza de zonificación no permite estos desarrollos, y esto debe ajustarse. Este debería ser un programa en el Elemento de Vivienda. Esto es urgente e importante. También tendrá que ser alojamiento para el estacionamiento en estos espacios.
 - **Translation:** *Using church properties to create more housing. It is very important that this be permitted. The zoning ordinance does not permit these developments, and this needs to be adjusted. This should be a program in the Housing Element. This is urgent and important. There will also need to be accommodation for parking in these spaces.*

Addressing Special Housing Needs

No comments.

Improving the Existing Housing Stock

No comments.

Advancing Housing Equity and Access

- El control de alquileres es importante. Pero también no permitir el desalojo de las personas que están siendo desalojados debido a que el propietario quiere convertir unidades en condominios. Inquilinos actuales deben tener la capacidad de hacer estas compras en su lugar. Inquilinos actuales deben tener la capacidad de decir no a la conversión de unidades en condominios. Y que tienen asistencia financiera a ser capaz de pagar estos.
 - **Translation:** *Rent control is important. But also not permitting the eviction of people who are being evicted because the owner wants to convert units into condos. Current renters should have the ability to make these purchases instead. Current renters should have the ability to say no to the conversion of units into condos. And that they have financial assistance to be able to afford these.*
- ¿Por qué la Ciudad de Pasadena no tiene control sobre los precios de los alquileres? Sindicato de inquilinos de Pasadena trabajando para controlar los alquileres. Hay mucha desinformación y poca comprensión de los beneficios.
 - **Translation:** *Why doesn't the City of Pasadena have control of rent prices? Pasadena Tenants Union working towards rent control. There is a lot of disinformation and poor understanding of the benefits.*
- Registro de alquiler. El 58% de la ciudad son inquilinos, necesitamos saber cuánto está pagando la gente el alquiler.
 - **Translation:** *Rent registry. 58% of the City are renters; we need to know how much people are paying rent.*
- El legado del racismo en la vivienda está afectando las situaciones actuales con respecto a la capacidad de acceder a viviendas y recursos asequibles hoy en Pasadena. Reconocimiento del forro rojo.
 - **Translation:** *The legacy of racism in housing is affecting current day situations regarding the ability to access affordable housing and resources today in Pasadena. Acknowledgement of redlining.*
- Los miembros de la comunidad están trabajando durante reuniones importantes como estas, es importante que la Ciudad haga más alcance y salga a la comunidad para participar con ellos. Es necesario que haya más acomodación para que se escuchen más voces.
 - **Translation:** *Community members are working during important meetings such as these; it is important that the City do more outreach and go out to the community to engage with them. There needs to be more accommodation so that more voices are heard.*
- Las iglesias son buenos lugares para que las personas se reúnen y se encuentran en las proximidades de los residentes.
 - **Translation:** *Churches are good locations for people to convene and are in close proximity to residents.*
- La creación de incentivos para las personas a participar en importantes procesos de toma de decisión.

- **Translation:** *Creating incentives for people to participate in important decision-making processes.*
- Usar las escuelas y las reuniones de padres y maestros para transmitir mensajes a los residentes. Los correos electrónicos escolares son muy beneficiosos.
 - **Translation:** *Using schools and parent teacher meetings to get messages across to residents. School emails are very beneficial.*
- Crear “block parties” para transmitir mensajes a los residentes (cuando esté permitido).
 - **Translation:** *Creating block parties to get messages across to residents (when allowed).*



PASADENA

Housing Element Community Workshop

June 2, 2021

Tonight's Agenda

- I. Welcome and Introductions
- II. Agenda Review
- III. Recap: The Housing Element and Current Housing Programs
- IV. Community Voices: Housing Needs and Constraints
- V. Interactive Discussion: Ideas for Expanding Programs
- VI. Next Steps



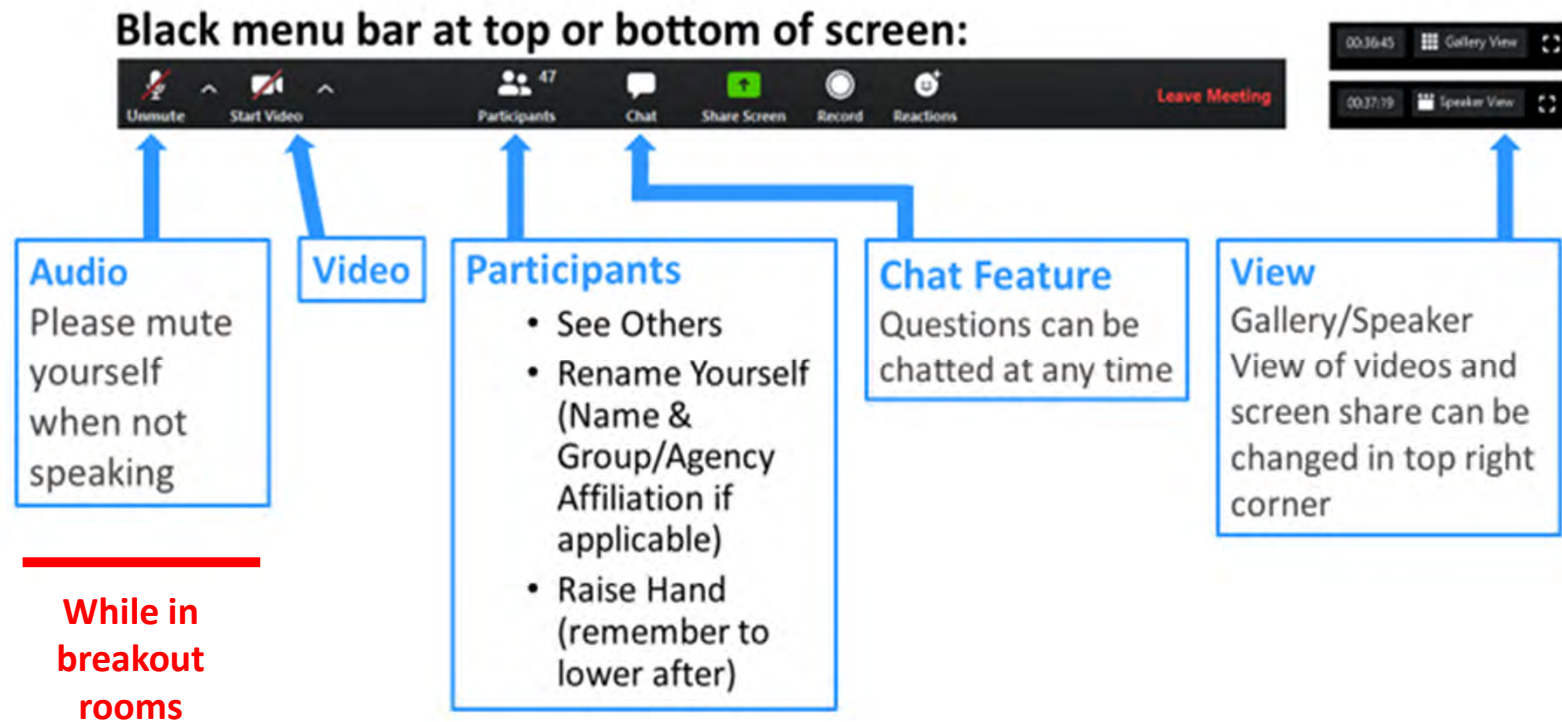
Focus of Tonight's Workshop

Identify approaches and programs that can:

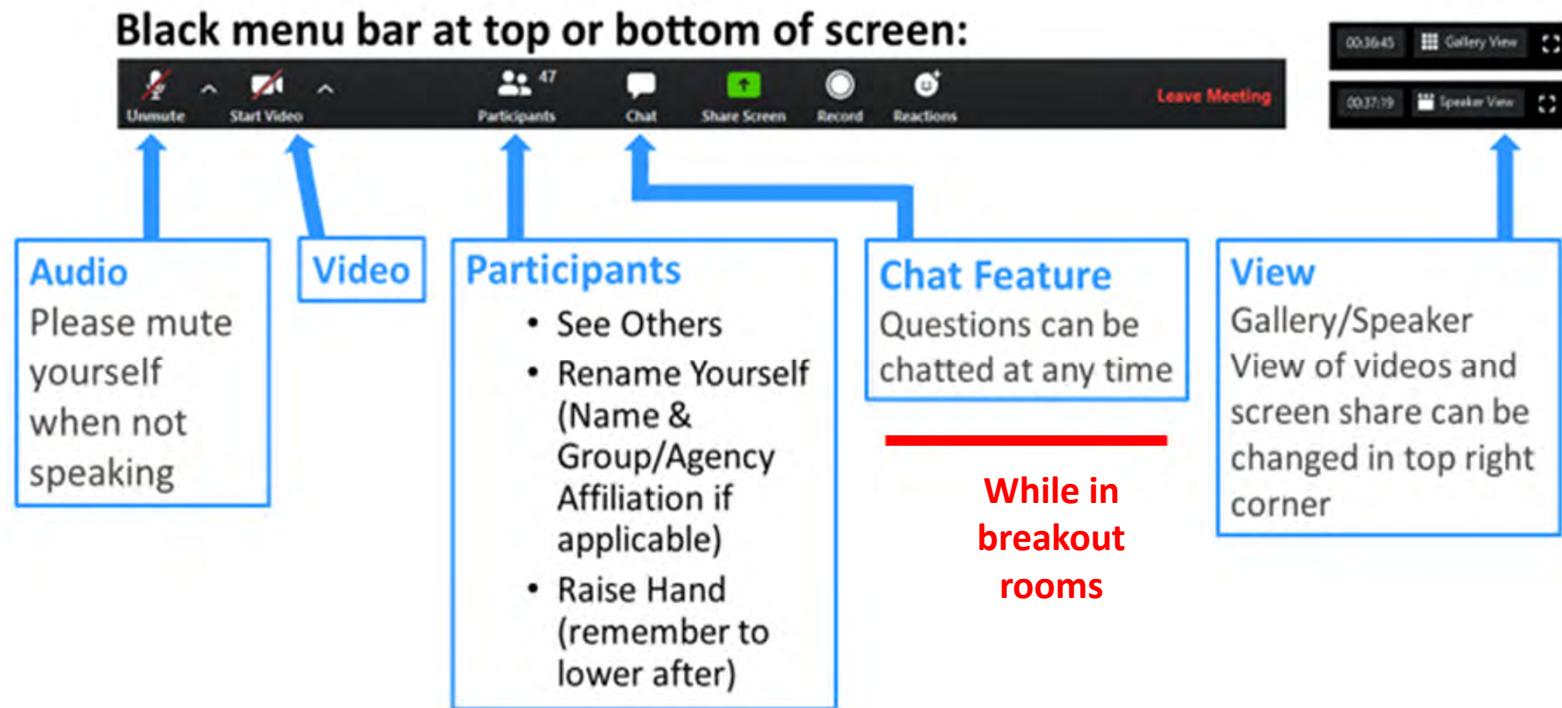
- Make it easier to build new housing in Pasadena
- Provide affordable housing for people of all needs



How to Zoom in Breakout Rooms



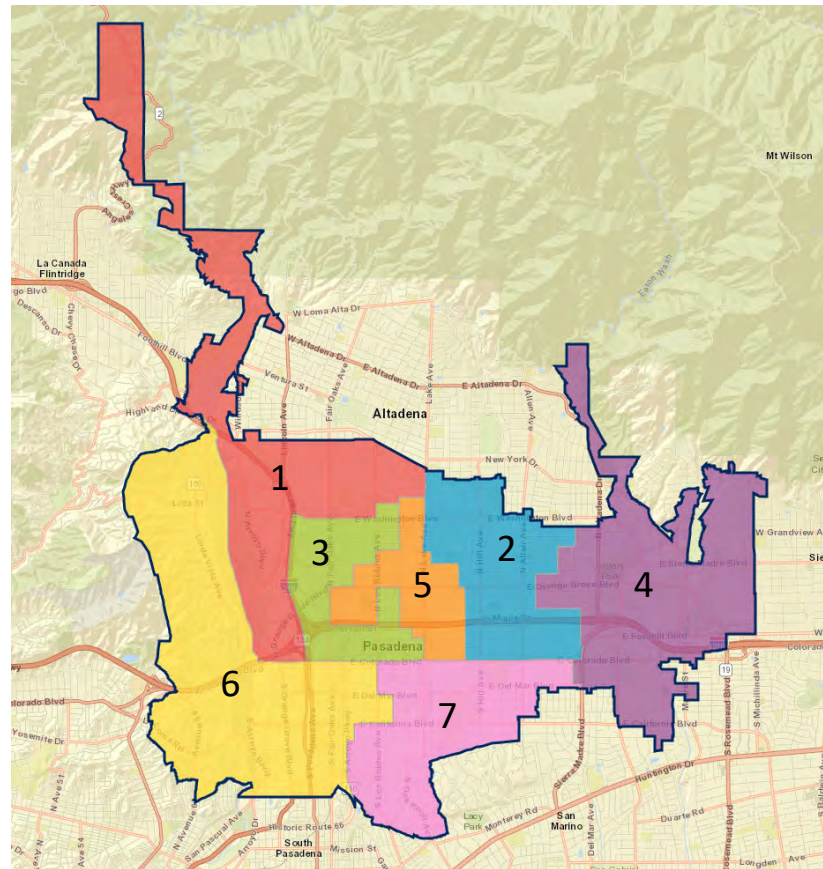
How to Zoom in Breakout Rooms



Getting to Know You

Where do you live?

- District 1 (Tyron Hampton)
- District 2 (Felicia Williams)
- District 3 (John J. Kennedy)
- District 4 (Gene Masuda)
- District 5 (Jess Rivas)
- District 6 (Steve Madison)
- District 7 (Andy Wilson)
- I am not sure
- I do not live in Pasadena



Getting to Know You

Do you:

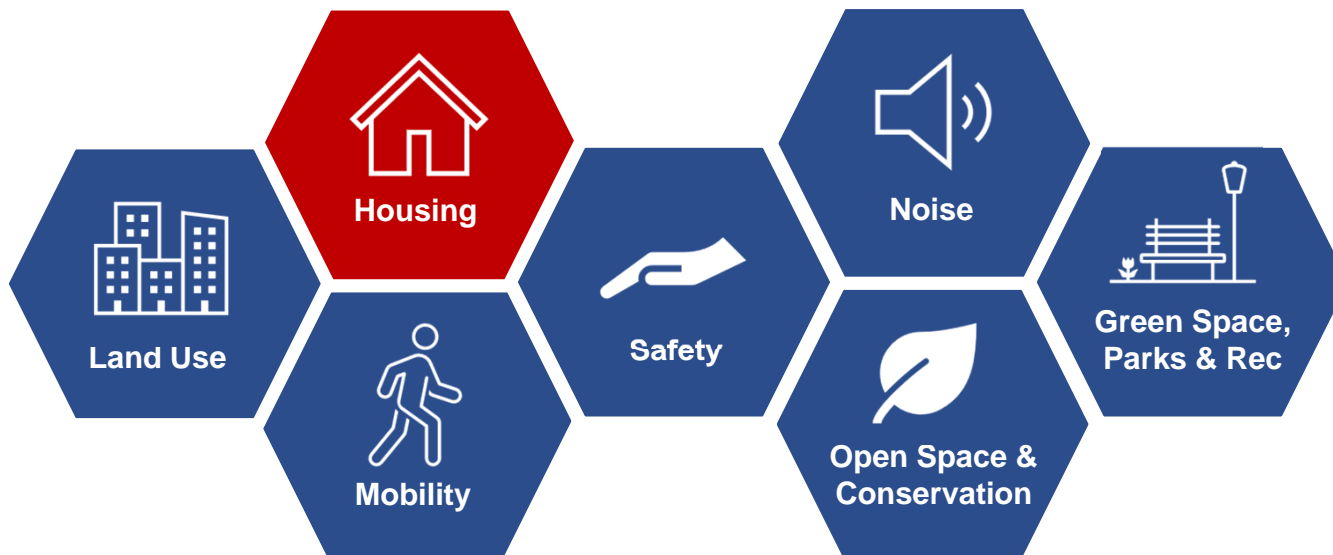
- Rent your current residence?
- Own your current residence?
- Don't pay for housing (living with friends or family)
- None of the above





Housing Element Overview

Part of the General Plan



Housing Element Contents

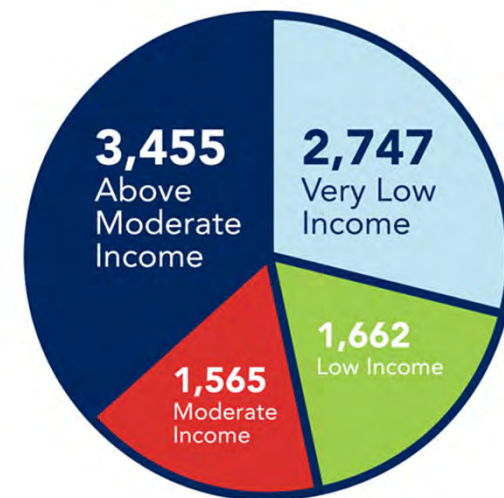


Pasadena's 2021-2029 RHNA Goal

Allocated by income categories

- Very Low – 31 to 50% of AMI
- Low – 51 to 80% of AMI
- Moderate – 81 to 120% of AMI
- Above Moderate – 120%+ of AMI

Planning for 9,429 New Homes Over the Next 8 Years



AMI (Average Median Income for Los Angeles County, 2020)

1-person household = \$54,100

2-person household = \$61,850

3-person household = \$69,550

4-person household = \$77,300



The Community Has Said...

April 15 and 21 Workshops

We need more
affordable
housing



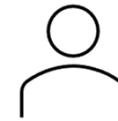
PASADENA

April 15 and 21 Workshops

Find ways to
preserve existing
affordable housing



We need more
affordable
housing



April 15 and 21 Workshops

Housing with 3+ bedrooms for large families



Find ways to preserve existing affordable housing



We need more affordable housing

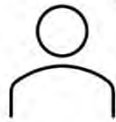


April 15 and 21 Workshops

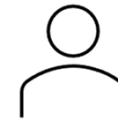
Housing with 3+ bedrooms for large families



What can be done to keep rents from rising so fast and so high?



We need more affordable housing



Find ways to preserve existing affordable housing

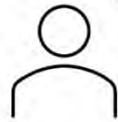


April 15 and 21 Workshops

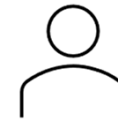
Housing with 3+ bedrooms for large families



What can be done to keep rents from rising so fast and so high?



We need more affordable housing



Find ways to preserve existing affordable housing



More housing for people with special needs: disabled, foster youth, homeless



Housing Task Force

Use zoning, policies,
and funding to
facilitate affordable
housing production



Housing Task Force

New places for housing:
church properties, surplus
school land, aging
commercial centers



Use zoning, policies,
and funding to
facilitate affordable
housing production



Housing Task Force

New places for housing:
church properties, surplus
school land, aging
commercial centers



Allow
neighborhoods
to have a mix of
compatible
housing types
and densities

Use zoning, policies,
and funding to
facilitate affordable
housing production



Housing Task Force

New places for housing:
church properties, surplus
school land, aging
commercial centers



Revise regulations to allow
community-style housing and
other approaches for special
needs groups



Use zoning, policies,
and funding to
facilitate affordable
housing production



Allow
neighborhoods
to have a mix of
compatible
housing types
and densities

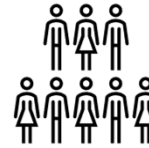


Housing Task Force

New places for housing:
church properties, surplus
school land, aging
commercial centers



Revise regulations to allow
community-style housing and
other approaches for special
needs groups



Use zoning, policies,
and funding to
facilitate affordable
housing production



Allow
neighborhoods
to have a mix of
compatible
housing types
and densities



Help the entire
community
understand what is
needed to house
everyone equally
and equitably





Housing Programs Today – A Sampling

Current Housing Programs and Services (A Sampling)

Lower-Income Housing

- Inclusionary housing ordinance
- Density bonuses
- City funding assistance for lower-income housing construction
- Rental assistance/vouchers
- Senior housing

Middle-Income Housing

- Inclusionary housing ordinance
- Density bonuses
- Westgate and The Hudson Apartments: City purchased 513 units to rent to middle-income households



Current Housing Programs and Services (A Sampling)

Homeless Services

- 10-Year Strategy to End Homelessness
- Supportive housing (example: Marv's Place)
- Vouchers/rental assistance
- Targeted programs for youth
- Job training
- Mental health services

New Housing Construction

- Mixed-use and transit-oriented development
- Adaptive reuse (limited)
- Accessory dwelling units (ADUs)
- Inclusionary housing ordinance
- Density bonuses
- City/developer partnerships (example: Habitat for Humanity)



Current Housing Programs and Services (A Sampling)

Housing Preservation

- Code compliance
- Maintenance Assistance to Homeowners (MASH)
- City assistance with rehabilitation (La Villa Lake senior housing)

Advancing Equity

- Targeted programs in Northwest Pasadena
- Contract with the Housing Rights Center
- Tenant Protection Ordinance





New Ideas for Meeting Housing Needs – Group Discussion

New Ideas – Examples

Improving City Processes

- Streamline review for affordable housing development applications
- Reduce fees for ADUs rented as affordable housing
- Simplify the Design Review process

Easing Development Regulations

- Revisit parking requirements
- Allow ADUs above garages
- Reduce minimum lot sizes in the R-S zones



New Ideas – Examples

Creative Housing Solutions

- Co-housing (“adult dorms”)
- Conversion of office, commercial, and industrial buildings (adaptive reuse)
- More on-campus housing at Caltech and Art Center
- Community land trusts

Addressing Special Housing Needs

- Continued conversion of motels for supportive/transitional housing
- Density bonuses for apartments with 3+ bedrooms



New Ideas – Examples

Improving the Existing Housing Stock

- Increased grant and loan funding for lower-income household home improvements
- Increased funding for acquisition/rehabilitation projects

Advancing Housing Equity and Access

- Increased landlord and tenant education, in multiple languages
- Stronger tenant protections when buildings are sold
- Affordable housing distributed among all neighborhoods in Pasadena



Group Exercise



Discussion Format

- Comments will be documented in real-time
- Cover the six topic areas
- Please **raise your hand or enter comments into the chat**
- 45 minutes of discussion
- Return to main room for final remarks



Discussion Topics

1. Improving City processes
2. Easing development regulations
3. Creative housing solutions
4. Addressing special housing needs
5. Improving the existing housing stock
6. Advancing housing equity and access





Report Back and Next Steps

Highlights from Breakout Discussions

- Amber - Improving City processes
- Veronica - Easing development regulations
- Genevieve - Addressing special housing needs
- Joan - Advancing housing equity and access
- Laura - Creative housing solutions/Improving the existing housing stock



2021-2029 Housing Element Schedule

June 2021

- Online Survey (ENG/SPAN)
- Housing Task Force Meeting #3

July 2021

- PC Study Session – Draft HE
- CC Study Session – Draft HE

Submit
Draft HE
to HCD

September 2021

- Planning Commission Public Hearings

October 2021

- City Council Public Hearings
- Housing Element Adoption



Next Steps

Stay Involved!

- Survey through June 30, 2021
- Visit Housing Element webpage for information and updates:
<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/housing-element-update/#about>
- Share additional comments and ideas:
housingelement@cityofpasadena.net





PASADENA

Housing Element Community Workshop #2

June 2, 2021



PASADENA

Taller comunitario Elemento de vivienda #2

June 2, 2021

Agenda de esta noche

- I. Bienvenida y introducciones
- II. Revisa del agenda
- III. Resumen: Elemento de vivienda y los programas actuales de vivienda
- IV. Voces comunitarias: Necesidades y limitaciones de vivienda
- V. Discusión Interactiva: Ideas para expandir programas
- VI. Próximos pasos



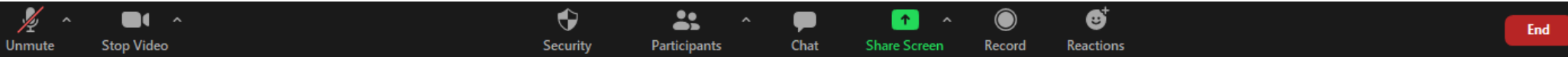
Enfoque del taller de esta noche

Identificar enfoques y programas que puedan:

- Simplificar el proceso de construir viviendas nuevas en Pasadena
- Proporcionar viviendas asequibles para personas de todas necesidades.



Cómo utilizar la aplicación de Zoom




Audio
Por favor oprima cuando no este participando

Vídeo
Puede ser oprimado para oculatar el video

Participantes
Ver a otros

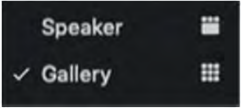
- Cambiar su nombre
Su nombre y Agencia [si es aplicable]

Función de Chat
Preguntas se pueden poner aquí en cualquier momento

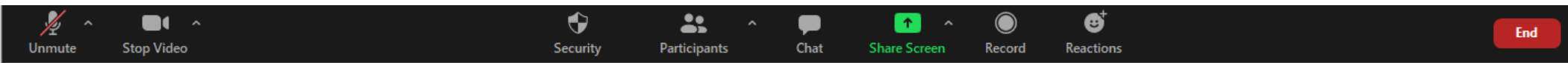
Levantar la mano 

- *Levantar Mano* virtualmente (recuerde hacer *Bajar Mano*, después de su participación)

Formato de Video
El formato de los videos se puede ajustar aquí



Cómo utilizar la aplicación de Zoom



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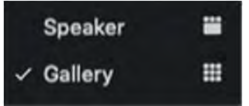
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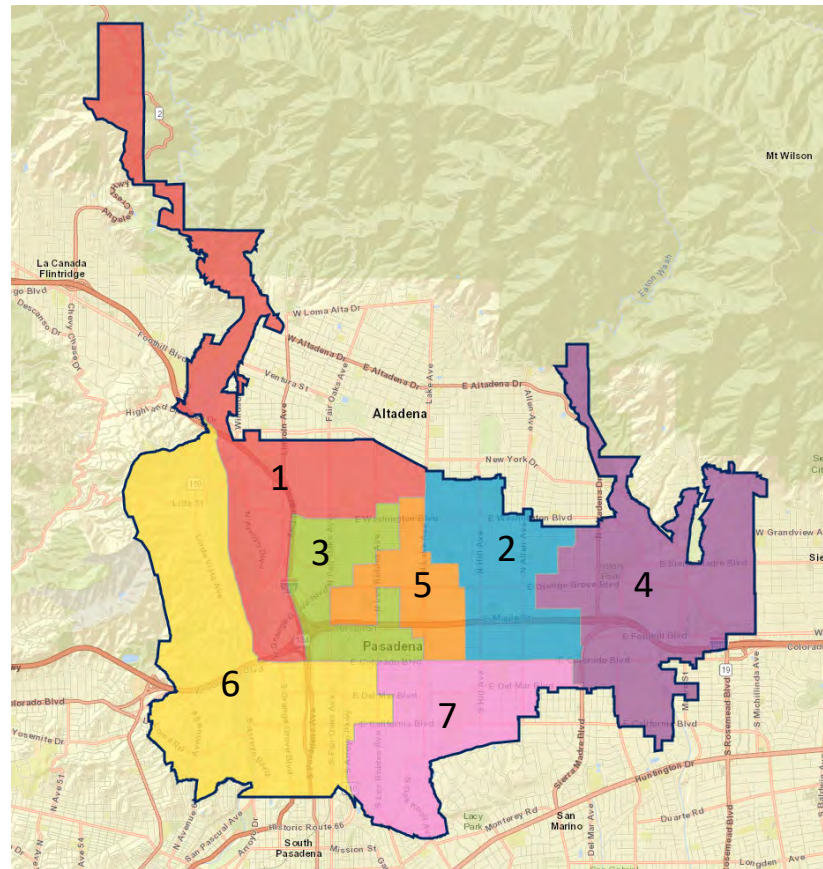
Formato de Video
El formato de los videos se puede ajustar aquí



Sobre usted

¿En que distrito vives?

- Distrito 1 (Tyron Hampton)
- Distrito 2 (Felicia Williams)
- Distrito 3 (John J. Kennedy)
- Distrito 4 (Gene Masuda)
- Distrito 5 (Jess Rivas)
- Distrito 6 (Steve Madison)
- Distrito 7 (Andy Wilson)
- No estoy seguro
- No vivo en Pasadena



Sobre usted

Usted:

- ¿Alquila su residencia actual?
- ¿Eres dueño de tu residencia actual?
- No paga para vivienda (vive con amigos o familiares)
- Ninguno de los opciones





Descripción general del Elemento de Vivienda

Parte del Plan General



Contenido del Elemento de Vivienda



Objetivo RHNA 2021-2029 de Pasadena

Asignado por categorías de ingresos

- Muy bajos – 31 a 50% del IMÁ (Ingreso medio del área)
- Bajos – 51 a 80% del IMÁ
- Moderado – 81 a 120% del IMÁ
- Más que moderado – 120%+ del IMÁ

AMI (Ingreso promedio para el condado de Los Ángeles, 2020)

Hogar de 1 persona = \$54,100

Hogar de 2 personas = \$61,850

Hogar de 3 personas = \$69,550

Hogar de 4 personas = \$77,300

Planificación de 9,429 viviendas nuevas Durante los próximos 8 años





La comunidad ha dicho ...

Talleres de Abril 15 y 21

Necesitamos
viviendas más
asequibles



Talleres de Abril 15 y 21

Buscar maneras de preservar las viviendas asequibles existentes



Necesitamos viviendas más asequibles



Talleres de Abril 15 y 21

Vivienda de 3+
recamaras para
familias numerosas



Buscar maneras de
preservar las viviendas
asequibles existentes



Necesitamos
viviendas más
asequibles

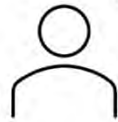


Talleres de Abril 15 y 21

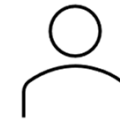
Vivienda de 3+
recamaras para
familias numerosas



¿Qué se puede
hacer para evitar
que la renta suba
tan rápido y tan
alto?



Necesitamos
viviendas más
asequibles



Buscar maneras de
preservar las viviendas
asequibles existentes

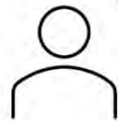


Talleres de Abril 15 y 21

Vivienda de 3+
recamaras para
familias numerosas



¿Qué se puede
hacer para evitar
que la renta suba
tan rápido y tan
alto?



Necesitamos
viviendas más
asequibles



Buscar maneras de
preservar las viviendas
asequibles existentes



Más viviendas para
personas con necesidades
especiales: discapacitados,
jóvenes adoptivos,
personas sin hogar



Grupo de trabajo para vivienda

Utilizar la zonificación, las políticas y la financiación para facilitar la producción de viviendas asequibles.



Grupo de trabajo para vivienda

Nuevos lugares para la vivienda: propiedades de la iglesia, terrenos escolares excedentes, centros comerciales envejecidos



Utilizar la zonificación, las políticas y la financiación para facilitar la producción de viviendas asequibles.



Grupo de trabajo para vivienda

Nuevos lugares para la vivienda: propiedades de la iglesia, terrenos escolares excedentes, centros comerciales envejecidos



Permitir que los vecindarios tengan una combinación de tipos y densidades de viviendas compatibles



Utilizar la zonificación, las políticas y la financiación para facilitar la producción de viviendas asequibles.



Grupo de trabajo para vivienda

Nuevos lugares para la vivienda: propiedades de la iglesia, terrenos escolares excedentes, centros comerciales envejecidos



Revisar las regulaciones para permitir viviendas de estilo comunitario y otros enfoques para grupos con necesidades especiales.



Utilizar la zonificación, las políticas y la financiación para facilitar la producción de viviendas asequibles.



Permitir que los vecindarios tengan una combinación de tipos y densidades de viviendas compatibles



Grupo de trabajo para vivienda

Nuevos lugares para la vivienda: propiedades de la iglesia, terrenos escolares excedentes, centros comerciales envejecidos



Revisar las regulaciones para permitir viviendas de estilo comunitario y otros enfoques para grupos con necesidades especiales.



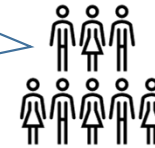
Utilizar la zonificación, las políticas y la financiación para facilitar la producción de viviendas asequibles.



Permitir que los vecindarios tengan una combinación de tipos y densidades de viviendas compatibles



Ayudar que toda la comunidad comprenda lo que se necesita para albergar a todos igualmente y equitativamente





Programas de vivienda actuales: una muestra

Programas de vivienda actuales: una muestra

Vivienda para personas de bajos ingresos

- Ordenanza de vivienda inclusiva
- Bonificaciones de densidad
- Asistencia financiera de la ciudad para la construcción de viviendas para personas de bajos ingresos
- Asistencia de alquiler / vales
- Vivienda para personas mayores

Vivienda para personas de ingresos medios

- Ordenanza de vivienda inclusiva
- Bonificaciones de densidades
- Westgate Apartments: compra de la ciudad de 513 unidades para alquilar a hogares de ingresos medios



Programas de vivienda actuales: una muestra

Servicios para personas sin hogares

- Estrategia de 10 años para acabar con la falta de vivienda
- Vivienda de apoyo (ejemplos: Salvation Army, BRIDGE)
- Vales / asistencia de renta
- Programas específicos para jóvenes
- Formación profesional
- Servicios de salud mental

Construcción de viviendas nuevas

- Desarrollo de usos mixto y orientado al tránsito
- Reutilización adaptativa (limitada)
- Unidades de vivienda accesorias (ADU)
- Ordenanza de vivienda inclusive
- Bonificaciones de densidad
- Asociaciones ciudad / desarrollador (ejemplo: Habitat for Humanity)



Programas de vivienda actuales: una muestra

Preservación de vivienda

- El cumplimiento del Código
- Asistencia de mantenimiento para propietarios de viviendas (MASH)
- Asistencia de la ciudad con rehabilitación (viviendas para personas mayores en La Villa Lake)

Promoción de la equidad

- Programas específicos en el noroeste de Pasadena
- Contrato con el Centro de Derechos a la Vivienda
- Ordenanza de protección de inquilinos



**Ideas nuevas para
satisfacer las
necesidades de vivienda -
Discusión de grupo**



Nuevas ideas: ejemplos

Mejorando los procesos de la ciudad

- Agilizar la revisión para aplicaciones de desarrollo de viviendas asequibles
- Reducir las tarifas de las ADU alquiladas como viviendas asequibles
- Simplifique el proceso de revisión del diseño

Facilitar las regulaciones de desarrollo

- Revisar los requisitos de estacionamiento
- Permitir ADUs sobre los garajes
- Reducir los tamaños mínimos de lote en las zonas R-S



Nuevas ideas: ejemplos

Soluciones de vivienda creativas

- Covivienda ("dormitorios para adultos")
- Conversión de edificios de oficinas, comerciales e industriales (reutilización adaptativa)
- Más alojamiento en el campus de Caltech and Art Center
- Fideicomisos de tierras comunitarias

Abordar las necesidades especiales de vivienda

- Conversión continua de moteles para viviendas de apoyo / de transición
- Bonificaciones de densidad para apartamentos con más de 3 recamaras



Nuevas ideas: ejemplos

Mejorando el parque de viviendas existente

- Aumento de subsidios y financiación de préstamos para mejoras de hogares en hogares de bajo ingreso
- Mayor financiamiento para proyectos de adquisición / rehabilitación

Promoción de la equidad y el acceso a la vivienda

- Mayor educación para propietarios e inquilinos, en varios idiomas
- Protecciones más sólidas para los inquilinos cuando se venden edificios
- Vivienda asequible distribuida entre todos los barrios de Pasadena



Discusión



Formato de discusión

- Los comentarios se documentarán en tiempo real
- Cubre las seis áreas temáticas
- Por favor **levante la mano o ponga sus comentarios en el chat.**
- 45 minutos de discusión



Temas de discusión

1. Mejorando los procesos de la Ciudad
2. Facilitando regulaciones del desarrollo
3. Soluciones de vivienda creativos
4. Abordar las necesidades especiales de vivienda
5. Mejorando el parque de viviendas existente
6. Promoviendo la igualdad y el acceso de vivienda



Próximos pasos



Actualización del elemento de vivienda 2021-2029

Programas de divulgación públicas



Junio 2021

- Serie de talleres comunitarios # 2 (EN/ESP)
- Encuesta en línea (ENG/ESP)

Junio 2021

- Reunión del Grupo de Trabajo de Vivienda # 3
- Sesión de estudio CC - Programas preliminares

Julio 2021

- Sesión de estudio de PC- Borrador HE
- Sesión de estudio CC - Borrador HE

Envíe el borrador HE al HCD

Septiembre 2021

- Audiencias públicas de la Comisión de Planificación

Octubre 2021

- Audiencias públicas del Concejo Municipal
- Adopción del elemento de vivienda



PASADENA

Próximos pasos

¡Manténgase involucrado!

- Encuesta hasta el 30 de junio de 2021
- Visite la página web de 'Housing Element' para obtener información y actualizaciones:
<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/housing-element-update/#about>
- Comparta comentarios e ideas adicionales:
housingelement@cityofpasadena.net





PASADENA

Taller comunitario Elemento de vivienda #2

June 2, 2021

Appendix F: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686, passed by the California legislature in 2017, requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, analysis of segregation patterns and disparities in access to opportunities, assessment of contributing factors, and identification of fair housing goals and actions.

The City conducted an Analysis of Impediments (AI) to Fair Housing Choice in 2020 pursuant to federal law requirements. As appropriate, data and discussions from the 2020 AI are incorporated here.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

As outlined in Pasadena's 2020 Analysis of Impediments to Fair Housing Choice (2020 AI), the City has committed to complying with applicable federal and State fair housing laws including the Fair Housing Act of 1968, the Fair Housing Amendments Act of 1988, and the Fair Housing Employment and Housing Act (FEHA).

The Housing Rights Center (HRC), under contract with Pasadena, provides fair housing services to City residents. HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The services provided by HRC include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. The materials are made available free to the public in several different languages, including English, Spanish, Korean, Mandarin, Armenian, Cantonese and Russian. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations, as well as mediating disputes between tenants and landlords.

Affirmatively Furthering Fair Housing

Between fiscal years (FY) 2014 and 2018, HRC served 6,804 clients, including 992 clients in FY 2018. Approximately 40.4 percent of clients were Black/African American. A majority of clients were in the extremely low-income category (73.3 percent).

Table F-1: Characteristics of Clients Served by HRC (FY 2014-2018)

Pasadena	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Total Clients Served	1,487	1,594	1,490	1,241	992	6,804	100.0%
Ethnicity							
Hispanic	439	446	480	377	320	2,062	30.3%
Non- Hispanic	1,048	1,148	1,010	864	672	4,742	69.7%
Race							
White	327	298	299	222	190	1336	19.6%
Black/African American	615	728	575	497	334	2749	40.4%
Asian	54	50	58	38	36	236	3.5%
Hawaiian/Pacific Islander	7	9	8	4	2	30	0.4%
American Indian/ Alaska Native	16	78	15	34	4	147	2.2%
Other/Multi-Racial	460	409	521	438	416	2244	33.0%
Income Level							
Extremely Low Income (<30% AMI)	1,080	1,172	1,058	945	729	4,984	73.3%
Very Low Income (<50% AMI)	194	230	217	160	60	861	12.7%
Low Income (<80% AMI)	87	91	98	69	48	393	5.8%
Moderate Income (>80% AMI)	126	101	117	67	155	566	8.3%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

Discrimination complaints from both in-place and prospective tenants that are filed with HRC (or screened from regular calls) are first referred to the HRC Counseling Department. The complaining party is asked to describe the events and issues that prompted the complaint. Complaints are then passed to the HRC Investigations Department and reviewed to see if the facts provided warrant an investigation.

Between FY 2014 and FY 2018, 398 complaints of housing discrimination were reported by Pasadena residents. Most allegations were related to physical disability (55 percent), but a significant number of complaints involved mental disability (18 percent), familial status (7 percent), and race (5 percent). Of the 398 complaints of discrimination received between FY 2014 and FY 2018, 113 (28 percent) were deemed significant and turned into fair housing cases, and 60 percent of the cases opened had evidence to sustain the allegation of discrimination (Table F-2).

Table F-2: Discrimination Complaints by Protected Classification (FY 2014-2018)

	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Percent
Physical Disability	35	35	43	53	51	217	54.5%
Mental Disability	9	13	16	12	22	72	18.1%
Discrim. General Information	2	10	12	4	1	29	7.3%
Familial Status	3	5	5	8	6	27	6.8%
Race	4	2	10	2	0	18	4.5%
National Origin	3	3	3	3	1	13	3.3%
Gender	2	0	5	2	2	11	2.8%
Age	0	2	0	0	2	4	1.0%
Sexual Orientation	1	0	1	0	1	3	0.8%
Arbitrary	0	0	1	1	0	2	0.5%
Religion	0	1	0	0	0	1	0.3%
Source of Income	0	0	0	1	0	1	0.3%
Total	59	71	96	86	86	398	100.0%

Source: 2020 Pasadena Analysis of Impediments to Fair Housing Choice.

The 2020 AI also found that a large portion of listings for for-rent and for-sale ads contained discriminatory language, primarily expressing preference for families, no-pet policy, and explicitly requiring minimum income levels or rejecting Section 8 assistance.

During the 2020 AI outreach process, residents commented that they had trouble finding assistance on fair housing issue and many feared retaliation from reporting acts of discrimination. Despite extensive fair housing activities and programs by the City through Housing Rights Center, participation is limited in them. Also, while fair housing testing is included in the scope of activities for the Fair Housing provider, no results of testing were provided in the 2020 AI nor could they be found on the City website.

2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Pasadena’s population is mostly White and Hispanic/Latino. As shown in Figure , White population has decreased, proportionally, since 2010, while the Asian and Hispanic/Latino populations have grown. Pasadena has a White population similar to the neighboring city of San Marino, larger than Alhambra, Arcadia, and the County, and smaller than Glendale and La Cañada Flintridge (Table). Pasadena has a substantially larger Hispanic/Latino population than Arcadia, Glendale, La Cañada Flintridge, and San Marino. The City also has a larger Black/African American population compared to most nearby cities.

Figure F-1: Race/Ethnicity Composition Changes

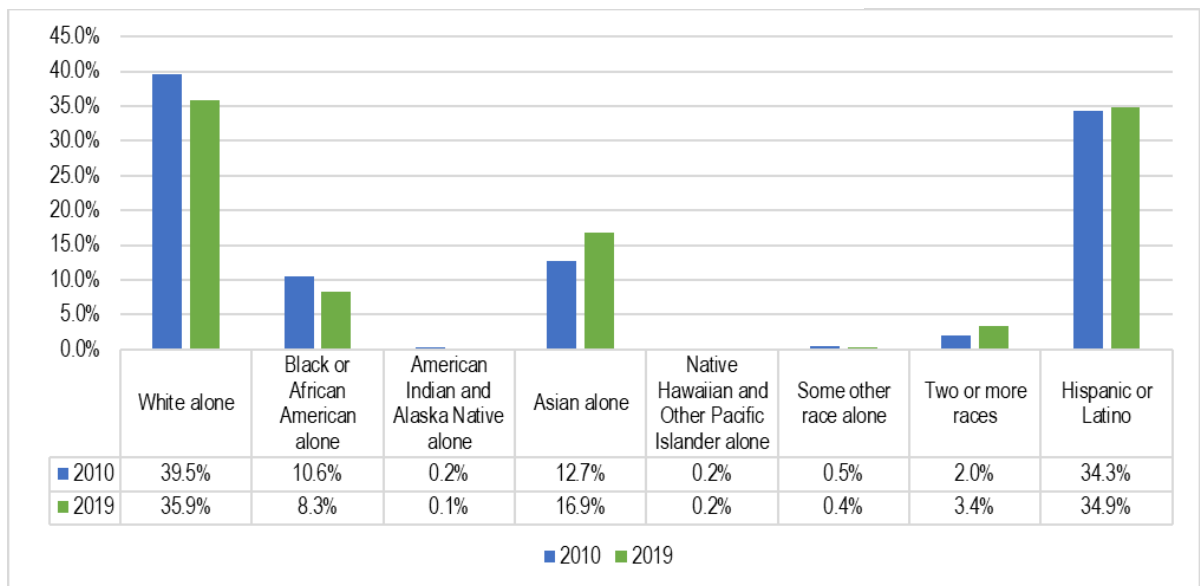


Table F-3: Racial Composition in Neighboring Cities and Region

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac. Islldr.	Other	Two or More	Hispanic/Latino
Alhambra	10.9%	1.2%	0.2%	52.6%	0.1%	0.0%	0.8%	34.1%
Arcadia	27.7%	0.9%	0.2%	57.4%	0.1%	0.0%	1.6%	12.1%
Glendale	63.5%	1.7%	0.1%	16.2%	0.1%	0.2%	1.4%	16.8%
La Cañada Flintridge	67.1%	0.2%	0.4%	26.0%	0.0%	0.1%	2.0%	4.2%
Pasadena	35.9%	8.3%	0.1%	16.9%	0.2%	0.4%	3.4%	34.9%
San Marino	38.3%	0.0%	0.1%	50.9%	0.0%	0.2%	2.7%	7.8%
Los Angeles County	28.4%	8.5%	0.2%	13.6%	0.2%	0.3%	1.7%	47.1%

Source: American Community Survey (2015-2019 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Pasadena and Los Angeles County are shown in Table F-4. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, the White and non-White communities in Pasadena have become less segregated. Segregation between White and non-White residents, White and Black residents, and White and Hispanic is considered moderate, while segregation between White and Asian/Pacific Islander communities is low. While segregation between White and non-White groups in Pasadena has lessened over the past 30 years, since 2010 they have become increasingly segregated. Overall, Pasadena shows a lower degree of segregation compared to the County as a whole.

Table F-4: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Pasadena				
Non-White/White	48.17	46.20	37.91	40.11
Black/White	61.79	57.25	49.47	52.87
Hispanic/White	50.86	53.93	49.62	50.66
Asian or Pacific Islander/White	15.98	20.03	21.61	25.65
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: HUD Dissimilarity Index, 2020.

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Block groups in Pasadena have racial/ethnic minority concentrations ranging from 28.4 to 96.8 percent. There is a higher concentration of minority groups in the northwest section of the City. Block groups along the southwestern City boundary and in the northeastern corner of the City have the lowest concentration of racial/ethnic minorities.

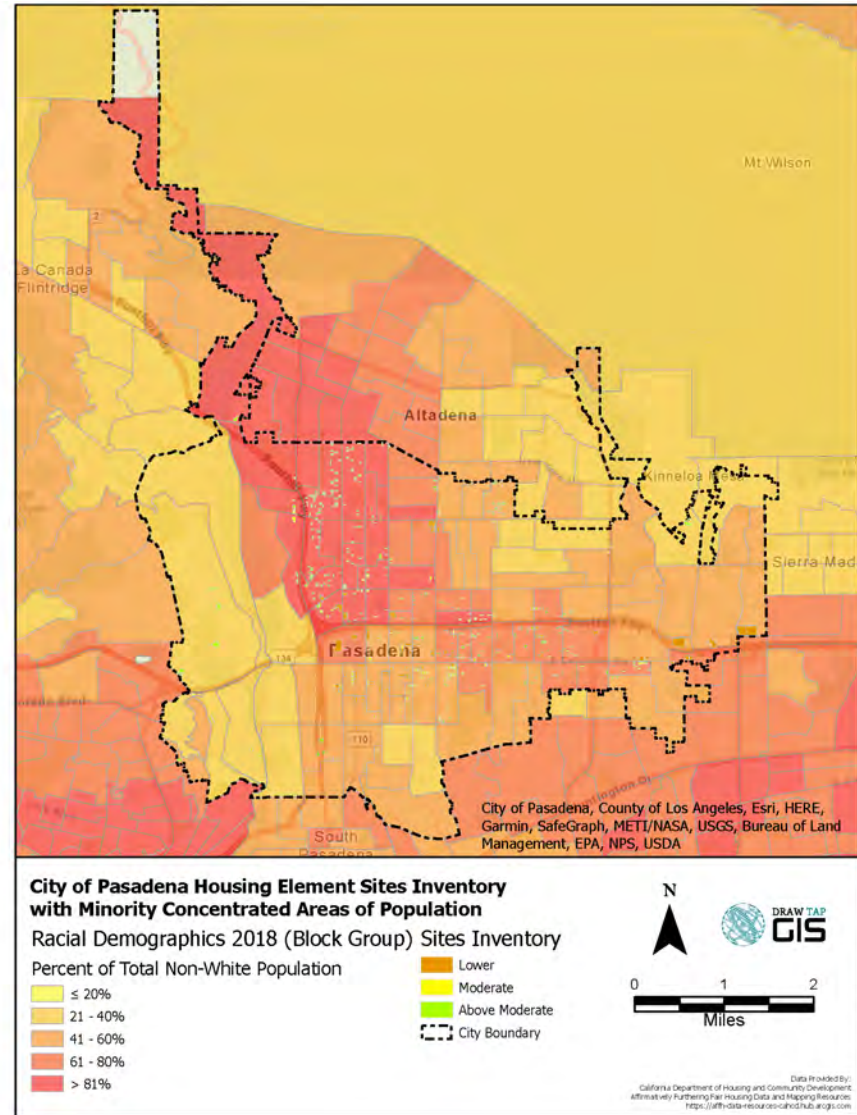
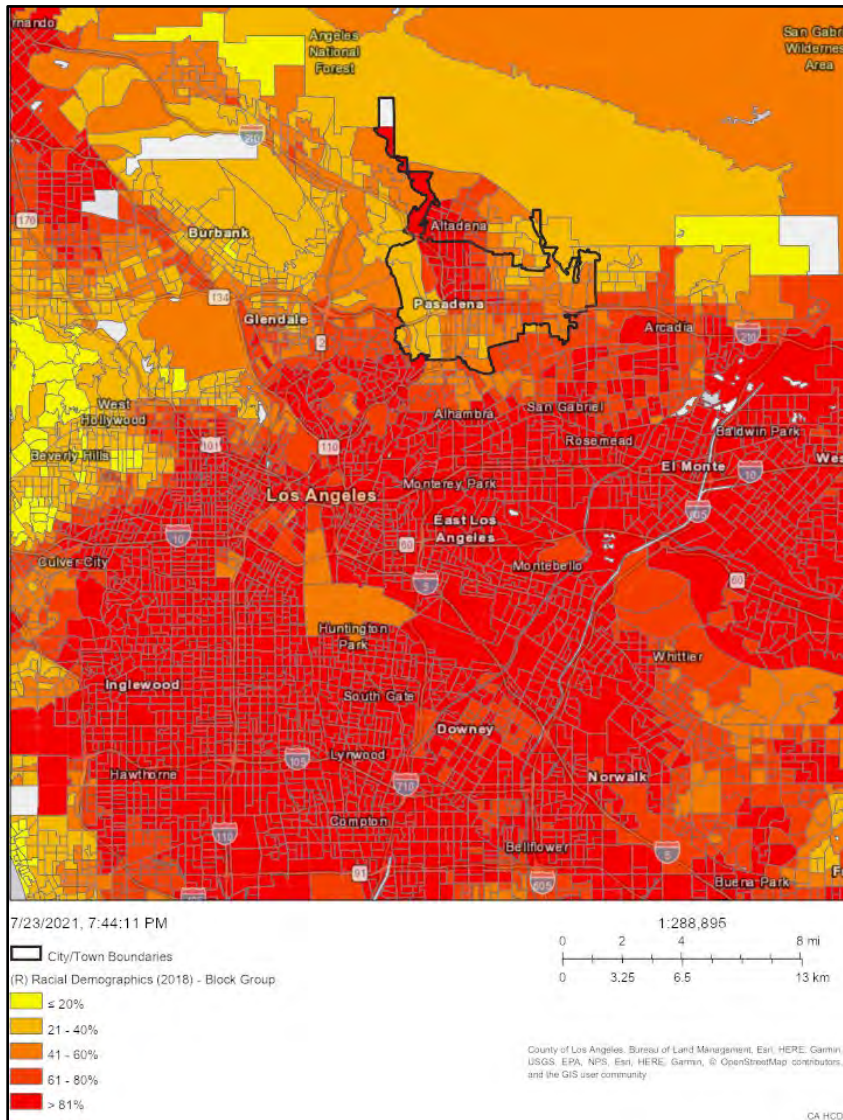
Distribution of RHNA Units by Percentage Minority Concentration

Most sites used to meet the City's 2021-2029 RHNA are in block groups where the racial/ethnic minority population makes up 41 to 60 percent of the population. Approximately 56 percent of lower-income units, 78 percent of moderate-income units, and 59 percent of above moderate-income units are in block groups with 41 to 60 percent racial/ethnic minorities. Proportionally, fewer lower-income units (2.6 percent) are in block groups where the racial/ethnic minority concentration between 61 to 80 percent, compared to moderate-income units (6.7 percent) and above moderate-income units (15.3 percent).

Table F-5: RHNA Unit Distribution by Percent Minority Concentration

% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
11 - 20%	0.0%	1.0%	0.2%	0.3%
21 - 40%	41.9%	14.0%	25.8%	29.7%
41 - 60%	55.5%	78.3%	58.7%	61.3%
61 - 80%	2.6%	6.7%	15.3%	8.7%
Total	3,997	2,045	4,286	10,328

Figure F-2: Racial/Ethnic Minority Concentration and Sites Inventory



Persons with Disabilities

In Los Angeles County, about 9.9 percent of the population has a disability. Pasadena has a population of persons with disabilities (9.4 percent) comparable to the County and the neighboring cities of Alhambra (9.5 percent) and Arcadia (8.1 percent). Pasadena has a smaller disabled population than Glendale (13.8 percent) but larger than La Cañada Flintridge (5.5 percent), and San Marino (5.5 percent).

Figure F-3 shows that persons with disabilities are concentrated in census tracts in the center of Pasadena and along the northern City boundary. In most tracts, persons with disabilities make up less than 10 percent of the total population. One tract located in the center of the City has a disabled population between 20 and 30 percent.

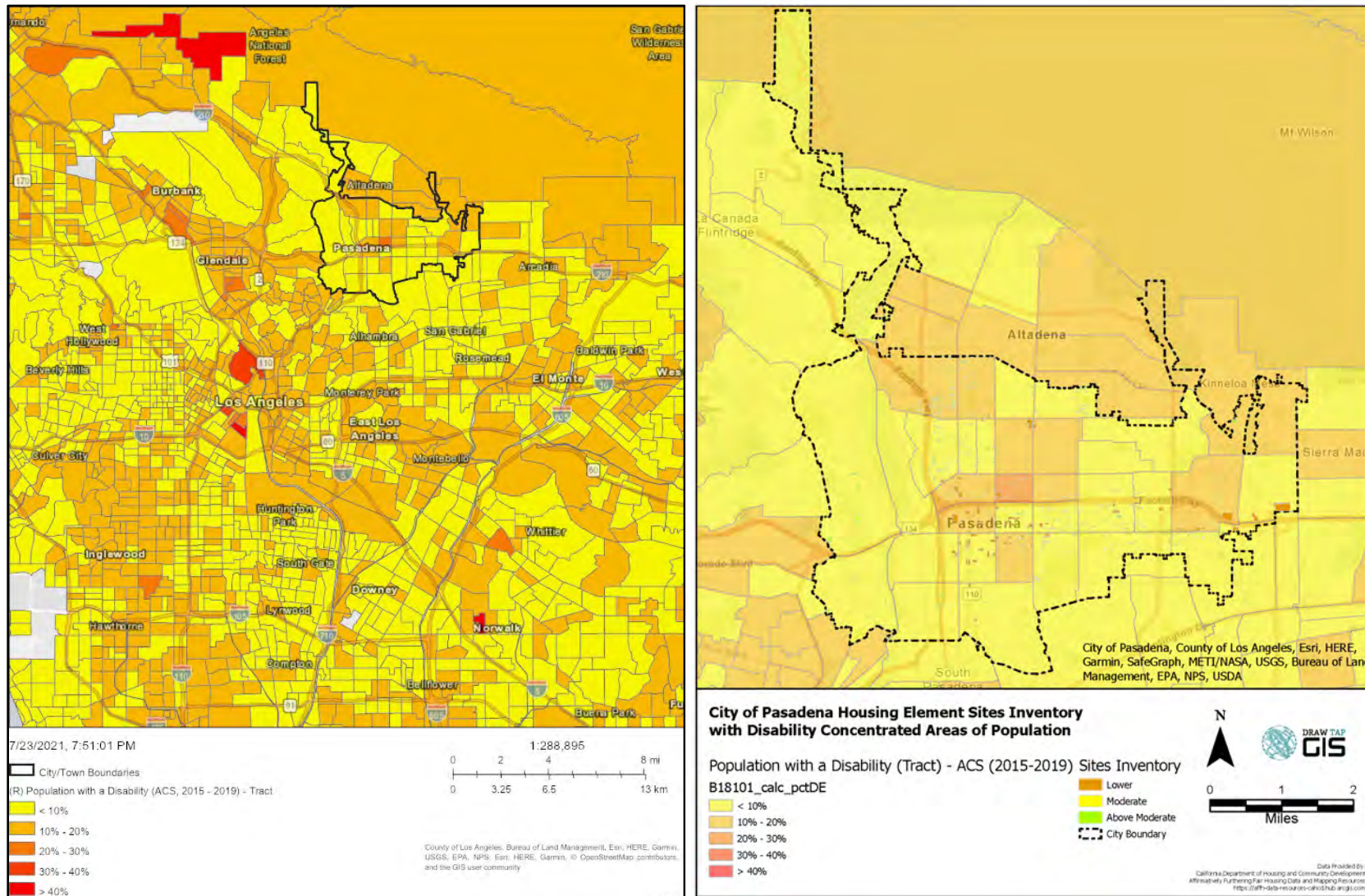
Distribution of RHNA Units by Percent Population with Disabilities

Most RHNA units (61.0 percent) are in tracts where the population of persons with disabilities is lower than 10 percent. A larger proportion of above moderate income RHNA units (6.8 percent) are in the tract with a higher concentration of disabled persons, compared to moderate income units (1.0 percent) and above lower-income units (0.0 percent). Lower-income RHNA sites are placed near public transit and along the City’s transportation corridors—convenient locations for persons with disabilities.

Table F-6: RHNA Units by % Population with Disabilities

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	72.2%	77.3%	42.9%	61.0%
10% - 20%	27.8%	21.7%	50.3%	35.9%
20% - 30%	0.0%	1.0%	6.8%	3.0%
Total Units	3,997	2,045	4,286	10,328

Figure F-3: Distribution of Population with Disabilities and Sites Inventory



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns.

Single parent households are also protected by fair housing law. Approximately 21.5 percent of households in Pasadena have children of the householder, fewer than the surrounding jurisdictions of Alhambra (24.1 percent), Arcadia (33.3 percent), Glendale (24.9 percent), La Cañada Flintridge (38.8 percent), San Marino (36.1 percent), and the County (28.3 percent). According to the HCD AFFH map in Figure F-4, children in married households are most concentrated along the western and southern City boundaries and on the eastern side of the City. The percent of children living in married households in these tracts is over 80 percent, while tracts in the central areas of Pasadena have fewer children in married couple households.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 3.9 percent of Pasadena households are single female-headed households with children compared to 6.4 percent countywide. Children in single female-headed households are concentrated in the south central and northwestern tracts of the City. Most tracts have less than 20 percent of children living in female-headed households.

Distribution of RHNA Units by Familial Status

Most RHNA units are located in tracts where the percent of children in married couple families is between 60 and 100 percent. Fewer lower-income RHNA units (40.3 percent) are in tracts where more than 80 percent of children live in married couple households compared to moderate-income units (48.4 percent) and above moderate-income units (436.7 percent).

The majority of lower-income RHNA units (75.4 percent), moderate-income units (67.9 percent), and above moderate-income units (67.0 percent) are in tracts where fewer than 20 percent of children live in female-headed households.

Most lower-income RHNA sites are higher density sites in mixed use areas where the existing units may be primarily smaller units and therefore may be proportionally occupied by fewer families with children.

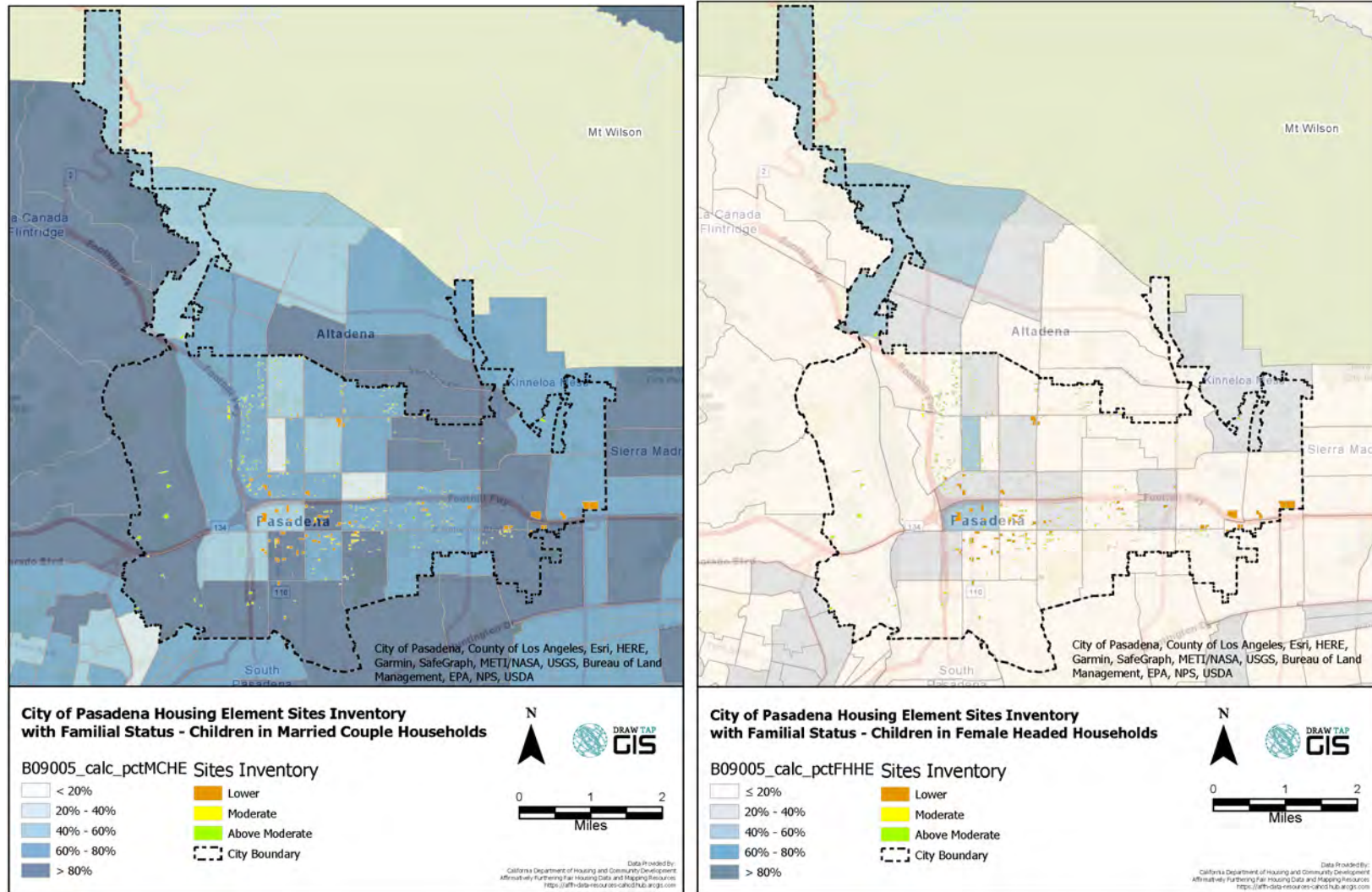
Table F-7: RHNA Units by Percent Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
20% - 40%	1.7%	7.0%	0.7%	2.4%
40% - 60%	14.2%	5.7%	17.5%	13.9%
60% - 80%	43.8%	38.9%	45.1%	43.3%
> 80%	40.3%	48.4%	36.7%	40.4%
Total Units	3,997	2,045	4,286	10,328

Table F-8: RHNA Distribution by Percent Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	75.4%	67.9%	67.0%	70.4%
20% - 40%	15.2%	28.8%	16.4%	18.4%
40% - 60%	9.4%	3.3%	16.6%	11.2%
Total Units	3,997	2,045	4,286	10,328

Figure F-4: Children in Married Households and Single Female-Headed Households and Sites Inventory



Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure F-5: Low- and Moderate-Income Household Distribution shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts in the center of Pasadena, along the northern City boundary, and southeast corner. A higher concentration of LMI households is located in the City of Los Angeles and the surrounding areas south of Pasadena.

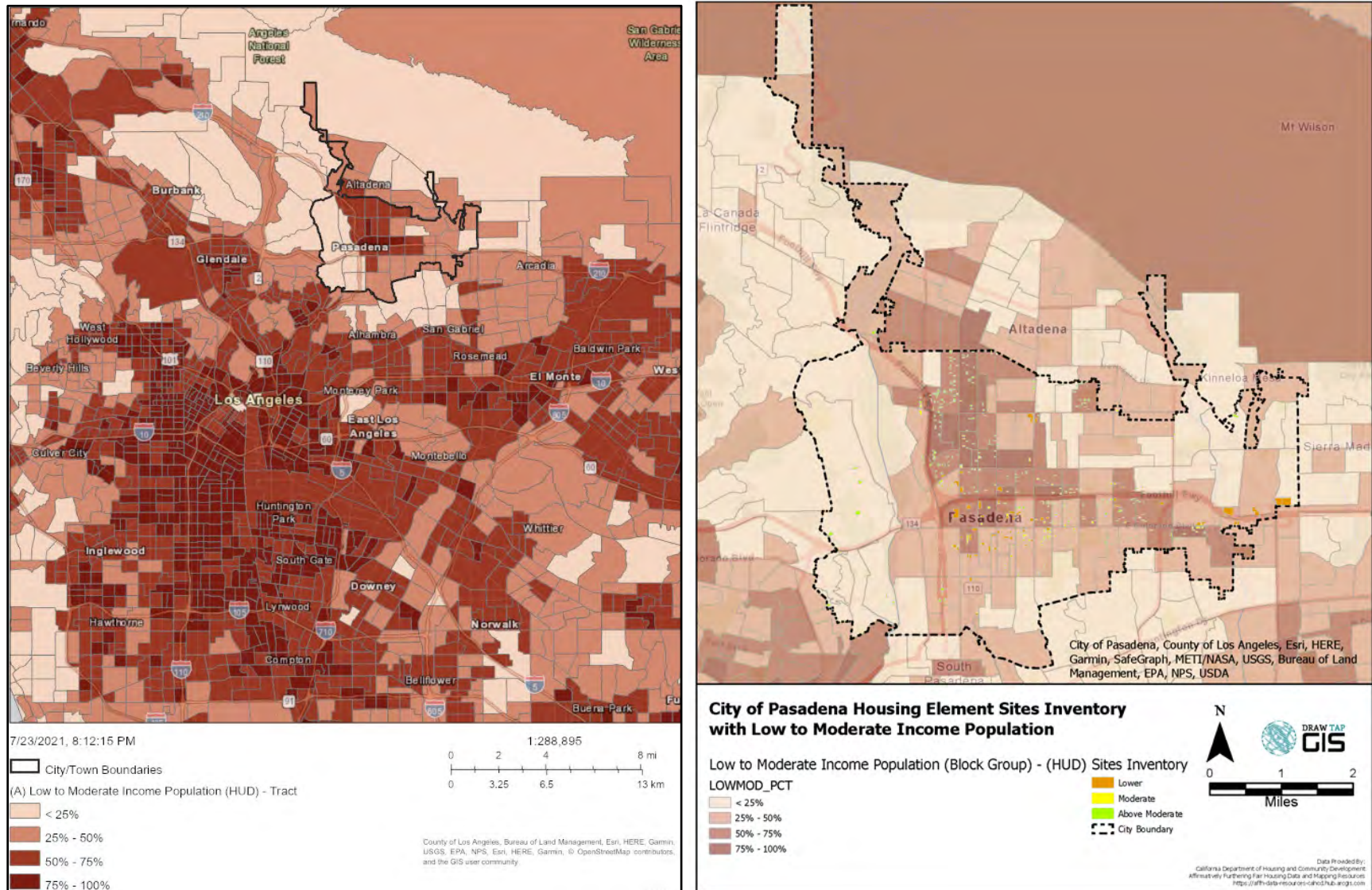
Distribution of RHNA Units by Percent Low- and Moderate-Income Population

About 46.1 percent of RHNA units are located in census tracts where LMI households make up 25 to 50 percent of the population. Approximately 7.3 percent of lower-income RHNA units, 12.6 percent of moderate-income units, and 10.8 percent of above moderate-income units are in tracts with a high concentration of LMI households, making up between 75 and 100 percent of the total population.

Table F-9: RHNA Unit Distribution by Percent LMI Households in Census Tract

% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	19.8%	4.2%	0.7%	8.8%
25% - 50%	46.8%	40.0%	48.4%	46.1%
50% - 75%	26.1%	43.2%	40.1%	35.3%
75% - 100%	7.3%	12.6%	10.8%	9.8%
Total Units	3,997	2,045	4,286	10,328

Figure F-5: Low- and Moderate-Income Household Distribution



3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

To identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAPs identified in Pasadena. The R/ECAPs closest are located in the City of Los Angeles southwest of Pasadena. Because of this, zero percent of RHNA units are located in R/ECAP sites.

However, as shown in the next section (Access to Opportunities), some tracts in the City are classified as areas of High Poverty and Segregation according to the California Fair Housing Task Force Opportunity Maps. A specific analysis of these areas is included in the next section.

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

While HCD has created its own metric for RCAAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where: 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As discussed previously, there are no block groups in Pasadena with a racial/ethnic minority population below 20%. Therefore, none of Pasadena is considered an RCAA. Block groups with median incomes exceeding \$125,000 are most concentrated along the western City boundary and in the northeast corner of Pasadena. Most of the block groups in the center of the City have median incomes below \$55,000.

Figure F-6: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

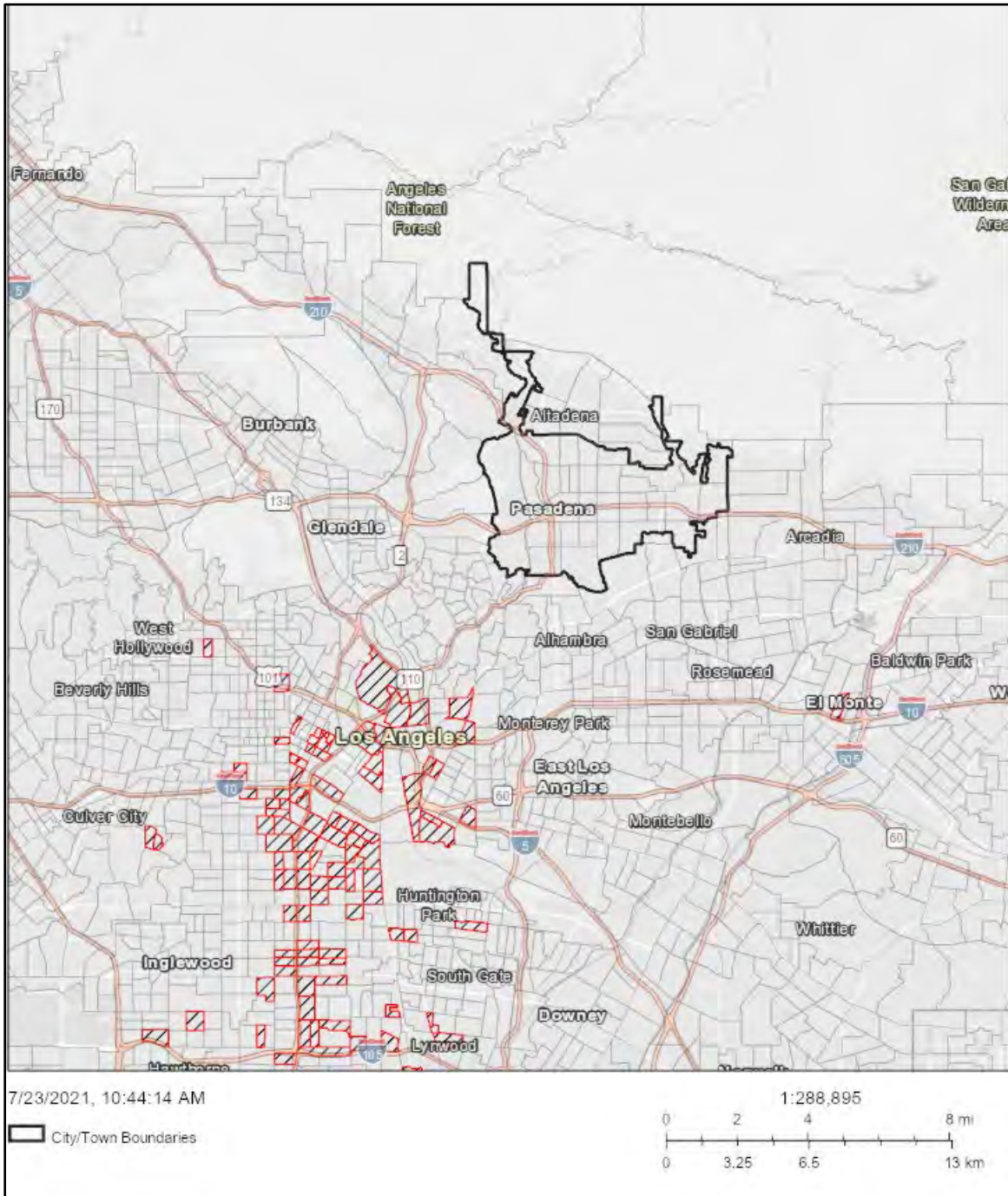
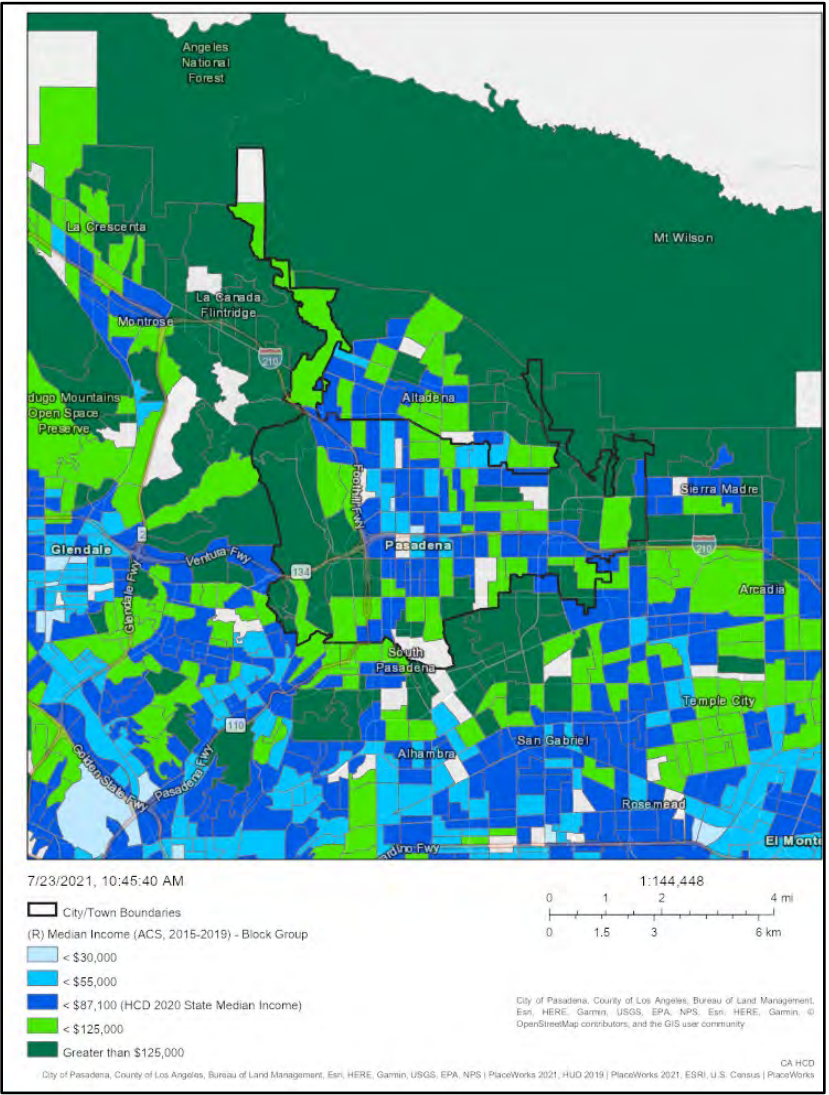
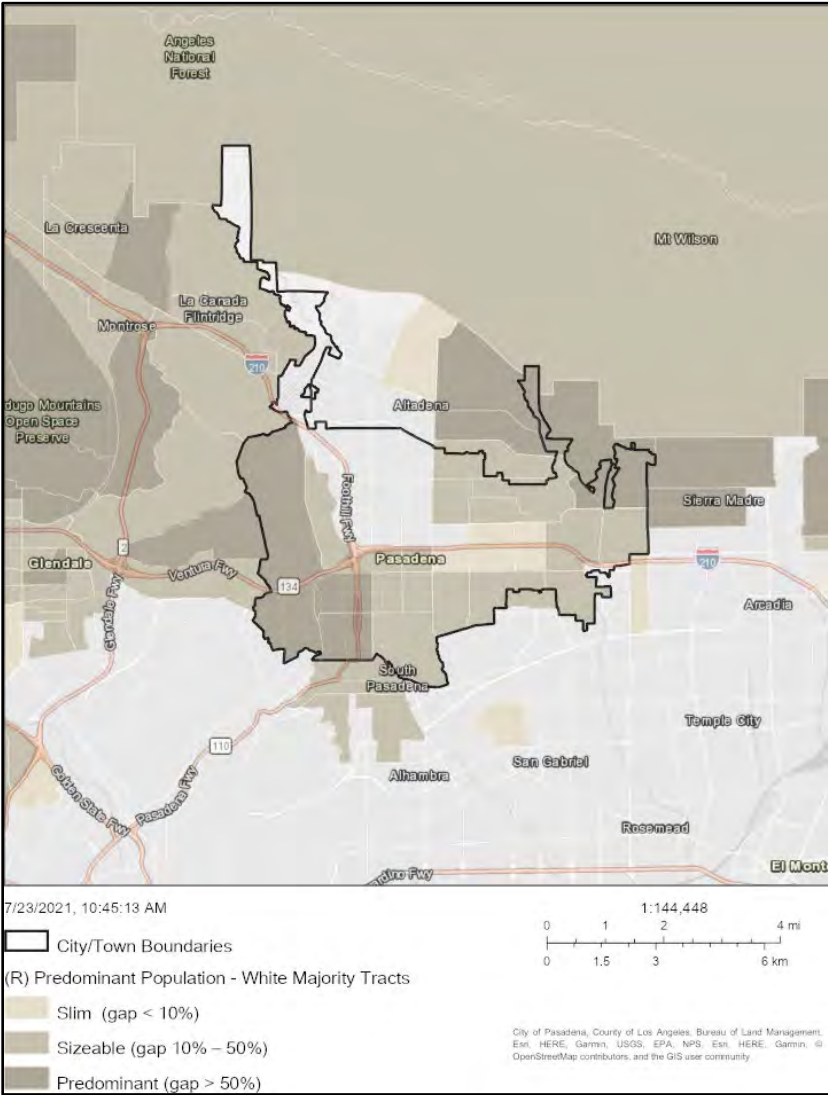


Figure F-7: Racially Concentrated Areas of Affluence (RCAs)



Although there are no RCAAs in the City, it is important to consider median income gaps within the City and regionally. As Figure F-4 shows, median household incomes range from less than \$55,000 in the downtown (\$13,434 in the tract with the lowest median income) to more than \$125,000 in the edges of the City (\$215,227 in the northwesternmost tract of the City). As housing prices increase in the City and across the State, residents with lower incomes are more likely to be affected and displaced. The areas with lower incomes are also the more “affordable” areas in the City, which correspond with the concentration of HCV renters in the central tracts. Despite being more affordable, these central tracts with lower incomes also tend to have higher concentrations of cost-burdened renter and owner households, as shown in Figures F-16 and F-17.

Regionally, Pasadena has among the highest median incomes and housing prices in the County. In 1990, the median household income in Pasadena was equal to the median household income of Los Angeles County as a whole; 20 years later it grew to 125 percent of the County’s median. In 2018, that trend persisted, with the Pasadena median income 123 percent that of the County. With respect to lower-income residents, they make up 40 percent of all households, which is comparable to the share over the last two decades. It is important to note that 15.7 percent of residents in Pasadena live in poverty (per federal criteria) and are concentrated in the downtown and Northwest areas of the City. These latter two data points illustrate the critical need for more affordable housing citywide.

4. Access to Opportunities

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table F-10 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line

- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

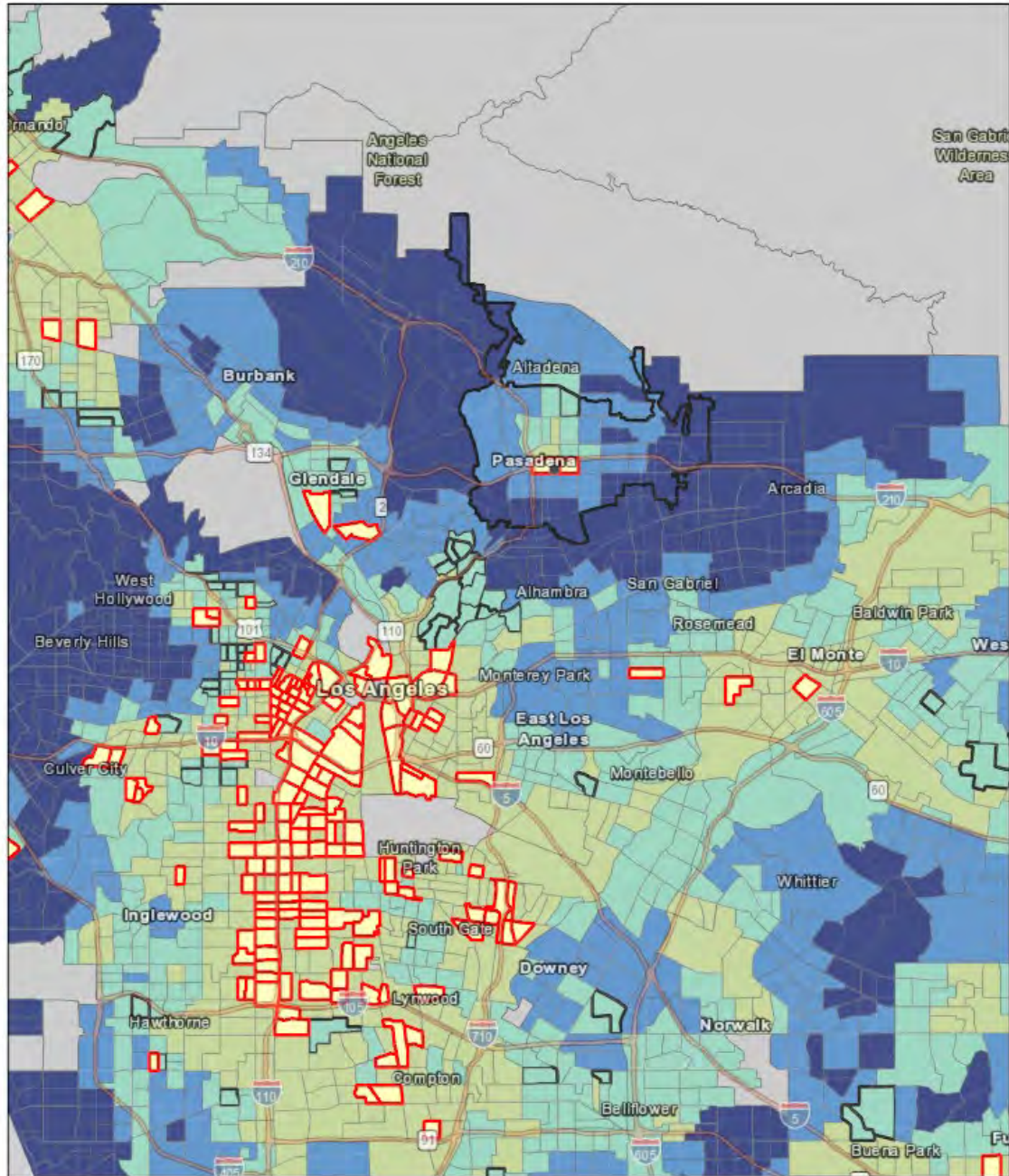
Table F-10: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

According to the 2021 TCAC/HCD opportunity area map, two census tracts or areas of high racial segregation and poverty exist in Pasadena (Figure F-8). These tracts are located south of the intersection of the I-210 and SR-134 freeways. The regional map in Figure F-8 identifies most areas with high segregation and poverty in the downtown Los Angeles area and south of the downtown. The closest tracts to Pasadena with high segregation and poverty are in Glendale.

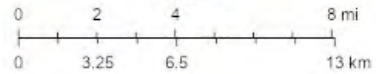
Figure F-8: TCAC Opportunity Areas in the Region



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- City/Town Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource



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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020

According to the HCD/TCAC opportunity map, Pasadena is made up of Census tracts with varying degrees of resources. Categorization is based on percentile rankings for census tracts within the Los Angeles Region. Locally, Northwest census tracts scored lower (as low and high concentration of poverty and segregation), indicating lower resources than other tracts within the City. Tracts adjacent to the low resources tracts in the Northwest region are moderate, and the tracts with the highest resources are located on the edges of the City.

Areas of High Segregation and Poverty

Tracts with high poverty and segregation are located in the Central District and bounded by I-210 freeway to the north, South Lake Avenue to the east, East Colorado Boulevard to the south, and South Saint John Avenue to the west. These tracts are part of the Central District Specific Plan vision that “the Central District will function as the City of Pasadena’s vibrant urban core, providing a diversity of economic, residential, and cultural opportunities. Downtown will be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car.” In this role, much of the City’s future growth has been directed at this area. The challenge is to direct this growth to achieve a high quality of life for the entire community.

Historically, Downtown’s streets and urban land patterns began developing as far back as the 1880s, with Colorado Boulevard and Fair Oaks Avenue as Pasadena’s main commercial corridors, with a commercial district surrounding the intersection of these two streets. Like most cities, however, the character of Downtown began to change at a more rapid pace following World War II. Large-scale, single use projects often built on an auto-oriented, suburban model were introduced with increasing frequency, interrupting the urban fabric.

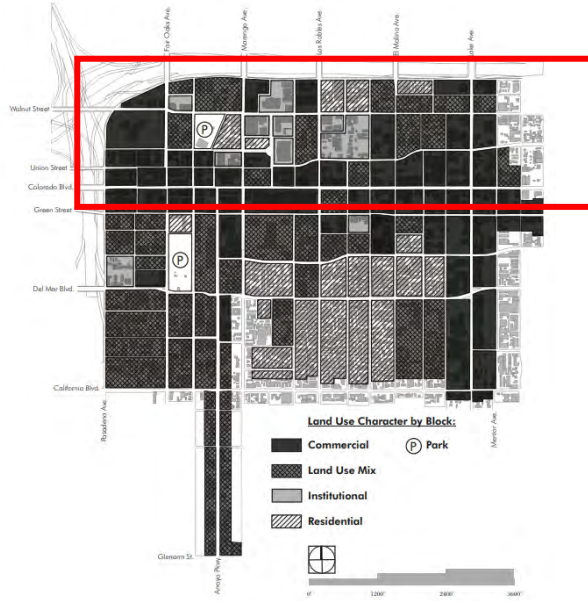
Numerous historically significant structures are still found within the Central District, specifically within the tracts having a high concentration and poverty, including City Hall and the Public Library. Tracts with high poverty and segregation also extend through the northern parts of three National Register Historic Districts in the City: Old Pasadena, Pasadena Civic Center, and Pasadena Playhouse. Old Pasadena is the historic core of the City that has developed into a vibrant retail and entertainment destination. The Civic Center is the governmental center of the City, distinguished by the landmark City Hall, and Pasadena Playhouse is developing as an arts-oriented area, anchored by the Pasadena Playhouse.

As shown in Figure F-8, the tracts with high poverty and segregation are mostly commercial areas along with outer boundary streets, with a mix of land uses and residential in the middle. Figure F-9 shows that Colorado Boulevard and Lake Avenue are Downtown’s most intensely developed streets, although building intensities along these streets are far from consistent. This is apparent in the periodic presence of multi-story office buildings and towers. On the other hand, properties in the northern areas of the district, along I-210, are developed at much lower intensities. Because of the proximity to anticipated rail stations,

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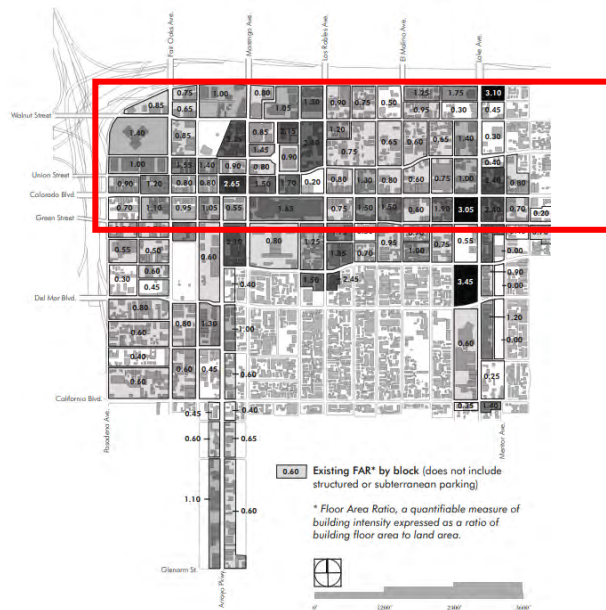
these areas are identified as ripe for infill and higher-density transit-oriented development.

Figure F-9: District Land Use Patterns (1999)



Source: Central District Specific Plan (2004)

Figure F-10: District Development Intensity



Source: Central District Specific Plan (2004)

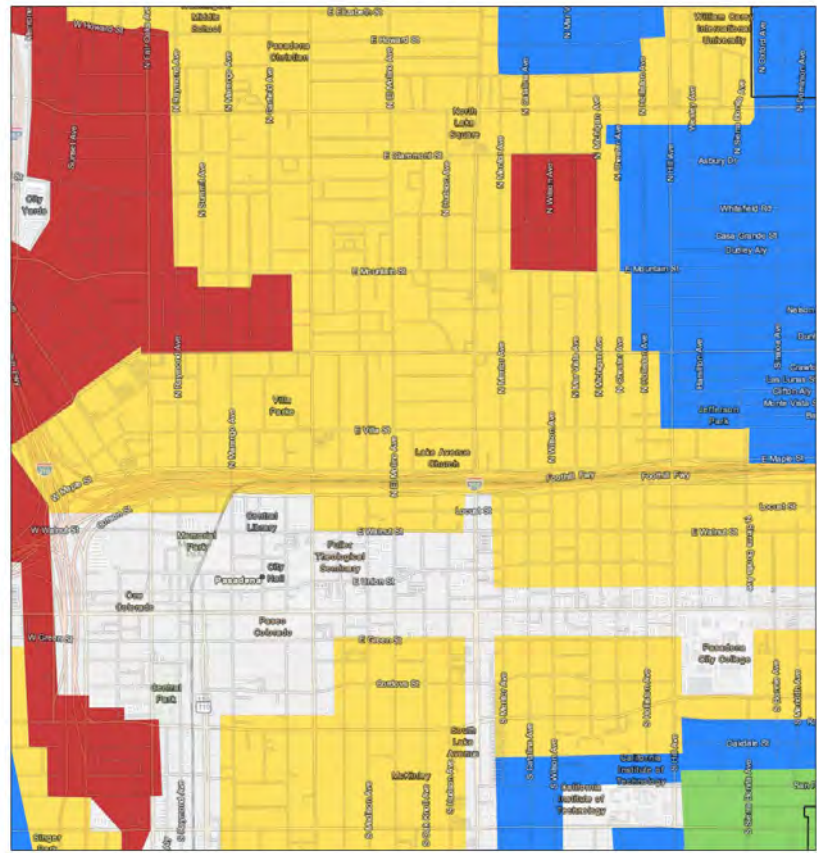
Between 2000 and 2017, Pasadena’s housing stock increased by over 11 percent to 60,286 units. However, the growth mostly occurred between 2000 and 2010 (10 percent, compared to 1.2 percent between 2010 and 2020). Between 2000 and 2010, developers concentrated on building apartments and condominiums (which includes single-family attached and multi-family housing) in Pasadena, particularly along transportation corridors. Of the total housing growth from 2000 through 2010, the vast majority of units were built within the Central District Specific Plan area. Based on the housing type and price points, developers appeared to be building multi-family housing for two broad demographic groups: seniors and single professional adults or recently married couples.

HCD’s AFFH mapping tool shows that in the past 10 years, the percent of residents living under the federal poverty line has increased significantly in these tracts. In 2010, about one-fourth of the population in these census tracts was living under the poverty line. By 2019, 42 percent of people were living under the poverty line in the western tract and 31 percent in the eastern tract that make up the area with high poverty and concentration.

The tracts with high poverty and segregation are also directly south of the historically African American business district on North Lincoln and the mixed-income, racially diverse neighborhoods of Northwest Pasadena that were displaced by the construction of I-210 in the 1970s. Much of the Lincoln Avenue corridor and surrounding residential neighborhoods are located within one of Pasadena’s historically “redlined” communities, meaning residents were systematically blocked from mortgage or home improvement loans between 1939 and 1968 due to the Home Owners’ Loan Corporation (HOLC) investment risk-grading documents (Figure F-11). The explicitly racist and discriminatory HOLC documents, which referred to the Lincoln neighborhood as a “blighted” area with “subversive racial elements,” are now infamous for their long-term influence on housing policy and access to services including banking, insurance, and healthcare within racially and economically marginalized communities throughout the United States. While the tracts now classified as high poverty and segregation were classified as commercial and not given a HOLC grade, the small areas that did receive a grade classified as “declining,” or areas where the residents were often working-class and/or first- or second-generation immigrants from Europe. These areas often lacked utilities and were characterized by older building stock.

This history of disinvestment, combined with the new focus on growth in these areas since the 2000s, has created conditions that make residents susceptible to displacement.

Figure F-11: Homeowner’s Loan Corporation Redlining Grade



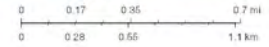
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City/Town Boundaries

(A) Home Owners Loan Corporation Redlining Grade (University of Richmond, 2021)

- A (Best)
- B (Still Desirable)
- C (Declining)
- D (Hazardous)



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Distribution of RHNA Units by TCAC Opportunity Area

Figure F-12 shows the distribution of RHNA sites across the TCAC opportunity areas. About 65 percent of all RHNA units are located in high or highest resource areas (F-10). Of the 3,997 lower-income RHNA units, 60 percent are in the high and highest resource tracts.

Table F-11: RHNA Units by TCAC Opportunity Areas

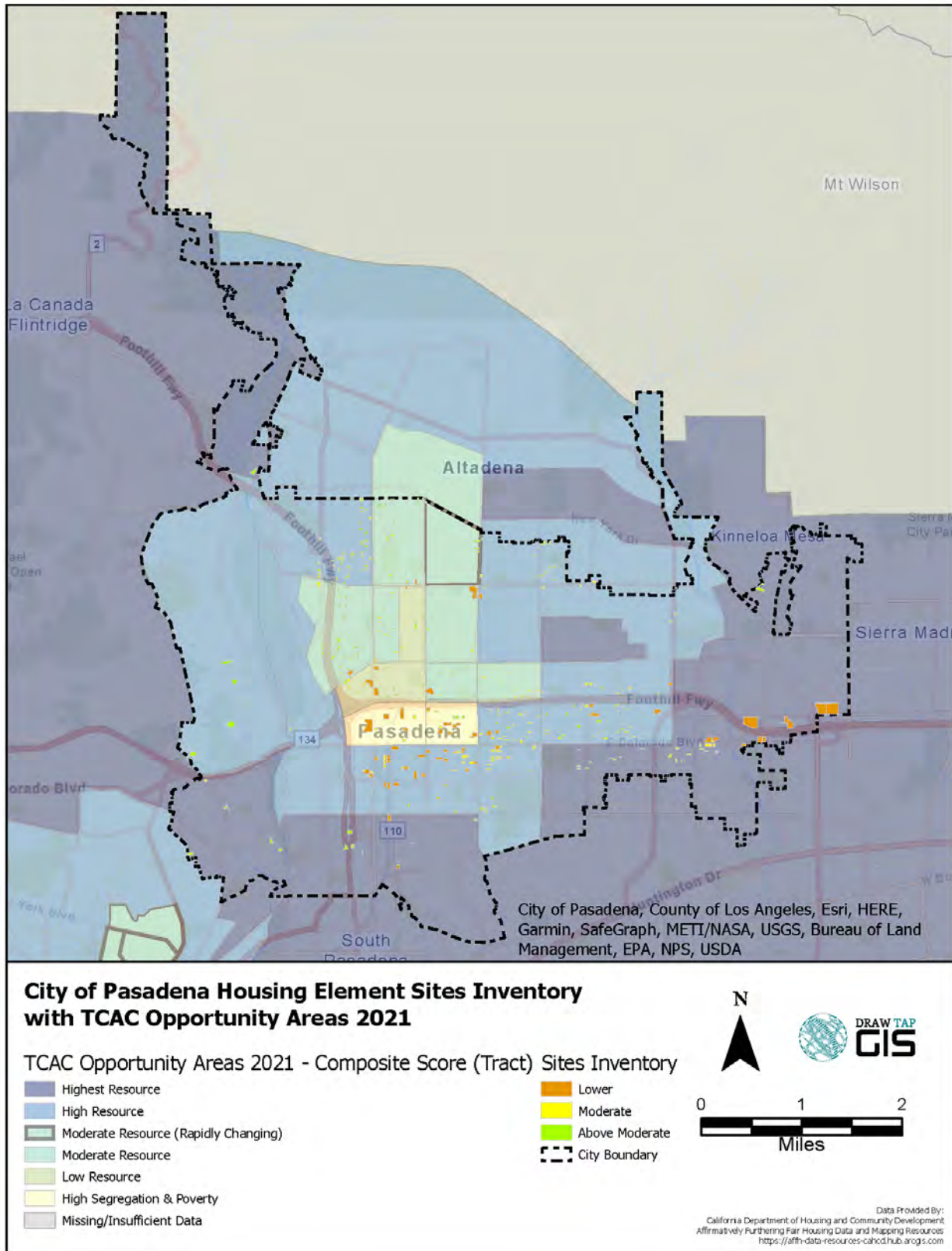
Opportunity Area	Very Low	Low	Mod	Above Mod	All Units
Highest	31.1%	22.3%	9.2%	18.7%	21.1%
High	35.9%	72.6%	61.1%	38.6%	44.2%
Moderate	7.2%	0.0%	10.1%	12.4%	9.5%
Moderate (Rapid Change)	0.0%	0.0%	0.6%	0.3%	0.3%
Low	4.2%	1.3%	4.9%	6.6%	5.2%
High Segregation & Poverty	21.6%	3.8%	14.1%	23.4%	19.8%
Total	3,373	624	2,045	4,286	10,328

Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Pasadena residents' access to key opportunity assets in comparison to the County. Table F-12 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

Figure F-12: TCAC Opportunity Areas in Pasadena



- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area, or CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

In Los Angeles County, Black and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, lower labor participation, lower jobs proximity, and lower environmental health scores. For population living below the federal poverty line, scores decreased for among all races, though Blacks and Hispanics continued to score the lowers.

Within Pasadena, Blacks and Hispanics were more likely (scored lowest) to be impacted by poverty, limited access to proficient schools, lower job participation, and lower jobs proximity. Unlike the County trends, Pasadena Hispanics and Blacks did not score lowest among the race/ethnic groups in the environmental health index. Like the County, the Pasadena population living below the poverty line scored lower than the population at large across most indices, except for the transit index and the job proximity index.

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Table F-12: Opportunity Indicators by Race/Ethnicity

City of Pasadena	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	62.03	60.77	80.84	88.69	78.00	74.98	17.67
Black, Non-Hispanic	39.76	50.89	58.97	88.77	78.76	69.34	20.58
Hispanic	40.41	49.66	58.06	89.37	79.59	72.04	19.09
Asian or Pacific Islander, Non-Hispanic	59.40	60.23	79.73	89.92	81.80	79.45	17.04
Native American, Non-Hispanic	47.95	55.90	67.34	89.57	80.15	75.03	17.95
Population below federal poverty line							
White, Non-Hispanic	52.64	55.06	73.14	89.90	82.11	76.06	17.17
Black, Non-Hispanic	31.63	43.03	54.60	90.54	81.60	73.81	18.83
Hispanic	33.34	45.00	50.17	89.95	81.45	75.01	18.20
Asian or Pacific Islander, Non-Hispanic	50.90	52.90	70.94	91.67	85.09	82.37	16.72
Native American, Non-Hispanic	25.21	39.13	38.27	93.88	81.88	78.25	17.02
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See narrative for index score meanings. Table is comparing the total Pasadena and County population, by race/ethnicity, to the Pasadena and County population living below the federal poverty line, also by race/ethnicity.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

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Education

School proficiency scores are indicators of school system quality. In Pasadena, school proficiency indices ranged from 50 to 61 across all races and from 39 to 55 across all races living below the federal poverty line (Table F-12). The differences in scores among the races indicate a dissimilar access to schools, where Blacks and Hispanics scored the lowest. However, Black and Hispanic residents at-large and those living below the poverty level had access to higher quality schools in Pasadena compared to the County overall, where school proficiency scores were in the 30s. The higher the score, the higher the quality of schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 indicates “average,” and 7-10 means “above average.” Figure F-13 shows that Pasadena elementary, middle, and high schools mostly rate as below average and average, with the exception of a few schools on the northwestern edges of the City. Lower educational opportunities across the City is shown in TCAC’s Education Score2 map. Census tracts in the Northwest region had the lowest education scores, while Census tracts in the edges have greater scores (meaning more positive education outcomes).

¹ For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

² Education scores are a composite of different indicators including: math proficiency, reading proficiency, high school graduation rates, student poverty rates

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Figure F-13: GreatSchools Ratings

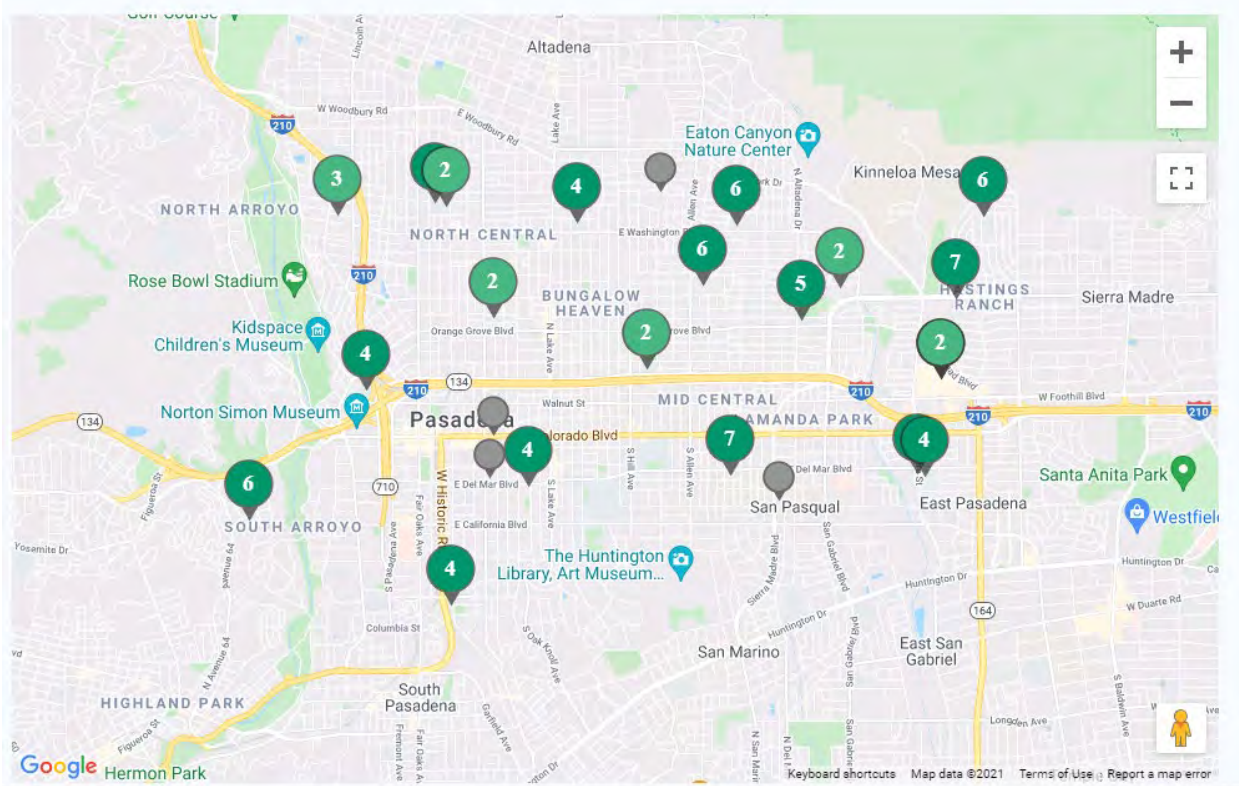
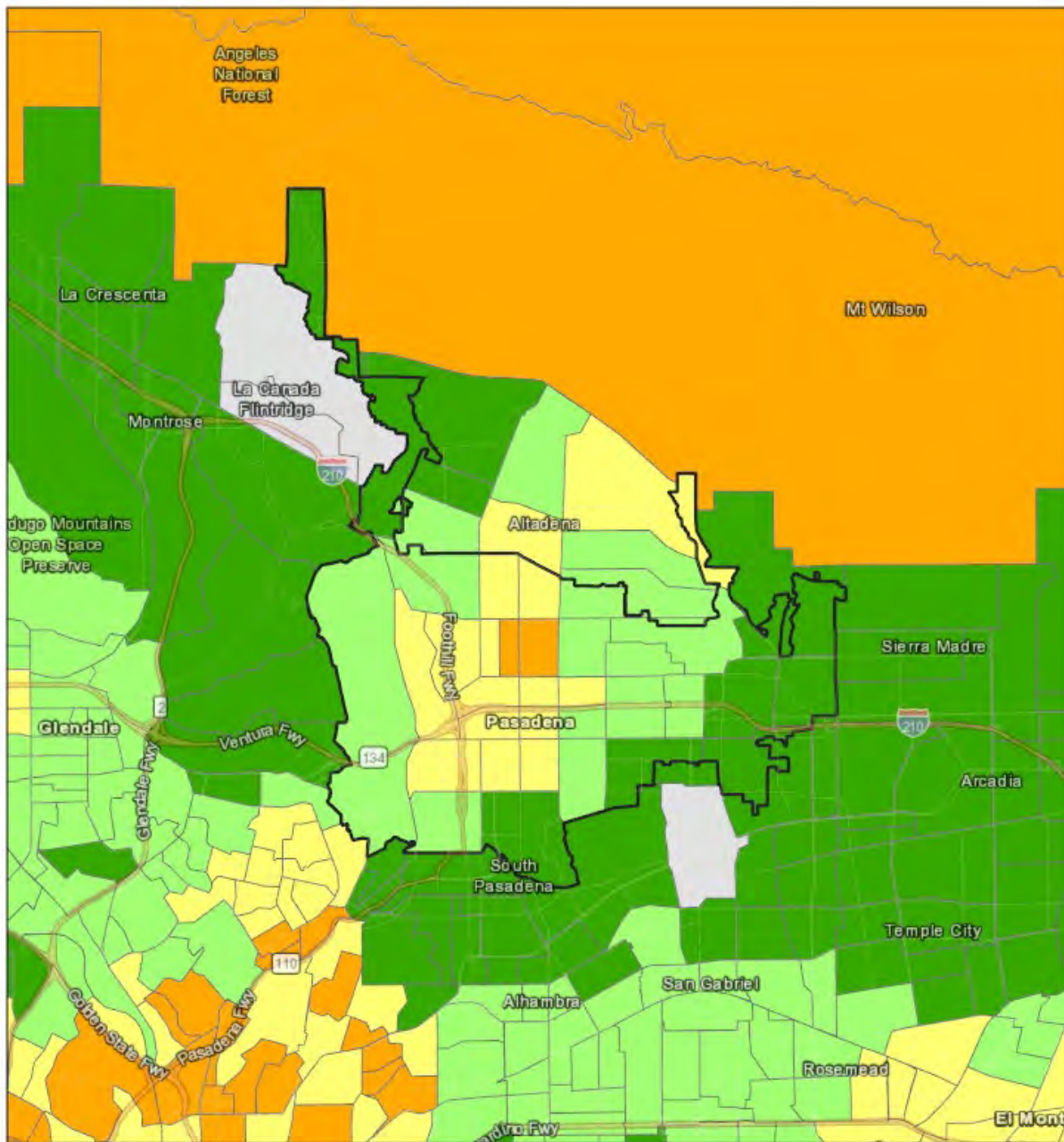


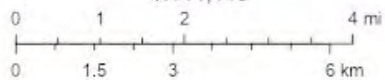
Figure F-14: TCAC Education Score Map



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1:144,448

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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Transportation

HUD’s opportunity indicators have two categories to describe transportation-transit index and low transportation cost. Transit index scores did not differ significantly between races or between the total population and the population living in poverty. Transit index scores fell in the between 89 and 94 across all races. Low transportation cost scores were lower but had similar range (78 to 81) between all races in the entire population and were slightly higher for the population living below the poverty line (81 to 85). Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher “low transportation cost” indicates a lower cost of transportation, Pasadena’s lower income population has better access to transit compared to the entire population.

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Pasadena has an AllTransit Performance Score of 8.3 (Figure F-15). This is a relatively high score and the shows that most of the City has similarly high scores, with scores in the eastern part of the City being slightly lower. Figure F-16 shows that the number of transit stops within one-half mile is greatest in the Census tracts along I-210 but does not differ across the greatly across most of the City.

Figure F-15: AllTransit Performance Score

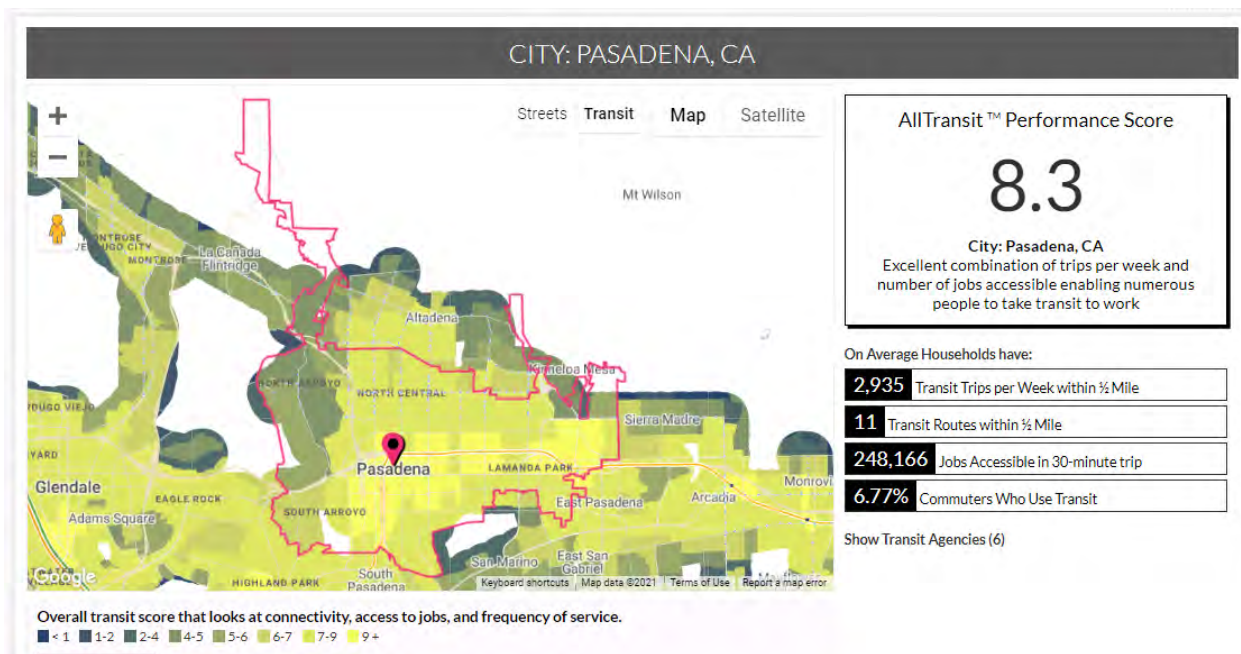
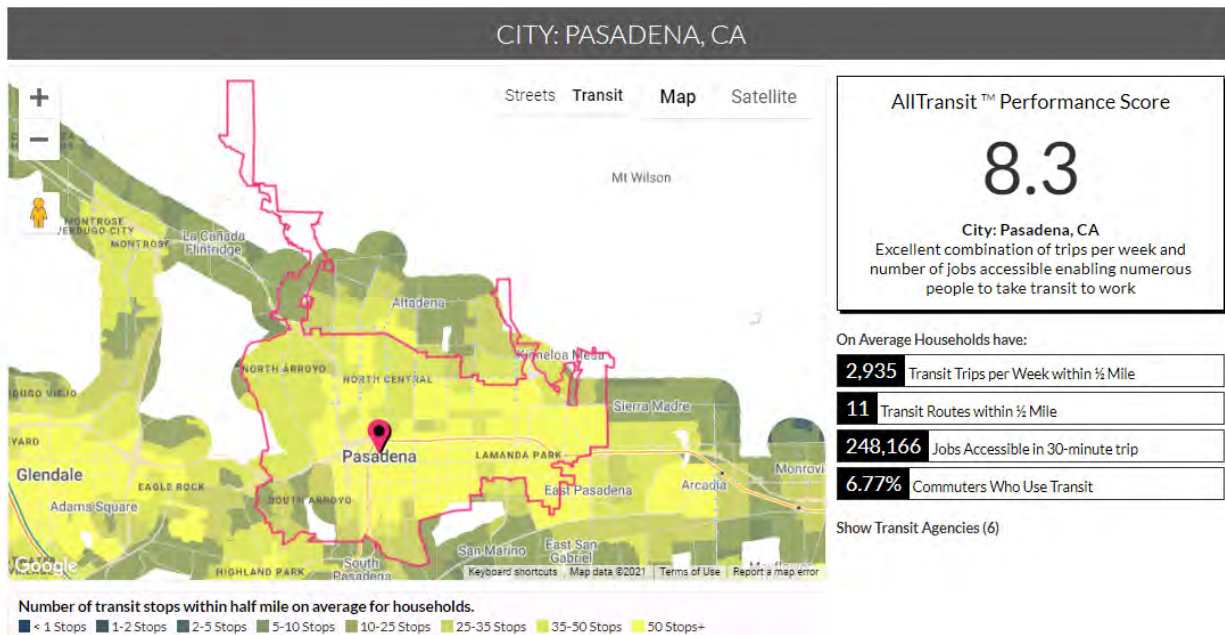


Figure F-16: Number of Transit Stops within One-half Mile of Households



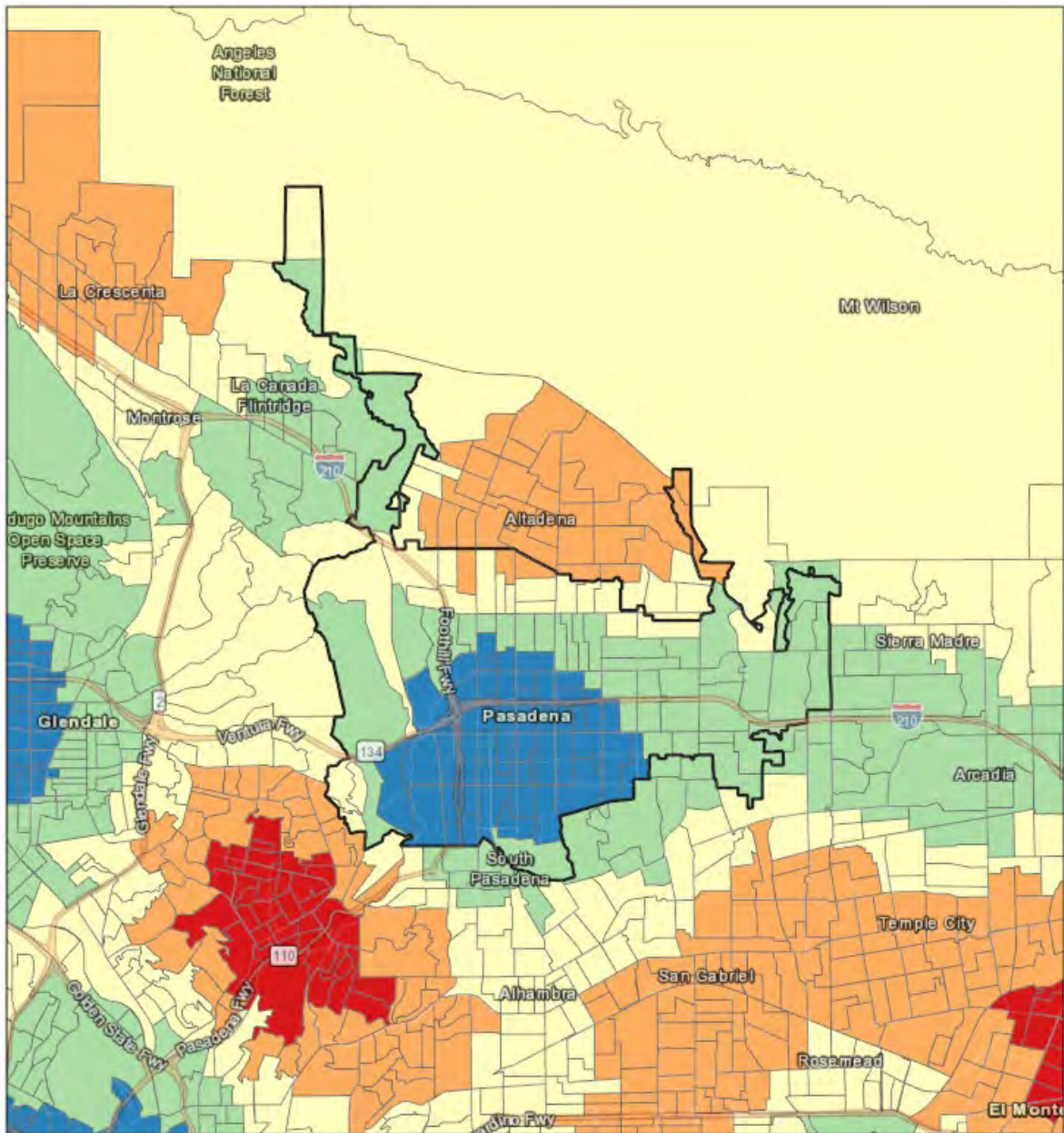
Economic Development

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Pasadena had higher labor market index scores (58 to 80) than the County overall (33 to 65), indicating a higher labor force participation and human capital in a neighborhood. However, within the large range of labor market index scores in the City, Whites and Asians scored the highest, and Blacks and Hispanics scored the lowest.

The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Pasadena scored higher (64 to 79) than the County overall (40-56). Within the City, higher job proximity scores are located near downtown, mostly south of I-210 along the I-710 freeway stub. Some tracts north of I-210 also scored among the highest in jobs proximity within the City.

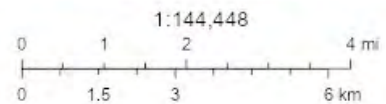
TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. The areas surrounding Pasadena and in the southern census tracts of Pasadena have the highest economic scores among the northeastern Los Angeles region. The census tracts with the lowest scores within the City and the surrounding region are located within Pasadena in the Northwestern census tracts.

Figure F-17: Jobs Proximity Index



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- City/Town Boundaries
- (A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
 - < 20 (Furthest Proximity)
 - 20 - 40
 - 40 - 60
 - 60 - 80
 - > 80 (Closest Proximity)



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Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC's environmental scores were highest near and within part of Pasadena when compared to the immediate surrounding region and downtown Los Angeles. However, within the City, the lowest environmental scores were concentrated along I-210 and south of it. The westernmost and easternmost census tracts along that transect scored the lowest (0.25 to 0.50).

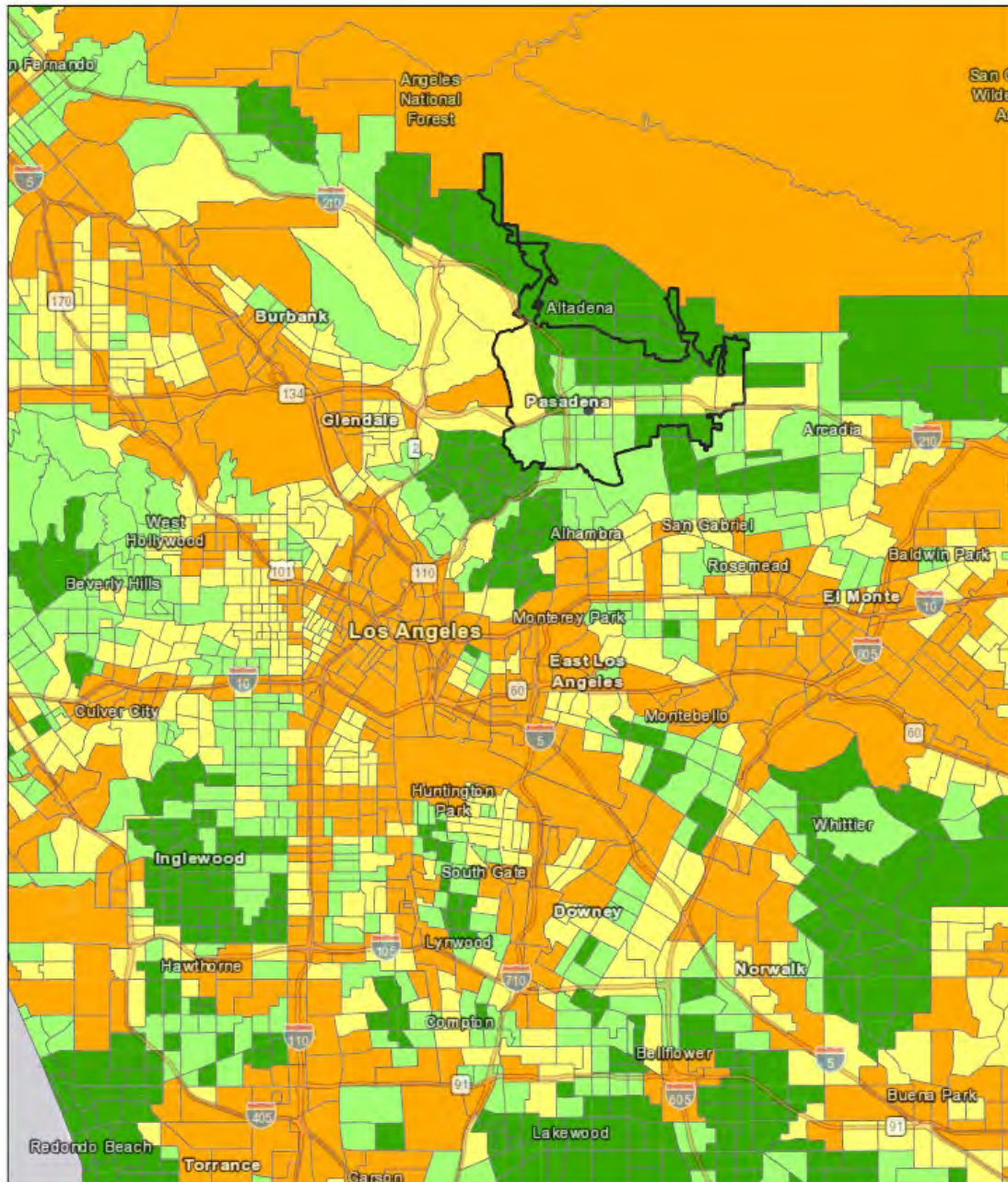
Distribution of RHNA Units by CalEnviroScreen Scores

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation in CalEnviroScreen scores and shows that the Northwestern census tracts of the City have the highest (worst) scores (Table F-13). These census tracts fall between the 60 and 80 percentile of scores relative to other census tracts. Only 18 percent of lower-income RHNA units are located in the lowest scoring tracts (61-80 percentile). Overall, only 15 percent of all RHNA units are located in these tracts.

Table F-13: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score (Percentile)	Very Low Income RHNA	Low Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.1%	0.2%	0.1%
11 - 20%	0.9%	22.7%	17.6%	0.2%	6.1%
21 - 30%	24.8%	0.0%	5.1%	36.0%	21.3%
31 - 40%	31.1%	0.0%	30.2%	14.2%	26.4%
41 - 50%	14.7%	0.0%	16.2%	22.6%	17.1%
51 - 60%	10.6%	9.1%	21.9%	10.9%	14.2%
61 - 70%	17.4%	68.2%	7.8%	11.5%	13.1%
71 - 80%	0.5%	0.0%	1.1%	4.4%	1.7%
81 - 90%	0.0%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%	0.0%
Total Units	3,946	44	2,849	2,295	9,134

Figure F-19: TCAC- Environmental Score



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City/Town Boundaries

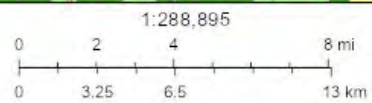
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

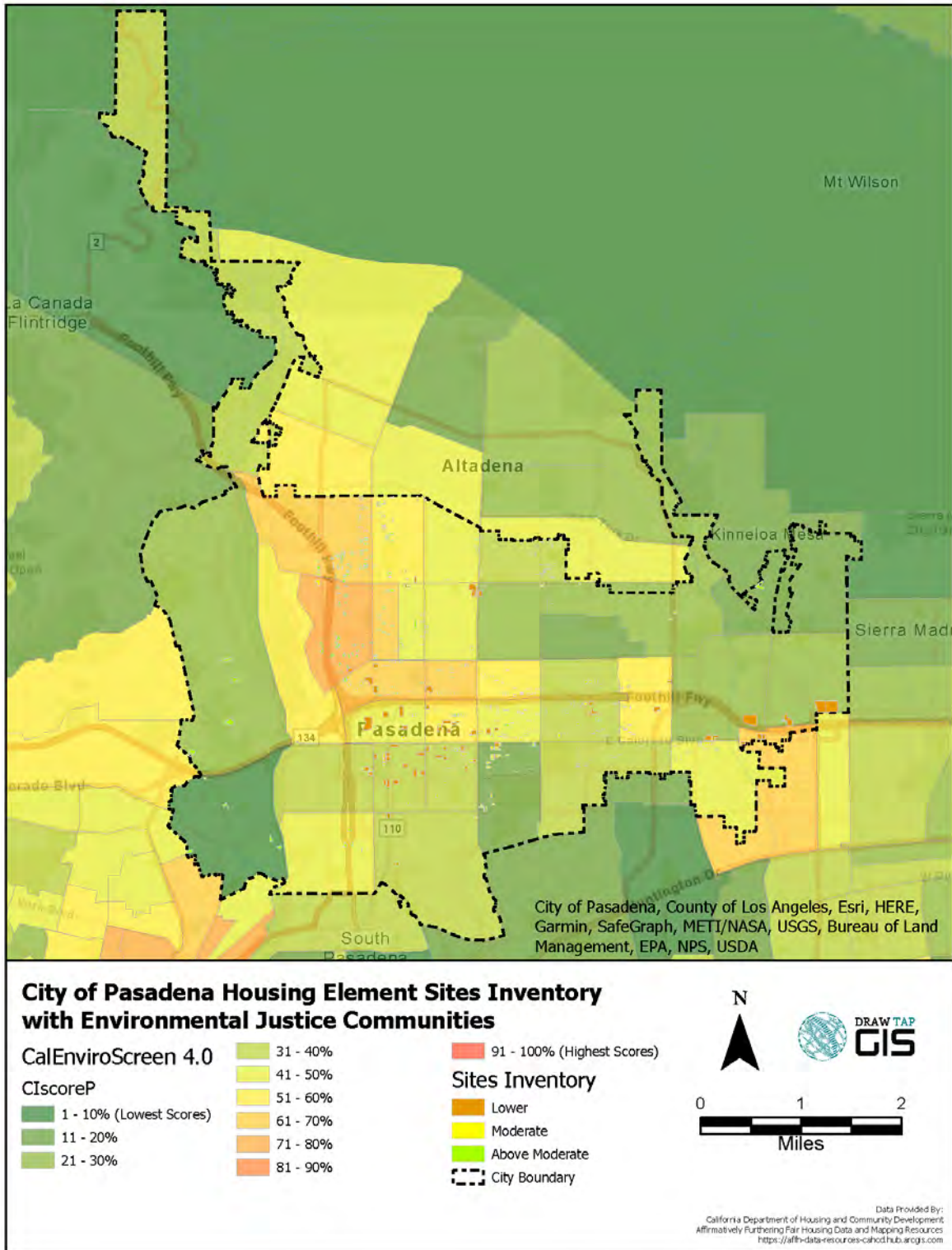
.75 - 1 (More Positive Environmental Outcomes)



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Figure F-20: RHNA Unit Distribution by CalEnviroScreen 4.0 Score³



³ The results for each indicator range from 0-100 and represent the percentile ranking of census tract relative to other census tracts

5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Pasadena. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

Pasadena households experience housing problems (46 percent) and cost burdens (42 percent) at lower rates than the County overall (52 percent and 46 percent) (Table F-14). As shown in Table F-14, households of all Black, American Indian, and Hispanics race experience housing problems at a higher rate than White and Asian households and all households in the City (46 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households in Pasadena. Renters are also cost burdened at higher rates than owners, independent of race. Similar trends are seen in Los Angeles County, where Black and Hispanic households experience cost burdens and housing problems at higher rates than other races and the County overall, and renters experience problems at a higher rate than owners.

Elderly and large households may also be subject to disproportionate housing problems. Table F-14 shows that renter-elderly and large households experience housing problems and cost burden at greater rates than all renter-households and all households in the City. More than two thirds of elderly renter-households experience housing problems and cost burdens. Large renter households experience housing problems and cost burden at the highest rates (80 percent). Among owner households, large households also have the highest rates of housing problems and cost burdens (45 percent and 37 percent, respectively).

In the County, renter and owner large households experience the greatest rates of housing problems, compared to all households in the City and other

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household types of the same tenure. However, elderly households are more likely to experience cost burdens and renter elderly households are most affected (66 percent).

Table F-14: Housing Problems by Race, Pasadena vs. Los Angeles County (2017)

Pasadena	White	Black	Asian	Am. Ind.	Pac Isl.	Hisp.	Other	All
With Housing Problem								
Owner-Occupied	29.3%	40.8%	33.5%	50.0%	0.0%	45.4%	28.9%	33.9%
Renter-Occupied	49.2%	66.3%	42.5%	66.7%	33.3%	64.6%	50.9%	54.5%
All Households	39.0%	58.1%	38.3%	55.0%	22.2%	58.2%	43.8%	45.5%
With Cost Burden >30%								
Owner-Occupied	28.8%	38.3%	32.4%	14.3%	0.0%	41.1%	27.7%	32.4%
Renter-Occupied	45.9%	64.7%	37.9%	83.3%	33.3%	57.2%	49.1%	50.1%
All Households	37.1%	56.2%	35.4%	35.0%	22.2%	51.8%	42.2%	42.4%
Los Angeles County								
With Housing Problem								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	39.0%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%
All Households	41.4%	56.3%	46.8%	49.4%	50.2%	62.3%	48.4%	51.6%
With Cost Burden >30%								
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.8%	47.9%	58.3%	50.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2013-2017).

Table F-15: Housing Problems, Elderly and Large Households, Pasadena vs Los Angeles County

Pasadena	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	69.0%	80.9%	54.5%	35.5%	45.0%	33.9%	45.5%
Cost Burden > 30%	66.6%	59.1%	50.1%	35.1%	36.7%	32.3%	42.4%
Los Angeles County							
Any Housing Problem	66.1%	84.8%	62.3%	36.8%	54.6%	39.0%	51.6%
Cost Burden > 30%	63.0%	55.9%	54.2%	36.2%	33.5%	35.0%	45.4%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2013-2017).

Between 2014 and 2017, the share of cost burdened households in the City has increased by less than one percent (42.0 percent in 2014). However, only renter households had an increase in cost burden rates (from 47 percent to 50 percent). Owner cost burden rates decreased from 35 percent in 2010 to 32 percent in 2017. While cost burdens have increased slightly between 2010 and 2017 for renters, the distribution of cost-burdened households has not changed significantly across the City. Figure F-21 shows the concentration of renter cost-burdened households remaining concentrated in the Northwestern neighborhoods. However, some of the westernmost census tracts increased in their concentration of cost-burdened households from 60 to 80 percent to over 80 percent in the five-year time period mapped. By contrast, many tracts in the southwestern part of the City decreased their concentration of cost-burdened owner households (Figure F-22). Cost-burdened owner households remain present in the central tracts north to south and east to west in the City.

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Figure F-21: Change in Cost-Burdened Renter Households, 2014 to 2019

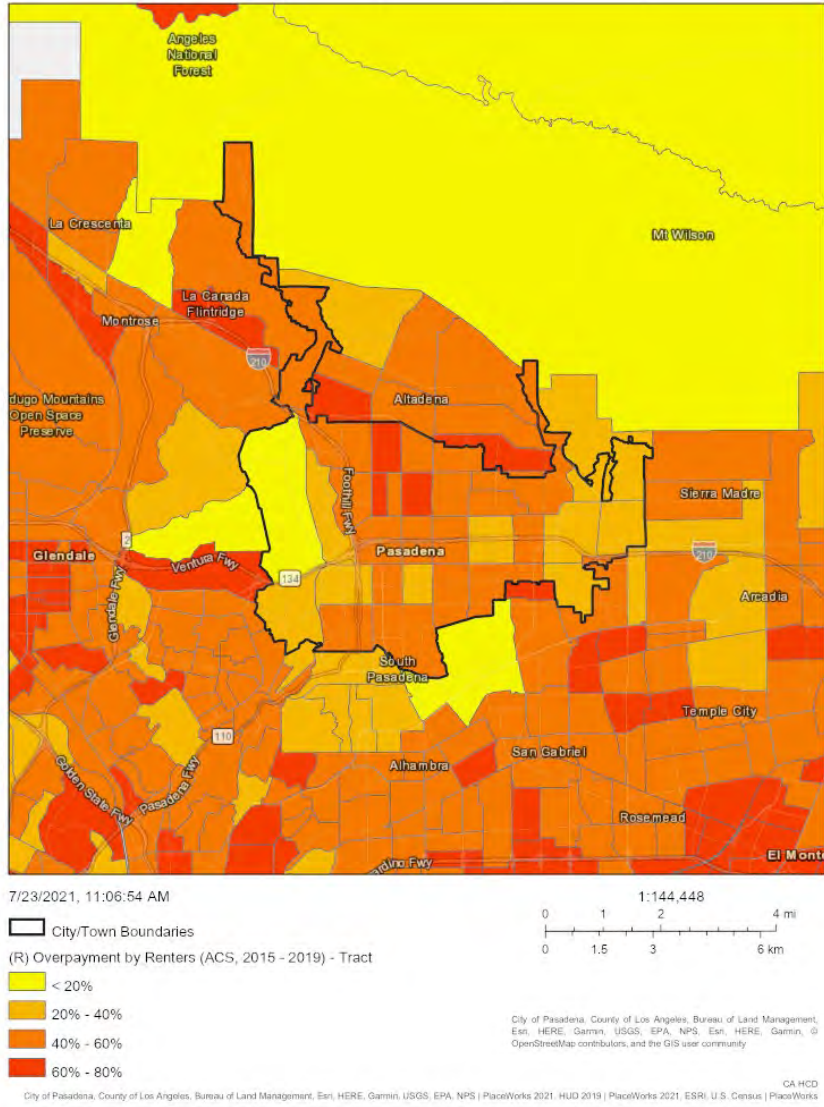
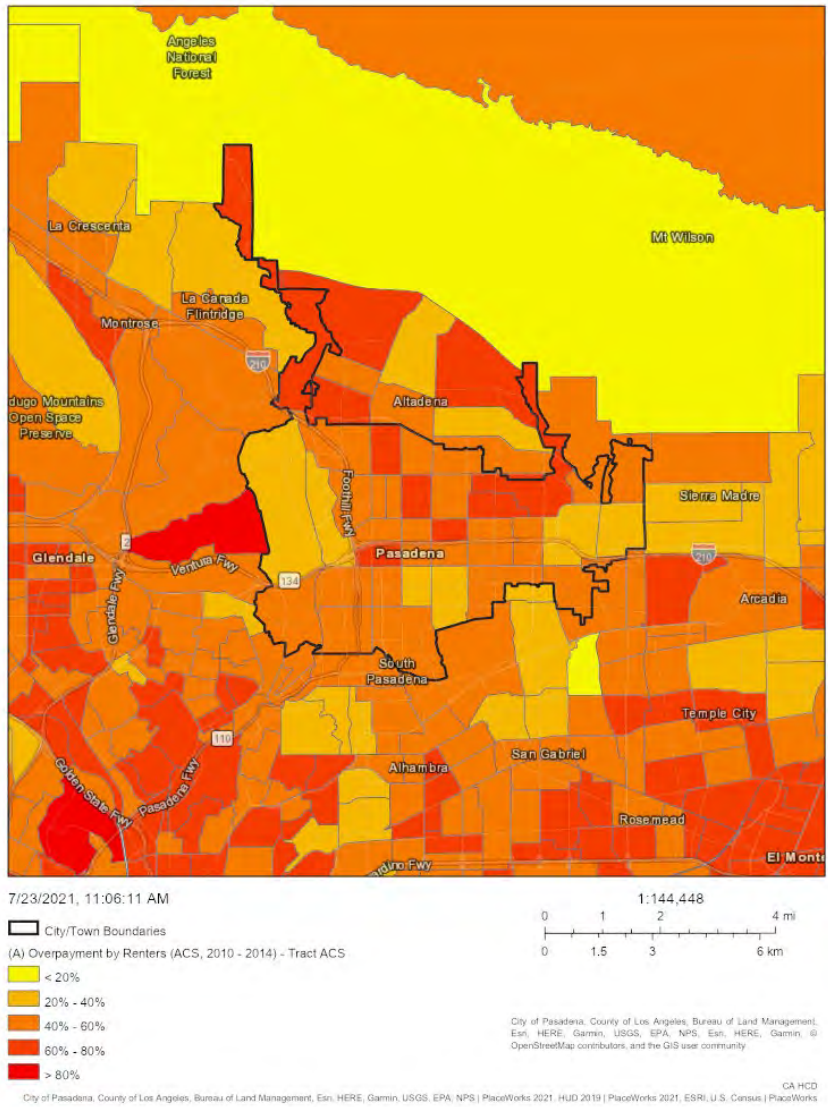
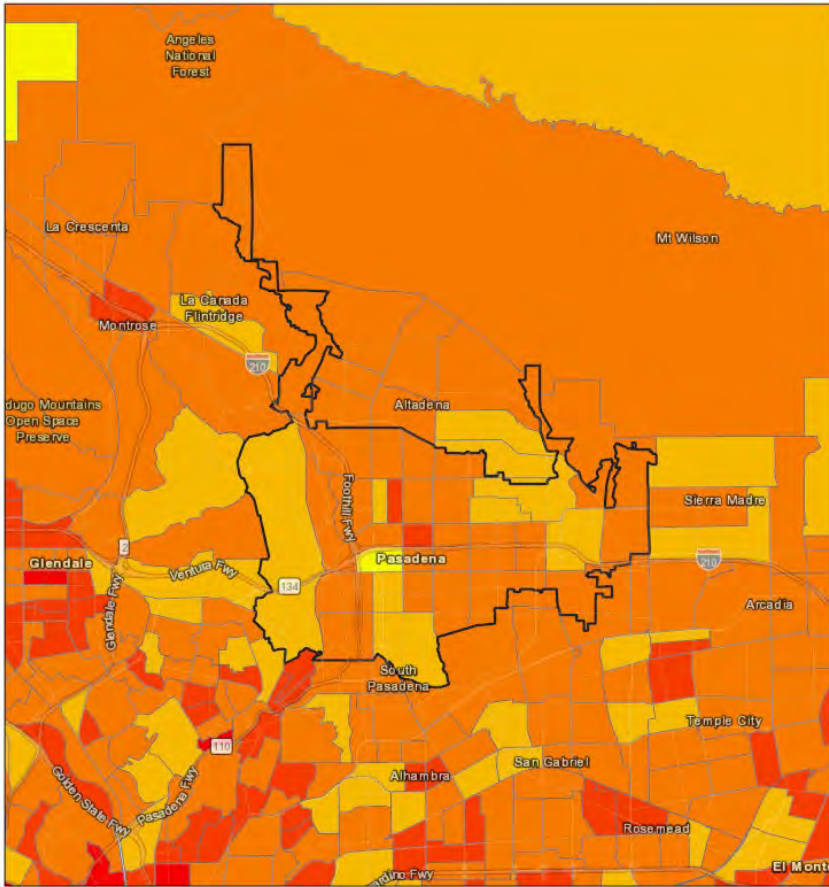
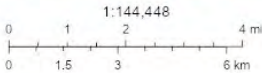


Figure F-22: Change in Cost-Burdened Owner Households, 2014 to 2019



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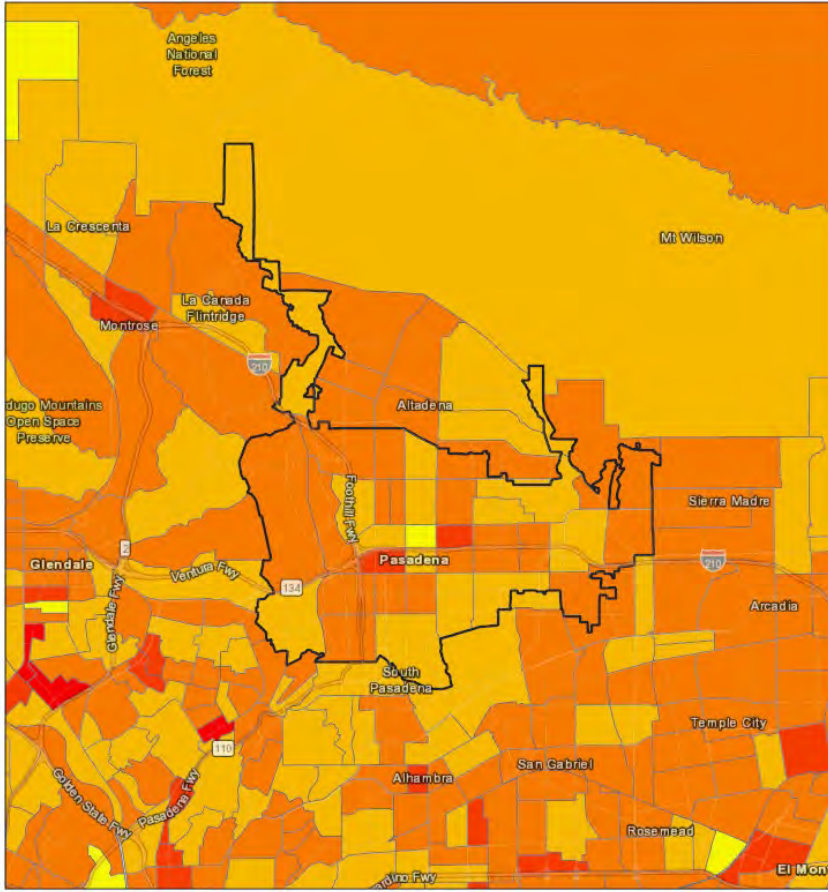
- City/Town Boundaries
- (A) Overpayment by Home Owners (ACS, 2010 - 2014) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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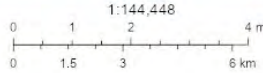
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- City/Town Boundaries
- (R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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Overcrowding

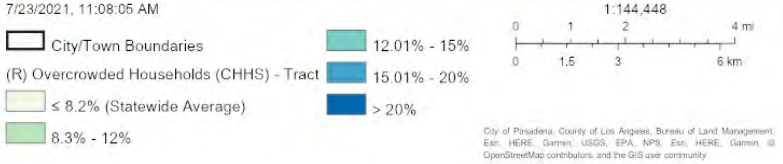
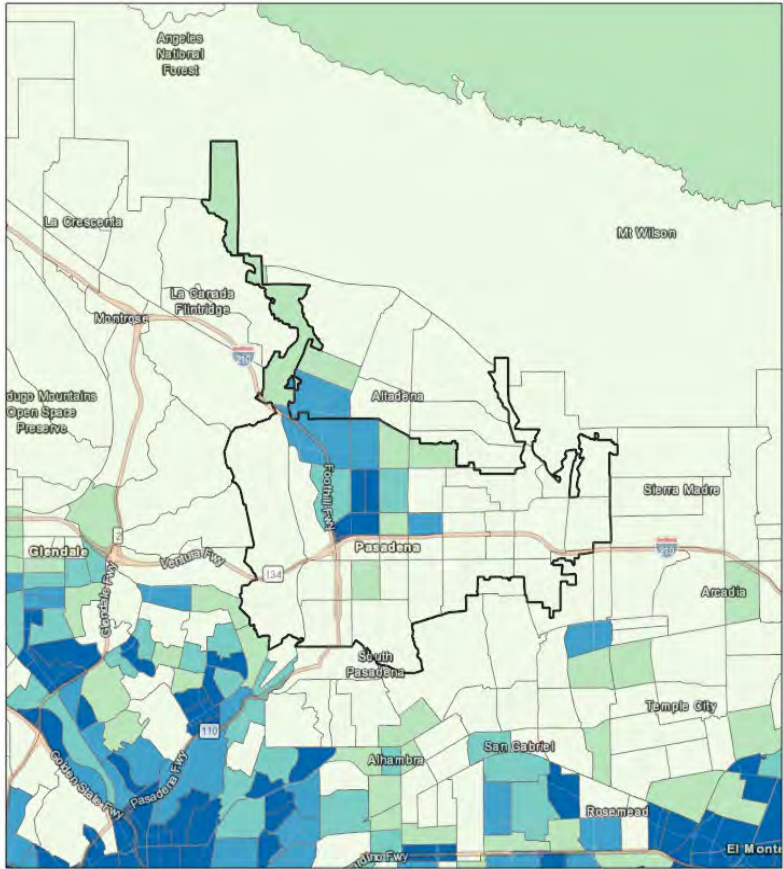
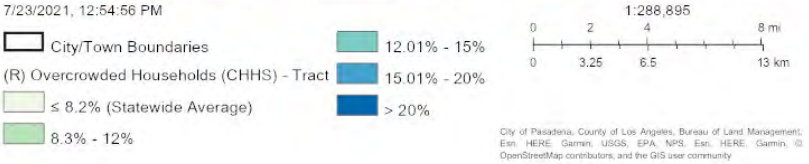
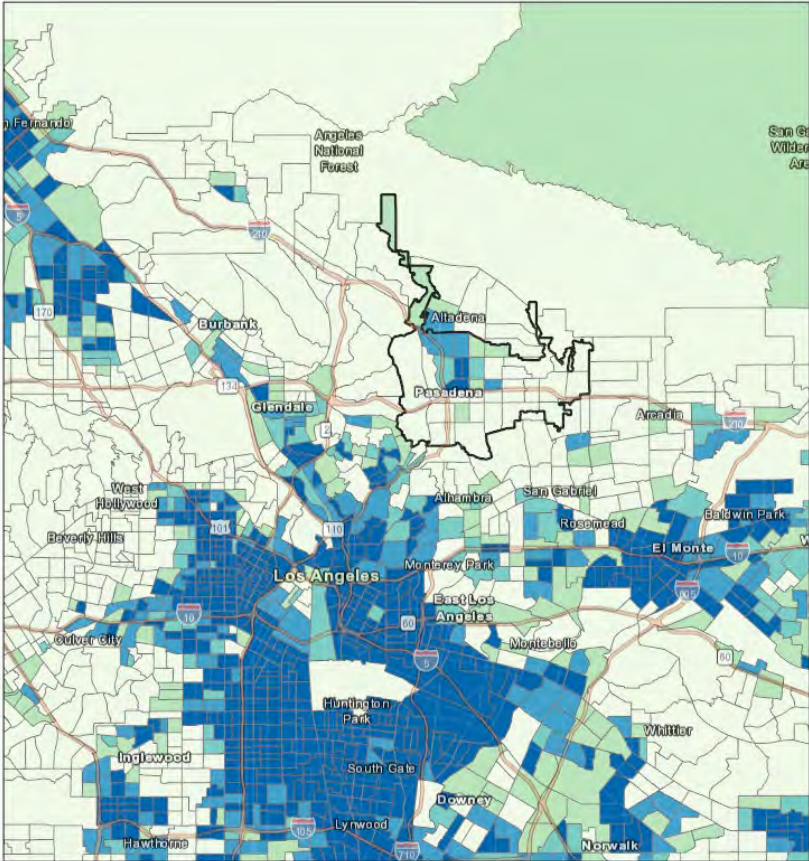
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2019 five-year ACS estimates, a lower percentage of households in Pasadena (5.8 percent) are living in overcrowded conditions than the County (11.3 percent) (Table F-16). Renter households are also more likely to live in overcrowded condition in both Pasadena and Los Angeles County. Table F-16 shows that overcrowding is more prevalent in downtown Los Angeles and its surrounding areas but low in the cities adjacent to Pasadena. Pasadena has the highest concentration of overcrowded households among its neighboring cities. Within the City, overcrowded households are concentrated in the north central part of the City, north of I-210.

Table F-16: Overcrowded Households, Pasadena vs. Los Angeles County

Overcrowded	Pasadena		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	1.9%	8.6%	5.5%	16.2%
Severely Overcrowded (>1.5 persons per room)	0.6%	3.7%	1.5%	7.5%
Total Overcrowded Households (>1 person per room)	5.8%		11.3%	

Source: 2015-2019 ACS (5-Year Estimates).

Figure F-23: Overcrowded Households



CA HCD
City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

CA HCD
City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

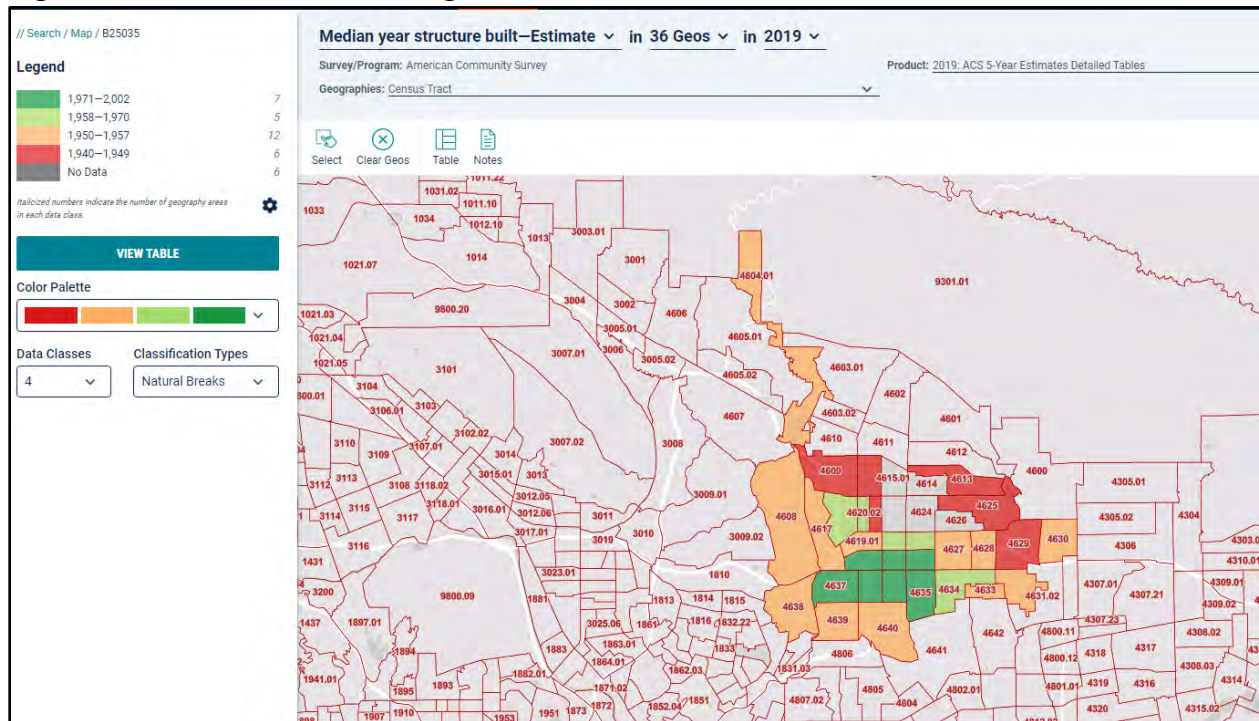
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Substandard Conditions

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Pasadena’s housing stock is similarly aged to the County’s; 85 percent of the City’s housing stock was constructed prior to 1990 (and thus over 30 years old), compared to 86 percent of the County’s housing stock.

Nearly 91 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure F-24, the median year of housing built varies across the City. Housing in the central census tracts has been built more recently (after 1971, 50 years ago) while the housing by the City edges tends to be older.

Figure F-24: Median Year Housing Built

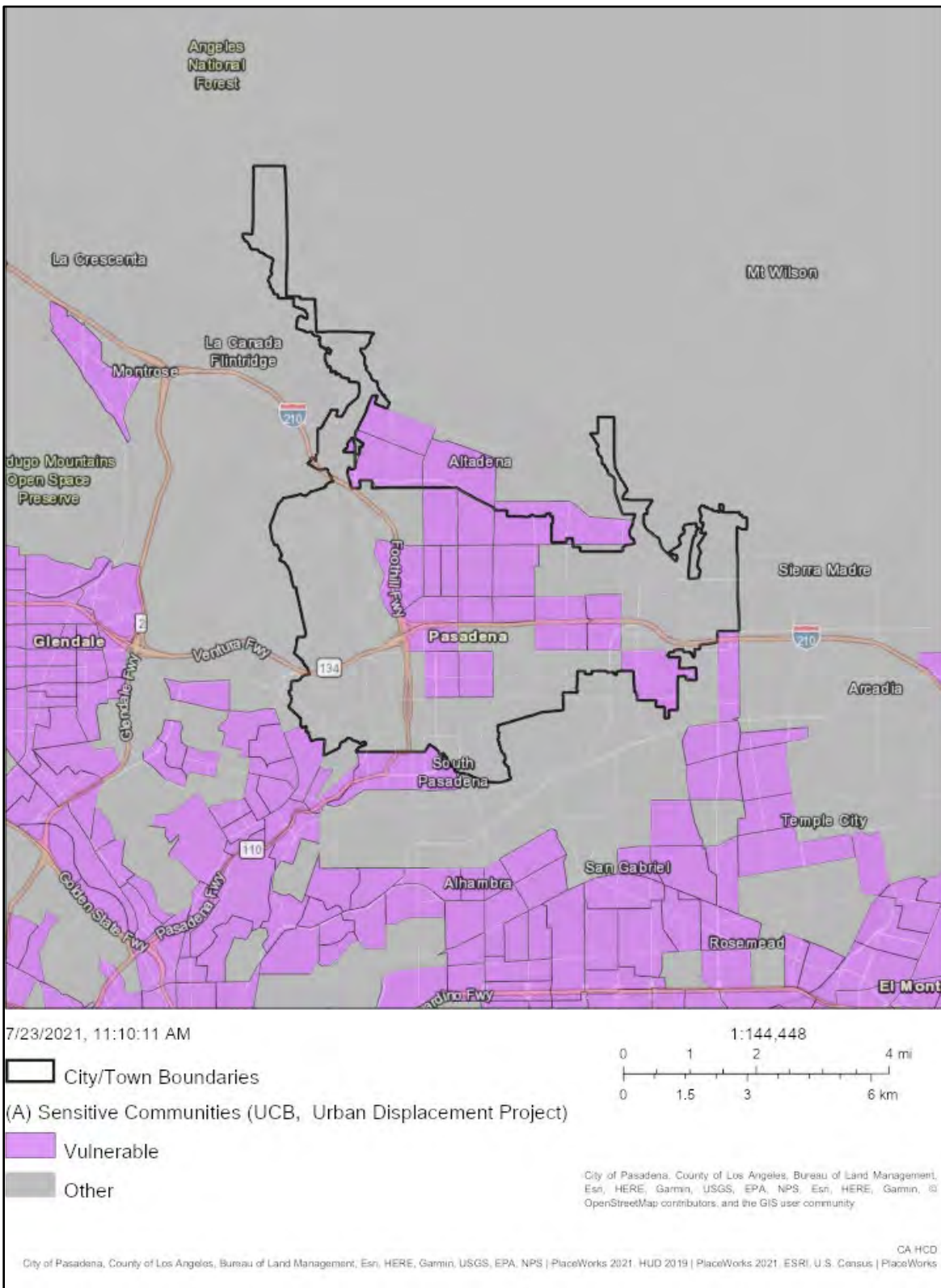


Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

UCLA’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCLA team has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low-income residents per tract and other criteria, including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities are concentrated in downtown Los Angeles and adjacent to major freeways, with the highest concentrations south and west of downtown (Figure F-24). East of Downtown and in the Pasadena area, only Pasadena had census tracts identified as sensitive communities (Figure F-25). These census tracts were concentrated in the north central area of the City, north and west of I-210.

Figure F-26: Sensitive Communities, City of Pasadena



6. Other Relevant Factors

Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table F-17 examines detailed 2017 HMDA data for Pasadena and the County.

The 2020 Pasadena Analysis of Impediments to Fair Housing Choice identified access to financing as an impediment to Fair Housing choice. All racial/ethnic groups had lower approval rates for home mortgage financing than non-Hispanic Whites and Asian (Table F-17). Approval rates ranged between 40 percent (American Indian and Alaska Natives) to 64 percent (Whites and Asian). The Citywide approval rating was 58 percent. The AI further broke down approval rates by race and income level. Approval rates for loans tend to increase as household income increases; however, lending outcomes should not vary significantly by race/ethnicity among applicants of the same income level. The AI found that while approval rates were lower for lower income applicants, White applicants had the highest approval ratings at all income levels and Hispanics and Blacks had the lowest⁴.

Hispanics were the most under-represented in the applicant pool, making up only 11 percent of the City’s applicant pool but 34 percent of the City’s population in 2017. Other minority groups (Blacks, Hawaiian Native/Pacific Islanders, American Indian and Alaska Native) were also underrepresented.

In the County, approval rates were also lowest for Black, Hispanics, and American Indian/Alaska Natives. These groups were approved at lower rates than Whites, Asians, and the County overall. Like in Pasadena, Hispanics were the most underrepresented in the applicant pool, making up 11 percent of the County applicant pool but 26 percent of the County’s population.

⁴ The AI analysis only showed the approval ratings by race and income for Whites, Hispanics, Blacks, and Asian applicants.

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Table F-17: Loan Applications and Approval by Race (2017)

	Pasadena			Los Angeles County		
	% Applicant Pool	% Pop	Approval	% Applicant Pool	% Pop	Approval
Non-Hispanic White	39%	37%	64%	33%	26%	63%
Black	5%	10%	54%	7%	8%	53%
Hispanic	11%	34%	56%	25%	48%	59%
Asian	15%	16%	64%	13%	14%	67%
Hawaiian / P.I.	1%	0.1%	49%	1%	0.2%	57%
Am. Ind./Alaska Native	0%	16%	40%	1%	0.2%	47%
Other	3%	1%	64%	2%	2%	65%
Total	5,970		58%	303,275		62%

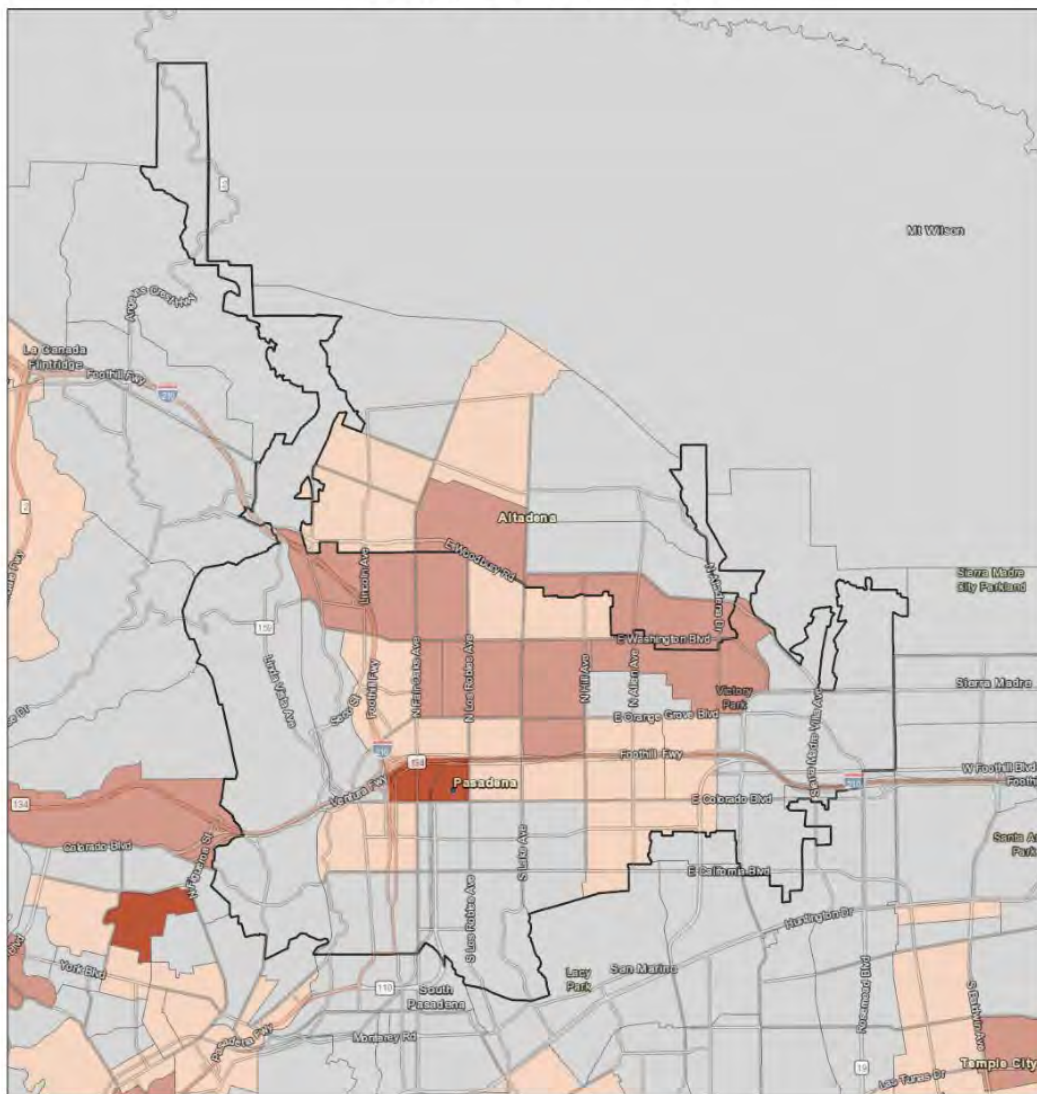
Source: www.lendingpatterns.com, 2019. 2013-2017 ACS 5-Year Estimates.

Housing Choice Voucher Use

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of March 2021, 1,202 low-income Pasadena families are recipients of Housing Choice Vouchers (Section 8) for rental assistance. The map in Figure F-27 shows that HCV use is concentrated in the Northwest downtown census tracts of the City. In these tracts, between five and 15 percent of the renter households are HCV users. HCV use is also highly concentrated in the Central District tract at the southeastern intersection of I-210 and SR-134. This pattern may be because these areas have the lowest “affordability index” or median gross rents (Figure F-28). Despite low rents, between 40 and 80 percent of renter households in these areas are considered cost burdened.

Figure F-27: Housing Choice Voucher Use

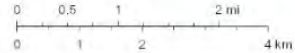
Housing Choice Vouchers



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City/Town Boundaries



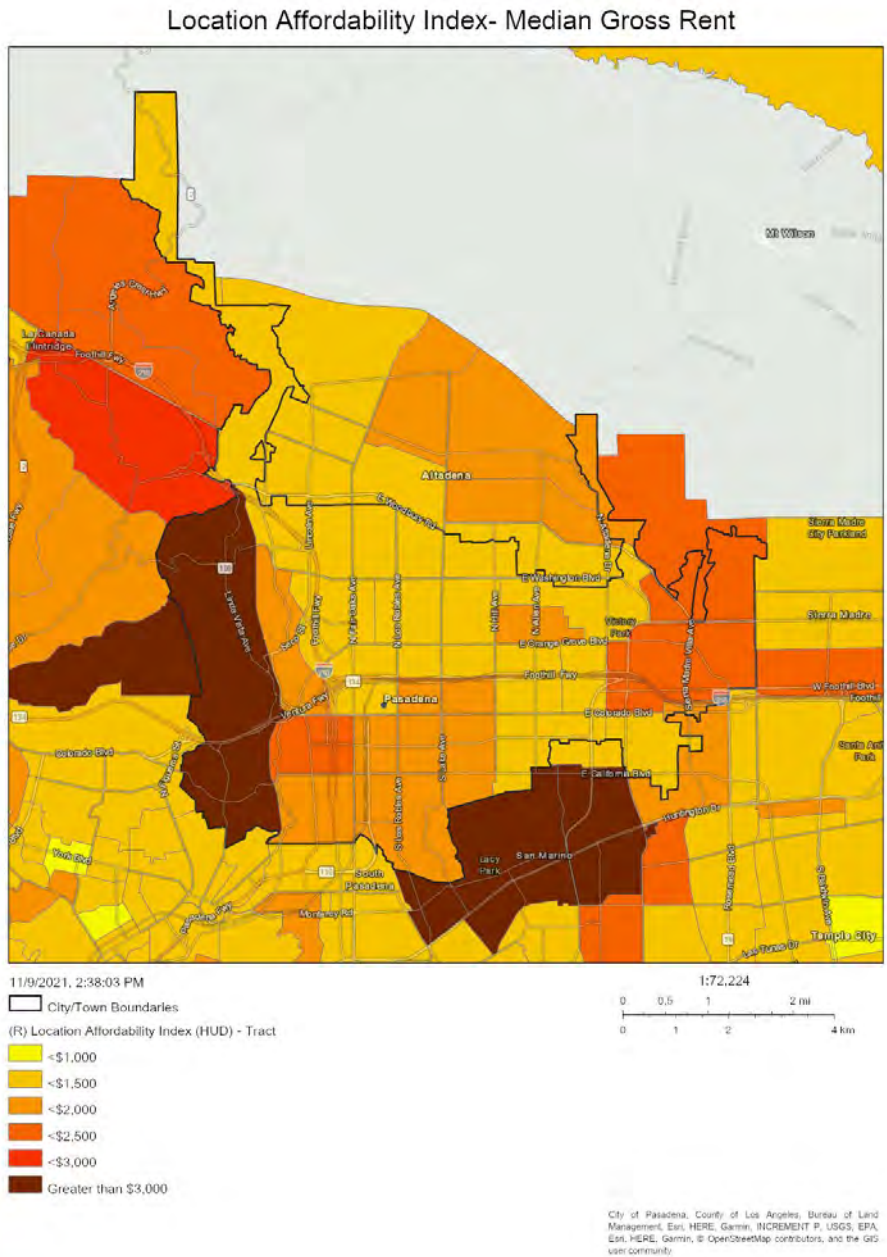
(R) Housing Choice Vouchers - Tract

- No Data
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%

City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
City of Pasadena, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure F-28: Median Gross Rent



Displacement and Gentrification

Urban Renewal and Redevelopment

Northwest Pasadena has history of discriminatory real estate practices and planning, followed by decades of underinvestment, that created neighborhoods in need of focused attention. In the 1950s, central and Northwest Pasadena was a racially diverse community of working-class Whites, African Americans, Mexican Americans, and Japanese Americans living in both single-family and multi-family homes of varying sizes. However, federal officials and the local Chamber of Commerce classified the area as “blighted” in the late 1950s, allowing City officials to use federal funds to redevelop the area through the 1949 US Housing Act. While 20 percent of the redevelopment funds were supposed to be allocated to affordable housing, Pasadena passed a law to use instead the funds for Police and Fire pensions. During this time, redlining and racially restrictive covenants were also allowed and in place. Northwest Pasadena residents were unable to obtain loans to rehabilitate their homes or purchase new homes. In the end, though redevelopment funds were able to rebuild and revive Old Pasadena and other neighborhoods, many residents were displaced by these investment practices. According to A Voice Within⁵, “by the late 1960s, an estimated 299 families had been displaced by urban renewal projects in Pasadena, 91 percent of which were families of color.” In 1968, the Fair Housing Act allowed Blacks to move to other areas outside of Northwest Pasadena, which opened a disinvestment vacuum that led to gentrification in the Northwest area.

Gentrification

As the areas surrounding Northwest Pasadena improved and experienced increased investment, Northwest Pasadena was largely disinvested and became a neighborhood for low-income families. However, with the improvements in the surrounding areas that connected Pasadena to major work hubs and transit networks, many people have begun moving back into Northwest Pasadena. This has led to further displacement as homes are remodeled and sold, apartments are converted to condos, or landlords increase their rents and displace existing residents.

I-210 Freeway Construction

Construction of the I-210 freeway in 1970s also displaced communities of color, especially Black communities. During freeway construction, southeast Pasadena residents (a majority White community) were able to keep freeway construction from affecting their neighborhoods. However, this meant diverting the freeway through the African American business district on North Lincoln and the mixed-income, racially diverse neighborhoods of Northwest Pasadena. Displaced individuals were offered \$75,000 for their homes despite no homes in Pasadena costing less than \$85,000 at the time, worsening the displacement.

⁵ A Voice Within, “Black History in Pasadena.” <https://www.anoisewithin.org/black-history-in-pasadena/>

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Zoning Laws

Published sources⁶ point to zoning laws as a tool to prevent mixed-income communities in the City. In the 1970s, local no-growth and slow-growth movements led to downzoning and large lots only zoned for single-family homes. Also, for many years the City's ADU ordinances made it impossible to build ADUs, having requirements for two-car garages, a minimum 15,000-square-foot lot size requirement, and other restrictions. Between, 2001 and 2017 only one ADU was built.

Community Knowledge

The City received many useful comments regarding AFFH comments throughout the outreach process, especially from Our Future LA Coalition and Abundant Housing LA. Our Future LA Coalition commented on the disproportionate housing needs of Black and Latino residents. Black residents are more likely to experience homelessness and evictions due to effects of decades of racist policies like restrictive covenants, exclusionary zoning, and redlining made it impossible for Black families to build wealth through home ownership and result in lower homeownership and higher rents today. Latino and Black communities in Los Angeles County were also disproportionately affected by COVID 19. According to Our Future LA, "essential workers living in overcrowded housing were exposed to COVID at work and had no choice but to expose their families at home, leading to disproportionate deaths among Black and Latino people." The Coalition recommended making every neighborhood resource-rich and avoiding displacement while also achieve equitable land use and zoning so that new areas can have higher densities and increase their values. At the same time, areas already zoned for density need to be protected from environmental and spatial racism.

The Abundant Housing LA group also provided more comment on the history of housing policy and land use regulation use to segregate Latino and Black residents. "From its incorporation in 1886, Pasadena's Latino and Black residents were essentially confined to segregated neighborhoods in the southwest and northwest parts of the City. In response to efforts by such residents to seek to move outside those areas, a drive was launched in the 1930s to enlist white homeowners to sign real estate covenants to forbid occupancy by anyone "whose blood is not entirely that of the Caucasian race." This effort was supported by the Pasadena Board of Realtors, Pasadena Chamber of Commerce and members of the City Council. By 1940, 60 percent of the homes in Pasadena were covered by such covenants, which were enforced by the California courts until the United States Supreme Court banned them in 1947. Pasadena continued to pursue policies rigidly reinforcing racial segregation and discrimination in housing, education and public employment well into the 1960s. The U.S. Justice Department introduced compelling testimony in the 1970 case of Spangler v. Pasadena of the long-standing and pernicious practices of realtors in continuing to keep Blacks and Latinos from buying in white neighborhoods.

⁶ Jill Shook, "Pasadena's Racialized History"
<https://makinghousinghappen.net/2020/06/23/pasadenas-racialized-history/>

Moreover, with the overt aim of “urban renewal,” known nationally as “Negro removal,” the Pasadena Redevelopment Agency during the 1960s and 1970s deliberately demolished the homes and businesses of hundreds of established Black and Latino residents in northwest and southwest Pasadena (including the childhood home of Jackie Robinson).

During the same period, Caltrans (with City concurrence) removed the homes and businesses of thousands more for the I-210 and I-710 freeway projects. The pattern of locating “affordable housing” projects in majority Black and Brown neighborhoods and keeping them out of white majority neighborhoods is apparent today. The demographic map of Pasadena reflects the result of decades of deliberate public policies to deny Black and Latino households the opportunity to live in Pasadena’s choicest neighborhoods. The Abundant Housing LA group recommended that lower-income housing opportunities be located in high-resource areas and near jobs and transit. More housing opportunities would be created by allowing higher-density development near transit, thus promoting goals to affirmatively further fair housing and prices out a more diverse community of potential Pasadena residents.

Existing Ordinances and Programs to Combat Displacement and Gentrification

The City has taken great steps to address previous discriminatory practices and affirmatively further fair housing.

Northwest Pasadena

The City of Pasadena has long directed enhanced efforts at improving conditions in Northwest Pasadena. Through community building efforts and enhanced community participation, the City continues to make substantial investments in this area. Prior to the dissolution of redevelopment in California, funds were available for significant investment in housing. Without that resource, the City has had to use federal and State funding sources more creatively to improve the existing housing stock and bring new homes to the Northwest community.

- **Community Building.** Pasadena supports for-profit, nonprofit, and faith-based organizations that are committed to implementing community-building efforts in Northwest Pasadena. These include, but are not limited to, Flintridge Center, Community Bible Church through its work at the Kings Village and Community Arms Apartment projects, and numerous other nonprofit and for-profit organizations. Other efforts include Neighbors Acting Together Helping All (NATHA), which has received three-year grants from the California Community Foundation.
- **Northwest Commission and Programs.** Working in conjunction with the Northwest Commission, the City’s Northwest Program office works specifically to maintain a healthy business environment and facilitate housing maintenance and production. These include updating the Fair Oaks/Orange Grove and Lincoln Avenue Specific Plans, monitoring of

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capital improvement projects, improvements to Robinson Park, police department activities to address neighborhood safety, and ongoing liaison activities with neighborhoods associations.

Local Priority Preference

The Local Preference and Priority System Guidelines ("Local Preference Guidelines") were adopted by City Council in 2006 to determine the order in which eligible applicants receive priority to rent or purchase available affordable housing units, including units developed with City subsidy and units created under the Inclusionary Housing Ordinance. Under the 2006 Ordinance, applicants who live and work in the City currently received the highest priority, followed by applicants who live in the City, those who work in the City, and those who were involuntarily displaced from Pasadena by government action, improper termination of tenancy, domestic violence, participation in the Witness Protection program, hate crimes, inaccessibility issues or substandard housing, and homelessness. All other applicants are considered after those who meet the priority category criteria.

However, there has been a recognition among policy makers, stakeholders, and housing advocates that the 2006 local preference policies, while perhaps successful in achieving their stated purposes, did not address the impacts of housing displacement created by high housing costs and gentrification. In 2021, the City adopted changes to the Local Preference Ordinance which created a new priority category (Over-Housed Priority) and a new set-aside.

Over-House Priority, which is an uncapped priority category that gives preference to residents of deed restricted affordable housing units in Pasadena who are currently considered over-housed (e.g., a single-person household residing in a three-bedroom unit). This new "Over-Housed" priority is intended to address inefficiencies in the match between household size and unit size (which occur over time as dependents in larger households move out) and will allow such households the opportunity to move to smaller units and pay a lower rent, while freeing up larger units for larger eligible households.

Former Resident Set-Aside (20 percent) creates an additional set-aside of up to 20 percent of the units to be available to former Pasadena residents ("Former Resident Set-Aside"). This modification is meant to provide households who were unable to remain in Pasadena, whether due to rising housing costs or gentrification, with the opportunity to return to the City. This set-aside applies to developments with five or more affordable housing units. Under the set-aside, up to 20 percent of the units would be available to households who can demonstrate that they had maintained a primary residence in Pasadena sometime in the five years prior to their application for available housing. In addition, to be eligible for this set-aside, a household must have maintained a primary residence in Pasadena for at least two years. Within this set-aside, households will receive priority based on length of tenure in Pasadena. This means, for example, that a household who had lived in Pasadena for five years prior to application would receive priority over a household who had lived in

Pasadena for two years during the same time period. Table F-18 summarizes the new local preference categories.

Table F-18: Local Preference Categories (2021)

Set-Aside	
First	Former Resident Set-Aside (capped at 20 percent)
Priority	
First	Over-Housed Priority
Second	Resides and works in Pasadena
Third	Resides (but does not work) in Pasadena
Fourth	Works (but does not reside) in Pasadena
Fifth	Involuntarily displaced from Pasadena
Sixth	All other applicants

While some may argue that local preference ordinances can perpetuate patterns of segregation and inequality in areas already wealthy and predominantly white, Pasadena’s Local Preference ordinance has been implemented successfully, providing affordable housing opportunities to income-eligible households who live and/or work in Pasadena. For example, the 69-unit Heritage Square senior apartments, completed in 2016, achieved about 94 percent local preference upon initial occupancy. The Theo apartments project was placed in service in April 2020 with all nine of the inclusionary units leased to applicants who resided and/or worked in Pasadena. Most recently, the 17-unit Decker/Gill affordable homeownership project achieved approximately 75 percent local preference. In addition, by adding a former resident set-aside, the City provides opportunities to those that have already been displaced.

While local preference ordinances can benefit existing residents by allowing them to remain in their City, local preference ordinances can affect regional housing mobility by limiting the opportunities for low-income residents in other cities to procure affordable housing in neighborhoods or cities with higher resources and opportunities. In Pasadena, many of the City’s tracts are considered areas of high and moderate resources, so it is likely that many nonresidents would look for housing in the City. However, the City has prioritized the needs of its existing residents and former residents that have been displaced in response to public comments.

Tenant Protection Ordinance (TPO)

The ordinance, adopted in 2004 and amended in 2017, requires landlords to provide relocation benefits to tenants who are displaced under specific circumstances. In 2019, the City amended the Ordinance to strengthen tenant protections. The modified TPO now covers situations in which a change in property ownership has occurred within 18 months prior to the tenant being issued a notice of eviction, tenancy termination, or rent increase which exceeds five percent plus the percentage annual change in the Consumer Price Index. Other circumstances which require landlords to pay relocation benefits to

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displaced tenants are: demolition, conversion to condominium, or permanent removal of the unit from the rental market; occupancy by the landlord or landlord's family member; government order to vacate; or the displacement of tenants from housing owned by educational institutions under certain situations. Multi-family rental properties with two or more units on a single parcel are subject to TPO. Single-family homes and condominium units are exempt from TPO. In late 2020, the City provided funding to the Housing Rights Center to enhance tenant protection and legal services. In early 2022, the City began drafting updates to the administrative regulations of the TPO to close loopholes associated with landlord evictions of tenants for improvements to units ("renovictions").

ADU Units

The City has gone above the State-mandated efforts to promote ADU construction and rental to low- and moderate-income residents through:

Second Unit Pilot Program: The Housing Department launched the Second Unit Accessory Dwelling Unit (ADU) Pilot Program to provide easy financing to construct an ADU in exchange for leasing the unit to a "Section 8" housing choice voucher holder for seven years. Other options include bringing an unpermitted ADU (e.g., garage conversions) up to code for low- to moderate-income households.

Pre-Approved Plans: City has initiated a program to produce pre-approved ADU building plans to help reduce the cost to property owners of processing building permits and getting a project more quickly to construction.

Reduced Residential Impact Fees: The City offers reduced impact fees for units 750 square or larger if the unit is rented to a lower income household, to a City's rental assistance client, or a family member.

The City has a dedicated page with ADU information on its City website:

<https://www.cityofpasadena.net/planning/planning-division/community-planning/accessory-dwelling-units/>

Sites Inventory Analysis

AB 686 requires a jurisdiction's site inventory "...be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location, and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. The overall strategy for the Sites Inventory was to remain consistent with established land use policy in the 2015 General Plan. The foundational General Plan land use principle is to locate housing near transit and services, largely within the eight specific plan areas. This practice also encourages private investment in areas like North Lake Avenue and East Colorado Boulevard with more need since housing tends to attract services. The City identified sites based

on existing land use policy, current trends, and development feasibility within the planning period, with income levels based on the 30 unit per acre default density allowed under State law.

Since adoption of the General Plan in 2015, the City has been working to update eight Specific Plans that implement General Plan land use policy, which calls for substantially more housing in areas where the plans do not currently allow housing, such as within the South Fair Oaks and East Colorado Specific Plan areas. However, since only two of those amended specific plans have yet been adopted—with the sixth others to be completed by 2023—the sites inventory does not include many potential sites for new high-density residential development. However, as shown in the Housing Resources section of this element, the RHNA can be achieved using current zoning/specific plan designations. The City’s ability to accommodate even more units in areas in high-resource areas will expand with Specific Plan adoption, resulting in a more extensive distribution of affordable housing.

As demonstrated throughout the assessment and in Table F-19, the City made its best effort to distribute RHNA units in vacant and underutilized areas outside of Specific Plan areas as well as within Specific Plan areas. For areas outside specific plan zones, most units were classified as moderate-income or above-moderate income. For example, virtually all of these sites in the Northwestern Pasadena (about 282 units) have been included in the above moderate-income RHNA category since densities fall below the default density of 30 units per acre. Given that this area been identified as having a high concentration of lower-income households, locating above-moderate income housing in this area is expected to ameliorate conditions by attracting investment and the services that follow.

Specific Plans have been developed for the purpose of creating regulatory provisions that encourage focused residential development in the Central District and Transit-Oriented Villages areas and along major travel corridors. By locating the majority of RHNA units within these specific plan areas (4,709 of the 6,504), the City intends to focus investment in these areas in an environmentally sustainable manner. While a majority of these RHNA units are lower-income in Specific Plan areas, private investment through housing is expected to ameliorate conditions in these areas, specifically the Central District. The sites inventory includes properties within Specific Plan areas that, similar to properties that have been redeveloped over the past eight or so years, are characterized by: 1) single-story commercial or industrial buildings that have not had significant investment in many years, 2) parking lots not needed to support demand of associated uses, and 3) retail commercial and office buildings for which property owners have inquired with City Planning staff regarding reuse potential. As such, these properties do not currently offer benefits to the residents of the area as they could with housing.

While the proposed land use regulatory changes for each Specific Plan area were not considered in this sites analysis, the Specific Plan updates are expected to

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expand the available sites that can accommodate housing beyond RHNA obligations, especially lower-income housing (Program 6).

Table F-19: Sites Inventory by Area

Areas	Affordability Level			Total
	Lower Incomes (0-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Outside of Specific Plan Areas				
Vacant	--	18	18	36
Underutilized	291	644	824	1,759
<i>Subtotal</i>	291	662	842	1,795
Within Specific Plan Areas				
Central District	1,421	517	470	2,408
East Colorado	572	151	-	723
East Pasadena	777	-	13	790
Fair Oaks/ Orange Grove	102	53	20	175
Lamanda Park	133	102	-	235
Lincoln	-	21	55	76
North Lake	171	27	2	200
South Fair Oaks	97	5	-	102
<i>Subtotal</i>	3,273	876	560	4,709
Total	3,564	1,538	1,402	6,504

Summary of Fair Housing Issues, Contributing Factors, and Meaningful Actions

The following text and table summarize fair housing issues and contributing factors and indicate the meaningful actions the City will take to address each issue. Contributing factors were evaluated and prioritized. Contributing factors were prioritized based on their impact on fair housing issues, as well as the City's ability to address the contributing factors.

Fair Housing Outreach and Enforcement

Issue #1: Limited public participation in fair housing activities and limited enforcement.

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. According to the 2020 AI, fair housing discrimination may also go unreported, as many residents fear retaliation or are unclear where to look for assistance with fair housing issues. In addition, 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. Overall, participation in fair housing activities and programs has been mostly limited despite extensive outreach efforts.

Also, while fair housing testing is included in the scope of activities for the Fair Housing provider, no results of testing were provided in the 2020 AI nor could they be found in the City website.

Contributing Factors

- Lack of education in fair housing laws¹
- Limited participation in outreach events and fear of retaliation¹
- Lack of a variety of media to publicize fair housing resources¹
- Lack of testing¹

Evaluation and Prioritization

The analysis found that while there are fair housing services available to residents, one of the biggest factors that limit its fair housing goals is low participation, which in turn means low awareness of fair housing rights and laws. Given the limited funds available to the City, the City will focus on expanding awareness of the resources available citywide, as well as specifically to residents in Northwest Pasadena.

Since fair housing services are provided by the Housing Rights Center, the City will work the organization to provide targeted outreach not only of fair housing services but monitor consistent testing and enforce federal, State, and local laws.

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Segregation and Integration

Issue #2: Segregated living patterns with a concentration of minorities, persons with disabilities, and low- and moderate-income households in Northwest Pasadena and Central District tracts south of I-210. There is also a concentration of HCV users in these areas.

Contributing Factors

- Location and type of affordable housing ¹
- Historical discriminatory practices¹
- Disinvestment in the 1970s²
- Lack of private investments ²
- Lack of public investments in specific neighborhoods, including services or amenities²

Evaluation and Prioritization

Patterns of concentration and segregation need to be addressed by providing opportunities for lower-income residents to live in areas with higher resources. The City's strategy is to create housing opportunities, especially lower income housing, across all neighborhoods of the City, to explore alternative housing options, and to improve housing accessibility.

Access to Opportunities

Issue #3: Lower access to opportunities in Northwest Pasadena.

Northwest Pasadena and the Central District directly south of I-210 were classified as lower resource and areas of high poverty and segregation (respectively) and had lower TCAC education, economic, and environmental scores.

Contributing Factors

- Location of lower quality schools in Northwest areas ²
- Lack of access to local jobs²
- Location near environmental pollutants (freeways) ²
- Lack of private investments¹
- Lack of public investments in specific neighborhoods, including services or amenities¹

Evaluation and Prioritization

Disproportionate access to opportunities can be addressed with place-based strategies to improve the conditions to existing residents. The contributing factors that have the highest impact on the conditions on areas of need are the

lack of private and public investment. The City's strategy is to continue to invest public funds for the improvement of areas with low resources.

Displacement

Issue #4: Communities with disproportionate housing needs (renter cost burdens, overcrowding, and vulnerability to displacement) are concentrated in Northwest Pasadena.

Northwest Pasadena neighborhoods have home values that have stayed lower than the local median prices due to underinvestment in community infrastructure, historic real estate practices that prevented people of color from buying or renting homes in particular districts, and poorly performing local public schools, among other factors. These lower-income areas contain houses with historic character and local shopping districts that people can walk to. With home prices so high in most of the City, homebuyers and institutional investors see value in historically undervalued areas and are buying houses at seemingly bargain prices. They may be purchasing properties currently rented at affordable rates, rehabilitating the home, and "flipping" them to be bought or rented at higher prices. This practice often forces long-term residents to move.

Evaluation and Prioritization

All three contributing factors work in combination to create a community that is at risk of displacement. As explained earlier, the areas with the disproportionate needs and concentration of poverty and segregation have older housing with lower home values but high historic values and transit. The City's anti-displacement strategies include actions that directly address displacement as well as providing affordable housing options and rental assistance.

Affirmatively Furthering Fair Housing

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Fair Housing Outreach and Education - Moderate Priority				
Program 2: Northwest Pasadena	The City will conduct increased outreach in Northwest Pasadena to increase awareness of housing resources, fair housing workshops, and the City’s Tenant Protection Ordinance.	Annually	Northwest Pasadena	Conduct at least one fair housing workshop each year for community-based organizations that serve residents and housing providers in Northwest Pasadena. At least one workshop annually will be conducted in Spanish.
Program 20: Fair Housing	Continue to provide fair housing services, tenant-landlord mediation, enforcement, and outreach and education services. Ongoing, publicize fair	Annually	Citywide	Assist 70 persons annually with fair housing services

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<p>housing events and program information more prominently on City website and at public locations. Expand methods of outreach and education, especially through social media and community-based organizations.</p> <ul style="list-style-type: none"> • At least annually make public announcements, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities. • In 2023, work with KPAS to create an informational video on fair housing, including the new source of income protection. 			

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> Annually, participate in diversity awareness events and programs at a variety of locations throughout the City. 			
	Annually publicize outcomes of fair housing lawsuits and complaints to promote the positive outcomes and resolutions.	Annually	Citywide	Publish at least once a year outcomes of fair housing lawsuits
	Engage a consultant to establish a method of measuring the progress of fair housing practices which can include the index of dissimilarity, the Regional Opportunity Index, displacement risk, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April. Use information collected to adjust and target community outreach.	2023	Citywide	Reduce Dissimilarity Index, improve Opportunity Index, reduce displacement risk, and reduce severe cost burden and overcrowding rates

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Contracting with the Housing Rights Center, the City will continue fair housing testing every two years starting in 2022. Specifically, upon release of 2020 Census data, random testing will be conducted that reflects the City’s changing demographics and emerging fair housing trends. Ensure fair housing testing is conducted in Northwest Pasadena with disproportionate housing needs and displacement risks.	2022-2028	Citywide and Northwest Pasadena	Testing at least every two years
	Expand outreach and education of the State’s Source of Income Protection laws (SB 329 and SB 222) defining public assistance, including housing choice vouchers as legitimate source of income for housing. Also, the City will develop materials regarding source of income protection for distribution to property owners with ADUs and property owners seeking building permits for	2023	Citywide	Increase fair housing inquiries by 20 percent

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	small rental complexes such as duplex and triplex developments.			
	Target dissemination of Fair Housing Outreach information and notices of available services and workshops in Northwest neighborhoods identified with disproportionate housing needs and displacement risks.	Annually	Northwest Pasadena	Increase fair housing inquiries by 10 percent
	Increase visibility of the http://pasadenahousingsearch.com website by publishing an article for the website annually in the City's Pasadena-in-Focus newsletter, which is sent to all Pasadena residents.	Annually	Citywide	Increase fair housing inquiries by 10 percent

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Program 21: Education and Monitoring	Monitor annually the progress in meeting the objectives set forth in the Housing Element and prepare Annual Report to HCD as required by law.	Annually	Citywide	Report of progress toward AFFH metrics
Housing Mobility - Low Priority				
Program 8: Inclusionary Housing	Investigate ways to incentivize creation of three-bedroom units and implement those strategies.	2027	Citywide	5% inclusionary units as three-bedroom or larger units
Program 14: Rental Housing Assistance	Housing Choice Vouchers: <ul style="list-style-type: none"> Assist 1,200 households annually or the number of vouchers allocated under the housing choice voucher program, including project-based vouchers. 	Annually	Citywide	Assist 1,200 households annually

Affirmatively Furthering Fair Housing

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> • Continue to allocate available vouchers to special needs groups under the HOPWA, NED, and CoC programs. • Increase the availability of rental vouchers by applying for special needs or other vouchers when available. • Expand outreach and education on the State’s new Source of Income protection (SB 329 and SB 222), prohibiting housing discrimination against those utilizing public assistance for housing payments (including housing choice vouchers). Include a fair housing factsheet with ADU and SB 9 application packets. • Work with local property owners and landlords on an ongoing basis to encourage their willingness to accept 			

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	vouchers and thus increase the supply of units citywide where vouchers can be used. The City will expedite the registration and inspection processes and provide technical assistance to new landlords.			
Program 16: Housing for People with Disabilities	Amend the Municipal Code to remove the Minor Variance requirement for a request for a reasonable accommodation and replace the process with a staff-level ministerial action.	2023	Citywide	Reduced processing time
Program 17: Senior Housing	Explore the creation of a City-sponsored shared housing program.	2023	Citywide	Establish program by 2025
Program 20: Fair Housing	In 2021, as part of its Missing Middle policy to address the growing need for “missing middle” housing—rental units affordable to the moderate-income workforce—the City entered a of a Public Benefit Agreement with the California Statewide	2021-2029	Citywide	Acquire 900 total units for moderate/middle income housing

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Communities Development Authority for the acquisition of existing apartment projects Westgate Apartments Phase II and III (340 units) and The Hudson, with 173 units. The City will consider additional projects if opportunities arise during the planning period, with the goals of acquiring 900 total units.			
	Beginning in 2022, promote the City’s reduced residential impact fee from \$20,000 to \$3,000 if the developer builds workforce units. Currently, this reduction is not being widely utilized. Promote this incentive during pre-application and initial project reviews.	2022 -2029	Citywide	Achieve five workforce units annually, or 40 units over eight years.
	Update the City’s Analysis of Impediments to Fair Housing Choice every five years and implement recommendations contained in it.	2025	Citywide	Not applicable

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Continue to require affirmative marketing of available affordable housing, especially for inclusionary housing units and affordable housing projects that received City funding or incentives. Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.	Annually	Citywide	Not applicable
New Opportunities in High Resource Areas - High Priority				
Program 6: Housing Sites	Continue to target housing construction of affordable units within high opportunity areas.	Ongoing	East Pasadena and portions of the Central District	At least 20 percent of the moderate- and lower-income RHNA units in these high resource areas
Program 8: Inclusionary Housing	Continue to implement the inclusionary housing ordinance	Ongoing	Citywide	Ensure inclusionary units are provided consistent with

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				ordinance requirements.
Program 10: Regulatory Incentives	Create a Menu of Affordable Housing Concessions where developers can select during administrative review of the project.	2025	Citywide	Create 100 lower-income units during the eight-year housing cycle.
Program 11: Alternative Housing Opportunities	Adopt an ordinance that allows for affordable housing development on properties owned by and zoned for religious institutions and/or other institutions.	2022	Citywide	Achieve one affordable housing projects on an institutional property, as permitted by an adopted ordinance
	Continue the pilot program to fund ADU construction for properties owners committed to covenanting the units as affordable housing for a time period specified in the program.	2023	Citywide	Achieve 20 affordable ADUs

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Monitor and review all ADU programs in 2024 for effectiveness to ensure ADU production and affordability goals are being achieved. As necessary, adjust the incentives in 2025 to facilitate production.	2024-2025	Citywide	Achieve 706 ADUs during the planning cycle
	Explore the purchase of Caltrans I-710 properties for creative housing types for lower-income and special needs households.	Ongoing	Along Pasadena and St. John' Avenues and adjacent properties owned by Caltrans	Purchase four I-710 properties for affordable housing, subject to funding availability.
Place-Based Strategies for Neighborhood Improvements - High Priority				
Program 1: Code Enforcement and Housing Inspection	Continue to educate the community about health and safety hazards with increased outreach, especially to Northwest Pasadena, to connect	Ongoing	Northwest Pasadena	Target assistance to 5 households

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<p>lower-income households with available resources for housing repairs and rehabilitation.</p> <p>Owners cited for code violations are also provided pamphlets of the City’s available resources for housing rehabilitation.</p>			<p>annually in NW Pasadena</p> <p>Post materials at community facilities in Northwest Pasadena annually.</p>
<p>Program 2: Northwest Pasadena</p>	<p>Community Building:</p> <ul style="list-style-type: none"> Support community building efforts through funding and dedicating staff resources. Annually, through the CDBG funding process, allocate available resources to support community-building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community. 	<p>Ongoing</p>	<p>Northwest Pasadena</p>	<p>Target 20 percent of public improvement funds under CDBG to implement improvement projects.</p>

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Coordination with Northwest Commission: <ul style="list-style-type: none"> Work with the Northwest Commission to address community concerns and support the long-term revitalization of this area. 	Annually	Northwest Pasadena	Meet with the Northwest Commission at least once per year.
	Public Improvements: In accordance with the City's CIP, implement the following improvements in Northwest Pasadena: <ul style="list-style-type: none"> Jackie Robinson and Pintoresca Park improvements: 2022 (completion of ongoing program) Sidewalk repairs and ADA improvements: Through 2026 and beyond 	2022-2026	Northwest Pasadena	Target 20 percent of public improvement funds under CDBG to implement improvement projects.

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> • Raymond Avenue electrical system undergrounding: Through 2026 and beyond • Various pedestrian and traffic system enhancements: Through 2026 and beyond • Various water system enhancements: Through 2026 and beyond • Various electric power system upgrades: Through 2026 and beyond 			
	<p>ADU Production:</p> <ul style="list-style-type: none"> • Apply for and use funding from PHLA, CalHome and CalFHA sources to incentivize and facilitate construction of ADUs in Northwest Pasadena. 	Annually	Northwest Pasadena	One ADU per year for eight ADUs over eight years

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	Community Building Efforts: <ul style="list-style-type: none"> Support community-building efforts by funding organizations and dedicating staff resources to support efforts, subject to funding availability. 	2023	Northwest Pasadena	Increase staff hours dedicated to this activity by 10%
Program 3: Housing Rehabilitation	Single-Family Rehabilitation Loan: <ul style="list-style-type: none"> Work with Neighborhood Housing Services of Los Angeles County (NHS) to provide services. This program includes a single-family rehabilitation loan program, homebuyer and homeownership education, foreclosure counseling, and other neighborhood services formerly provided by the Pasadena NHS. 	Ongoing	Northwest Pasadena	Assist 12 households annually for 96 households over eight years Conduct at least one outreach activity in Northwest Pasadena each year to promote

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
				available resources to address issues related to substandard housing conditions.
Program 7: Mixed Use/TOD Strategy	Continue to promote Transit Oriented Development.	Ongoing	Within one-half mile of L Line stations	Increase housing stock by 2,500 or units near L Line stations
Program 10: Regulatory Incentives	By 2023, establish reduced processing time for both entitlement and plan checking for affordable housing projects (with 50 percent or more for lower income households).	2023	Prioritize processing of projects in Northwest Pasadena	Reduce the plan check time from the current 30 days to 15 days.

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Tenant Protection and Anti-Displacement - Moderate Priority				
Program 3: Housing Rehabilitation	Generate a list of small older multi-family rental properties for potential acquisition/rehabilitation and deed restriction.	2023 and annually thereafter	Northwest Pasadena	Acquire/rehabilitate two small rental properties through the Inclusionary Ordinance or undertaken by the City
Program 6: Housing Sites	Continue to implement the current housing replacement program for non-vacant sites redeveloped with new housing, whereby any project that involves the demolition of existing, vacated, or demolished residential uses that are occupied by, or subject to an affordability requirement for lower-income households within the last five years (relative to demolition) must be	Ongoing	Citywide	Achieve no net loss of lower-income affordable units

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	replaced by units affordable to lower-income households.			
Program 8: Inclusionary Housing	At the predevelopment review stage, inform builders of the option to fulfill inclusionary requirements with acquisition/rehabilitation.	Ongoing	Northwest Pasadena	Acquire/rehabilitate two small rental properties through the Inclusionary Ordinance, dependent upon developer selection of this option.
	Continue to implement the 2021 modifications to the Local Preference Ordinance for affordable housing (rental or ownership) developed with City subsidy or under the Inclusionary Housing/Density Bonus Ordinances. The modifications created a new priority category and a new set-aside designed to address	Ongoing	Citywide	20 percent of inclusionary units

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	displacement (Over Housed Priority and Former Resident Set-Aside (20 percent of available units).			
	Annually monitor to verify that each builder follows procedures and requirements for tenant or homebuyer selection.	Annually	Citywide	Achieve a diversity of tenants/owners in inclusionary units
Program 14: Rental Housing Assistance	Rent Stabilization: <ul style="list-style-type: none"> In the event that the rent control initiative on the November 2022, ballot fails to pass, investigate the feasibility of enacting local rent stabilization controls or other tenant protection strategies that reflect conditions unique to Pasadena. 	2022-2023	Citywide	Reduced economic displacement
Program 15: Affordable Housing Preservation	Preserve all possible deed-restricted housing at risk of conversion.	Annually	Citywide	Preserve all 3,000 affordable units

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	<ul style="list-style-type: none"> • Monitor the status of these projects and reaches out to owners to determine ways to preserve the units as affordable. • Proactively monitor the list of at-risk properties. • Explore funding sources to keep the affordable units as affordable. • Present options for developers building new projects to preserve at-risk units. • Ensure tenants are properly notified of impending conversions as required by State law. 			
Program 20: Fair Housing	Tenant Protection Ordinance: With additional City funding, the Housing Rights Center will continue to provide tenant protections counseling and legal services. City will continue	Beginning 2022 and annually there after	Citywide	Provide services to at least 80 persons

AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	implementing the Housing Mediation Ordinance, which oversees landlord-tenant disputes.			
	“Renoviction” Protections: Adopt and begin implementation of new renoviction protections by July 2022. Currently, residents can be evicted due to renovation of the properties.	2022	Citywide	Reduce complaints of unlawful eviction
Program 22: Neighborhood and Community Preservation	Annually monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement and changes in community character, investigate effective means that can supplement existing City efforts.	Annually	Citywide	Reduce displacement
	Investigate whether imposition of a vacancy tax would result in keeping properties in the rental and for-sale markets and not held vacant by owners waiting for the market to shift upwards.	By 2023	Citywide	Reduce displacement

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AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	See also Program 20 under Fair Housing Outreach and Education.			